

CITY OF SAN DIMAS

GENERAL PLAN UPDATE



HOUSING ELEMENT 2021–2029 UPDATE

July 5, 2021

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1. INTRODUCTION

A. Overview

The State of California recognizes that an adequate supply of affordable housing for all income levels is a fundamental need for all communities. To achieve that goal, it is critical that local governments share in the responsibility of implementing solutions to address local and regional housing needs. To that end, all California local governments are required to prepare a housing element that identifies and analyzes existing and projected housing needs and contains goals, policies, quantified objectives, and programs to address identified housing needs.

San Dimas is a community of about 35,000 people approximately 30 miles east of downtown Los Angeles, in the foothills of the San Gabriel Mountains and straddling the San Gabriel and Pomona valleys. The city is bordered on its northern side by the Angeles National Forest. Surrounding cities include La Verne and Claremont to the east, Glendora to the west and north, Covina to the west, and Pomona and Diamond Bar to the immediate south. Figure HE-1.1 on the following page outlines the incorporated boundaries of San Dimas.

Like many of its adjacent neighboring communities, San Dimas evolved as an agricultural community and was especially noted for its orange and other citrus crops, which were shipped all over the world. The railroad played an important role in the city's early development, connecting the city to the broader region and spurring a housing and economic boom. Preserved buildings of its history remain. The citrus nurseries faded and finally disappeared in the mid-1900s with increasing development in San Dimas. After adjacent cities started annexing pieces of San Dimas in the late 1950s, the City incorporated in 1960.

Shortly following incorporation, the city experienced the majority of its residential development during the decades of the 1960s to 1990, with the completion of specific plans in the community. Today, the city is noted for well-designed subdivisions, and a mix of semirural to suburban neighborhoods. Historical elements of the city remain and include its downtown, rail lines, and historic businesses and homes. Employment ranges from warehousing, services, and retail to a mix of technology, information, and professional services. The city's ample parks and recreational services are highly valued by residents.

San Dimas's 2021-2029 Housing Element is the City's comprehensive plan for housing—providing housing for future generations of San Dimas residents, maintaining the quality and character of the community, and addressing the most pressing local needs in a manner that reflects the values of the community.

1. INTRODUCTION

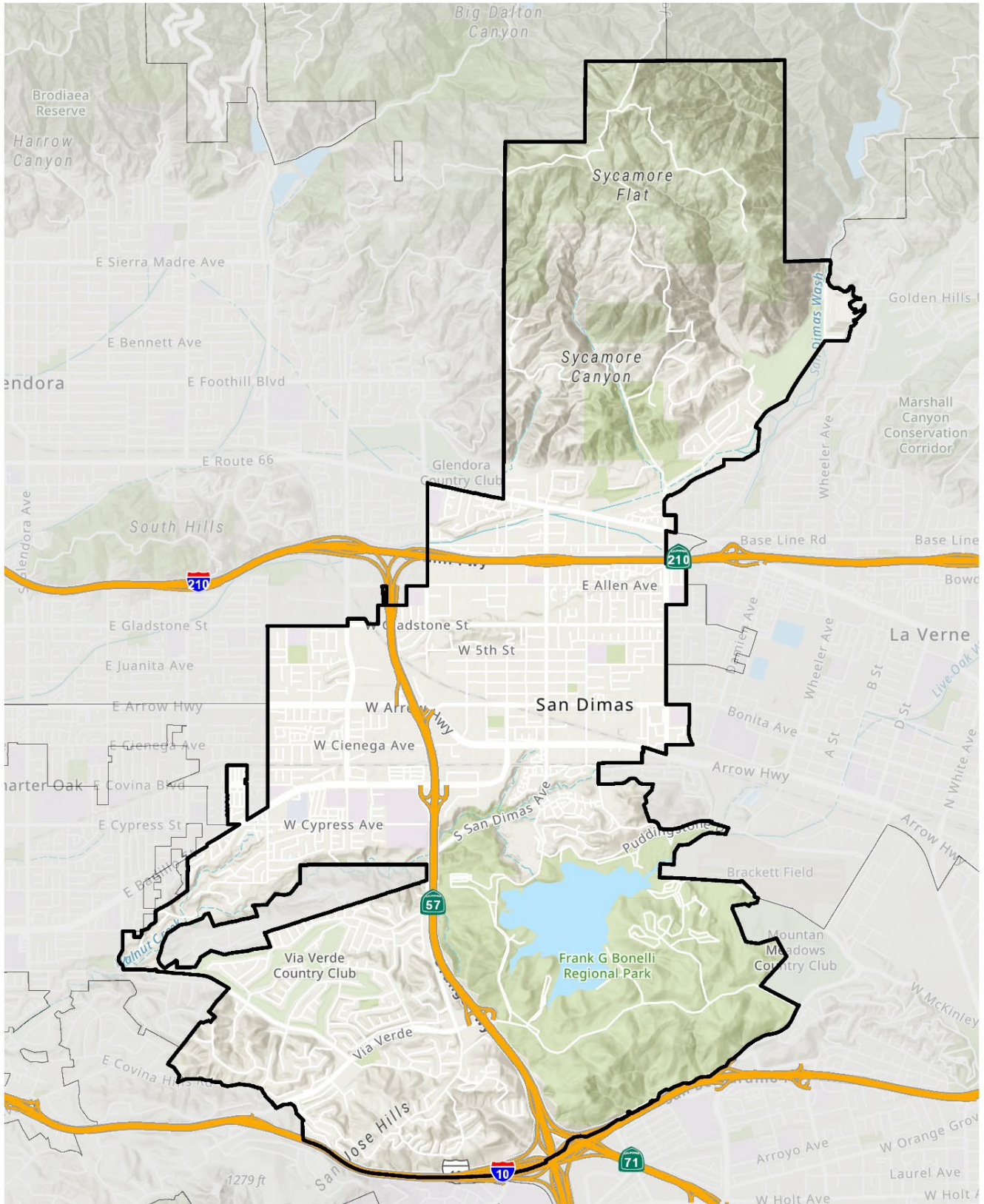


Figure HE-1.1 City of San Dimas Boundary Map

B. Statutory Requirements

California law requires that all local governments develop housing programs to meet their "fair share" of existing and future housing needs for all income groups. San Dimas, along with all local governments in California, must prepare a housing element to meet its local housing needs. The housing element must contain proactive goals, policies, and programs to facilitate the development, improvement, and preservation of housing commensurate with the housing need established by the city, regional government, and the State of California.

This housing element covers the planning period of 2021-2029. Requirements for the content of the housing element are found in Article 10.6 of Chapter 3 of Planning and Zoning Law, commencing with Government Code Section 65580. Housing elements are the most complex chapter in the general plan and the only element that is required to be completely updated on a fixed schedule and subject to receiving a letter of compliance from the State of California.

State law prescribes the scope of the housing element and various requirements in accordance with Section 65583 of the Government Code. The 2021-2029 San Dimas Housing Element contains the following sections:

- **Introduction.** Includes an overview, the statutory authority and requirements, related planning efforts, overview of the outreach process that informed the development of the housing element, and process for maintaining consistency with other parts of the general plan.
- **Needs Assessment.** Analysis of demographic, social, and housing characteristics; special housing needs; and current and future housing needs due to population growth, demographic change, and other factors affecting housing need, including focus on fair housing.
- **Constraints Analysis.** Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities. This chapter includes an assessment of fair housing required under AB 686.
- **Housing Resources.** Inventory of resources available to address the city's housing needs, including available land for housing, and the financial resources and administrative capacity to manage housing programs. This includes a focus on fair housing.
- **Housing Plan.** The goals, policies, and programs to address the development, improvement, and conservation of housing and provision of fair housing opportunities to meet the needs of San Dimas. Also includes an evaluation of accomplishments of the prior element.

The 2021-2029 Housing Element update replaces the City's previously adopted 2014-2021 Housing Element and its associated implementation plan.

C. Public Participation

State law requires cities to make a "diligent effort" to achieve participation by all segments of the city in the housing element. Opportunities for community stakeholders to provide input on housing issues and recommend strategies were intended to assist in the development of appropriate and effective programs to address the city's housing needs. San Dimas solicited input from the public throughout the housing element process—during development of the draft element, public review of the draft element, and the adoption process.

The City's program for participation is listed below and described later in the program evaluation of the housing element.

- **Community Survey.** Early in the process, the City distributed a housing needs survey to gauge the types of housing needs present in the community. The survey garnered 399 responses from residents. The survey was publicized on the website, and the results informed the development of goals, policies, and programs. Results are shown later in the housing element and are attached as an appendix.
- **Advisory Committee.** A committee of residents, stakeholders, and other parties in San Dimas was appointed to guide development of the housing element. The committee met four times and discussed the housing element basics, community needs, housing sites, and housing programs. Because of protocols required during the COVID-19 pandemic, all meetings were held via Zoom and all meeting materials were posted on the web.
- **Consultations.** The update process included direct consultations with community stakeholders and developers during the update of the housing element. Stakeholders included organizations that administer fair housing or homeless services, the development community, and community-based organizations. These consultations helped to refine the priorities and programs for the 2021-2029 housing element.
- **Housing Element Website.** A dedicated housing element website was provided to inform residents of the update and the venues for participation. Included were PowerPoint presentations to the advisory committee, planning reference documents, review letters from the Department of Housing and Community Development, and other materials germane to the development of the housing element.
- **Public Hearings.** The Planning Commission and City Council were briefed on new housing legislation early in the process. Both bodies reviewed and commented on the draft housing element prior to its release to the Department of Housing and Community Development. Adoption hearings were also held, and all hearings were duly noticed. The final 2021-2029 Housing Element was adopted on [REDACTED], 2021.

D. General Plan Consistency

The State of California requires each city to adopt a long-range plan for its physical development—a general plan. The general plan is a comprehensive document with text, maps, and exhibits that describes goals, objectives, and policies for future development. The City of San Dimas adopted its last comprehensive update to its general plan in 1991, with subsequent updates of select elements. The general plan contains seven chapters that are mandated by State law—land use, circulation, housing, open space, conservation, safety, and noise.

General plans are required to be internally consistent in goal, policy and action. This means that all chapters must be internally consistent with one another or amendments must be made to achieve consistency. The City's 2021-2029 Housing Element update proposes sites to address the 2021-2029 Regional Housing Needs Assessment. Following adoption of the housing element, the City will therefore ensure that the general plan is amended and any associated specific plan(s), as required to maintain internal consistency.

Under Assembly Bill 162 (Government Code Section 65302), the City will undertake a process to amend the safety element of the general plan following the update to the housing element. The safety element update will include an analysis and policies regarding flood hazards, as appropriate. To ensure compliance with Senate Bills 1241 and 1035, the City will also address wildfire and climate adaptation and resiliency. Finally, health and environmental justice will also be addressed in accordance with recently enacted Senate Bill 1000.

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, jurisdictions are required to transmit a copy of the housing element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. The City of San Dimas transmitted a copy of its housing element to its local providers of water prior to releasing the draft to the State of California and following adoption.

As required by State law, the City of San Dimas will maintain consistency between general plan elements by ensuring that proposed changes in the housing element are reflected in other elements when these amendments of the general plan are needed to ensure consistency due to policy or land use changes. Required environmental clearance for proposed changes will also be completed in accordance with the requirements of the California Environmental Quality Act.

1. INTRODUCTION

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2. COMMUNITY PROFILE

Government Code Section 65583 indicates that, "the housing element shall consist of an identification and analysis of existing and projected housing needs...." This section provides the foundation for understanding the community and its housing needs through an analysis of trends.

A. Demographic Profile

Population Growth

Incorporated in 1960, San Dimas is an established city in the east San Gabriel Valley. As was the case for many cities in the immediate region, San Dimas experienced the majority of its growth as subdivisions were gradually built from the 1960s through 1990. Since then, however, population growth has slowed due the diminishing supply of vacant land. According to the California Department of Finance, the city's 2020 population is 33,945 residents. As shown in Table HE-1, the city's population growth rate was similar to most adjacent communities.

Though most vacant land has already been developed and infill opportunities are limited, residential development is expected near State Route 57 (SR-57) concurrent with and following the completion of the Gold Line extension. According to the Southern California Association of Governments' (SCAG) projections, San Dimas's population is expected to increase to 34,600 residents or more over the next decade as housing is built in the downtown. Table HE-2.1 compares San Dimas's population growth with surrounding communities (Claremont, Glendora, La Verne, Diamond Bar, and Covina).

Jurisdiction	Population by Decade				Average Growth	
	2000	2010	2020	2030	2010-20	2020-30
San Dimas	34,980	33,371	33,945	34,600	2%	2%
Claremont	33,998	34,926	35,807	38,000	3%	6%
Glendora	49,415	50,073	52,067	54,000	4%	4%
La Verne	31,638	31,063	33,300	33,750	7%	1%
Diamond Bar	56,287	55,701	57,177	61,300	3%	7%
Covina	46,688	47,533	48,846	49,750	3%	2%
Regional	253,006	252,667	261,142	271,400	3%	4%

Sources: U.S. Census 2000-2010, Department of Finance 2020; SCAG RTP/SCS 2045.
 Note: 2030 population growth figures are interpolated from SCAG's adopted Growth Forecast,

Age, Race, and Ethnicity

The age distribution of the population is an important determinant of housing demand in an area. Young adults (20 to 34 years of age) tend to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. The people 35 to 64 years of age represent the major market for condominiums and larger single-family homes. People over 65 years of age tend to demand low- to moderate-cost apartments, condominiums, and single-family homes.

The city has an older population than the county but continues to be consistent with countywide trends. Since 2010, the city’s median age has remained above 42 years, 5 years above the median age in Los Angeles County as a whole. Adults (ages 45 to 64) remained the largest age group in San Dimas, accounting for 27 percent of the population. Though this group has declined 11 percent since 2010, the next oldest age group (65 years and above) increased by 26 percent, the largest percentage of all groups. The 25 to 44 age group increased by 11 percent.

Though the city’s population has grown less than 2 percent since 2010, the racial and ethnic composition of residents has changed considerably. As shown in Table HE-2.2, White residents continue to compose the majority of the city’s residents (46 percent), and Hispanics are the second largest group at 33 percent. Since 2010, notable trends include a 40 percent increase in the number of Asians and an 11 percent decrease in Whites.

Age Groups	2010		2020		Percent Change
	Residents	Percent	Residents	Percent	
Total	33,371	100%	33,945	100%	2%
0-17 yrs (dependent)	7,337	22%	6,851	20%	-7%
18-24 yrs (new forming)	2,929	9%	2,963	9%	1%
25-44 yrs (family forming)	7,536	23%	8,390	25%	11%
45-64 yrs (middle adults)	10,386	31%	9,215	27%	-11%
65+ years (retirement)	5,183	16%	6,525	19%	26%
Median Age	43		42		
Race and Ethnicity					
White	17,448	52%	15,571	46%	-11%
Hispanic	10,491	31%	11,323	33%	8%
Asian	3,494	10%	4,898	14%	40%
Black	1,015	3%	1,075	3%	6%
All Others	923	3%	1,079	3%	17%

Source: U.S. Census, 2010 and American Community Survey, 2014-2018.

Note: The 2014-2018 ACS is adjusted to 2020 Department of Finance E-5 estimates.

Household Characteristics

Household type influences housing need. For instance, single-person households often occupy smaller apartments or condominiums. Couples often prefer larger single-family homes, particularly if they have children. As the baby boom generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These general housing preferences underscore the need for providing housing opportunities for people of all ages and income.

Over the past decade, total households increased by only 1 percent, but other changes have implications for existing and future housing needs. In 2020, family households made up 70 percent of all households in the city; nonfamily households (single persons and unrelated household members) made up 30 percent—a slight decline in families since 2010. The average household size increased slightly to 2.7 persons per household by 2020. Table HE-2.3 compares the trends and characteristics of households in San Dimas from 2010 to 2020.

The key change over the past 10 years was a notable increase in nonfamily households (8 percent), due to a large increase in single-person households. This trend is common throughout the San Gabriel Valley. Also notable was a 13 percent decline in married families with children and an 8 percent increase in married families without children. The latter trend is due to a sizable increase in the number of senior households, many of whom are empty nesters.

Household Types	2010		2020		Percent Change 2010-20
	Number of Households	Percent of Total	Number of Households	Percent of Total	
Total Households	12,030	100%	12,192	100%	1%
Family Households	8,679	72%	8,586	70%	-1%
+ Married w/Children	3,830	32%	3,338	27%	-13%
+ Married No Children	4,849	40%	5,248	43%	8%
Nonfamily Households	3,351	28%	3,606	30%	8%
+ Single Persons	2,668	22%	3,024	25%	13%
+ Unrelated Persons	683	6%	582	5%	-15%
Household Size					
1 person	2,668	22%	3,024	25%	13%
2-4 persons	7,902	66%	7,653	63%	-3%
5 or more	1,460	12%	1,515	12%	-4%
Average hhld size	2.7		2.9		

Source: U.S. Census, 2010 and American Community Survey, 2014-2018.

Note: The 2014-2018 ACS is adjusted to 2020 Department of Finance E-5 estimates.

Occupations and Employment

San Dimas residents are employed in a variety of occupations, but not all residents work in the city. The city also offers a variety of occupations, but not all city jobs are filled by residents. This section shows the overlap and differences between resident employment and the city’s industry base.

Resident employment

San Dimas residents work in a variety of occupations at varying incomes. The employment of city residents covers several occupational classifications. Table HE-2.4 summarizes the jobs held and income earned by San Dimas’s residents.

- Management, business, science, and arts occupations. This occupational group makes up 47 percent of all jobs. Full-time employees earn an annual median income of \$75,844. However, many of the subcategories of occupations record much higher median incomes.
- Sales/office occupations are the second largest occupation group, making up approximately 24 percent of jobs. Earnings range from \$32,431 to \$49,285 depending on job and full-time status. As discussed later, these jobs typically pay in the lower income category.
- Services make up 15 percent of all jobs held by San Dimas residents, and these pay between \$18,804 (all jobs) and \$35,128 for full-time work. This classification typically pays in the lower income category.
- Production/transportation/material moving occupations and natural resources/ construction/maintenance—total 15 percent of occupations and have median earnings ranging from \$37,750 to \$63,779.

Table HE-2.4 Occupations Held by Residents, 2018

Occupational Classification	Jobs Held by Residents		Median Occupation Income
	Number	Percent	
All occupations held by residents (within and outside of San Dimas)	16,535	100%	
Management, business, science, and arts occupations	7,783	47%	All Jobs: \$64,702 FT only: \$75,844
Sales and office occupations (including administrative support)	3,909	24%	All Jobs: \$32,431 FT only: \$49,285
Services (healthcare support, food prep, bldg. maintenance, personal care)	2,436	15%	All Jobs: \$18,804 FT only: \$35,128
Production, transportation, and material moving occupations	1,125	7%	All Jobs: \$37,750 FT only: \$57,725
Natural resources, construction, and maintenance occupations	1,282	8%	All Jobs: \$60,438 FT only: \$63,779

Source: American Community Survey, 2014-2018. Not adjusted to 2020.

San Dimas Employment

San Dimas has a diversified industry base comprised of job in the following sectors: education and government (17 percent); health care (15 percent), retail/wholesale (14 percent), manufacturing and construction (12 percent), lodging/foods/ arts/entertainment (11 percent), administrative support (7 percent), and professional, scientific, and technical (6 percent), among others.



Table HE-2.5 lists the principal employers in San Dimas offering more than 250 jobs at locations within the community. Many of these employers hire for a range of occupations that pay salaries ranging from low to very high incomes.

Table HE-2.5 Principal Employers in San Dimas, 2020		
Largest Employers	Type of Business	Number of Jobs
Bonita Unified	Education	1,267
Sodexo – ADP	Facilities Management	719
Southern Cal Gas	Public Utilities – Gas	600
QTC Management	Medical Management	500-1,000
San Dimas Community Hospital	Health/Medical Services	350
Louis Vuitton	Manufacturing	342
Hamilton Sundstrand	Manufacturing & Software	315
Golden Water	Public Utilities - Water	314
Costco	Retail	307
Gilead Sciences	Manufacturing	300
Freedom Mortgage	Real Estate	269
ADP Tax Services	Data Processing	261
Raging Waters	Lodging/Food/Entertain	260

Source: City of San Dimas, 2020; BuzzFile, 2020

Household Income

Household income, along with housing costs, are the key determinants affecting the ability to afford suitable ownership and rental housing. In 2018, the City of San Dimas’ median household income was approximately \$85,000—one-third higher than the Los Angeles County median household income of \$64,000. This places San Dimas as one of the highest household median incomes in the county. By comparison, the City’s median household income 20 years ago was virtually equal to that of Los Angeles County at approximately \$62,000.

Within the broader income classifications, San Dimas’ income profile is significantly different for renters and homeowners.

- **Renter Households.** The median income among renter households was approximately \$57,000, slightly higher than the County median. However, 33 percent earned less than \$25,000—equivalent to the minimum wage. And altogether, 47 percent of households earned less than \$50,000. Many of these households would have difficulty in affording rental housing.
- **Owner Households.** The median income among owner households was approximately \$102,500, higher than the County median. Unlike renters, 78 percent of all homeowners earned more than \$50,000. In fact, the number of households earning more than \$150,000 increased the fastest of all income groups in San Dimas over the past decade.

Table HE-2.6 provides an overview of household income characteristics of households living in San Dimas.

Income Category	Household Tenure		Total Households
	Owners	Renters	
City Median Income	\$102,580	\$57,024	\$84,749
County Median	\$95,132	\$45,786	\$64,251
Ratio City / County Income	108%	125%	132%
Income Distribution			
Less than \$25,000	9%	33%	16%
\$25,000 to \$34,999	6%	5%	5%
\$35,000 to \$49,999	7%	9%	8%
\$50,000 to \$74,999	15%	15%	15%
\$75,000 to \$99,999	13%	13%	13%
\$100,000 to \$149,999	24%	19%	23%
\$150,000 and above	27%	6%	21%

Source: American Community Survey, 2014-2018.
 Note: Total may exceed 100% due to slight rounding of information

State Income Classifications

The State of California, Department of Housing and Community Development (HCD) analyzes household income relative to the county median family income (CMFI) and adjusted by household size. This ensures that the household income levels can be compared across different cities. The following four income categories are also used by SCAG to develop regional housing planning goals. Very low and low income categories are often referred to collectively as lower income.

- Very low: less than 50 percent of the CMFI adjusted for household size. For a 4-person household, the maximum income is \$56,300.
- Low: 51 percent to 80 percent of the CMFI adjusted for household size. For a 4-person household, the maximum income is \$90,100.
- Moderate: 81 percent to 120 percent of CMFI adjusted for household size. For a 4-person household, the maximum income is \$92,750.
- Above moderate: above 121 percent of CMFI adjusted for household size. For a 4-person household, the maximum income is above \$92,750.

Figure HE-2.2 shows the percent of households by income and tenure in San Dimas based on data from the Comprehensive Housing Affordability Strategy (CHAS). Among renters, 51 percent earn lower incomes, 23 percent earn moderate incomes, and 26 percent earn above moderate incomes. Among homeowners, only 30 percent are low income, many of which are retired, 23 percent earn moderate income, and 46 percent earn above moderate incomes.

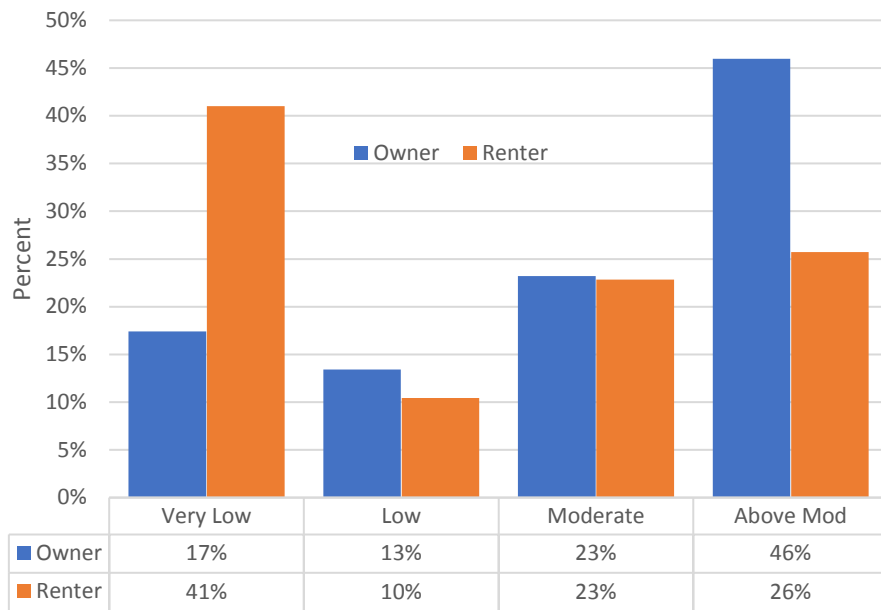


Figure HE-2.2 Percent of Households by Income Level, 2013-2017

B. Housing Profile

This section describes and analyzes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of housing in San Dimas. These include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership.

Housing Growth

San Dimas has 12,803 housing units as of 2020, and approximately three-quarters of that total was built in the 1960s through the 1980s. Over the past decade the number of housing units built in San Dimas has slowed to 2 percent per decade. The city's housing growth has been largely consistent with adjoining municipalities that have reached substantial buildout (except Claremont).

According to SCAG projections, San Dimas’s housing stock is expected to increase to 14,051 units by 2030, consistent with the city’s share of the regional housing need for 2021-2029. The majority of growth is anticipated to be multiple-family developments around the downtown and infill single-family developments. Accessory units are also anticipated to increase in number. This level of growth assumes the completion of the Gold Line extension into San Dimas.

Regionally, adjacent cities are projected to have a significant increase in housing production ranging from 10 to 15 percent from 2020 to 2030. Like San Dimas, the projected housing growth is three to five times higher than in the last decade. It should be noted that local projections are from the 2021-2029 RHNA, described later. Table HE-2.7 compares San Dimas’s housing growth with surrounding cities.

Table HE-2.7 Housing Growth, San Dimas and Region, 2000-2030

Jurisdiction	Housing Unit Counts				Average Growth Rate	
	2000	2010	2020	2030	2010-2020	2020-2030
San Dimas	12,503	12,506	12,803	14,051	2%	10%
Claremont	11,559	11,606	12,521	14,232	8%	14%
Glendora	17,145	17,778	18,488	20,764	4%	12%
La Verne	11,286	11,686	12,211	13,557	4%	11%
Diamond Bar	17,959	18,356	18,800	21,321	2%	13%
Covina	16,364	15,976	16,820	18,730	5%	11%
Regional	86,816	87,908	91,643	102,655	4%	12%

Sources: U.S. Census 2000-2010, Department of Finance 2020.

Note: Projected growth to 2030 reflects the 2021-2029 Regional Housing Needs Allocation. Interpolating housing growth from projected households in SCAG’s RTP would yield a lower level of growth consistent with historical projections.

Housing Types

San Dimas’s housing stock includes single-family homes, condominiums/townhomes, apartments, mobile homes, and accessory dwelling units. These are described below and trends in construction are shown in Table HE-2.8.

Single Family Housing

Single-family residential is the predominant type of housing in San Dimas, composing more than 75 percent of all homes. Single-family homes range from smaller, 1,000- to 1,500-square-foot homes in central San Dimas, to larger homes in the northern sphere, Via Verde, or southern San Dimas. San Dimas has a smaller inventory of an estimated 1,200 units of townhomes and condominiums (9 percent of the City’s housing stock, predominantly located in central San Dimas.

As available single-family residential lots continue to diminish in number, the development of detached single-family housing products will continue to slow, and the trend will shift to attached single-family units on smaller lots. Currently, the Cataract/Bonita condominium/townhome project is in the planning and development stage in San Dimas.



In addition to single-family homes, the city is experiencing an increase in accessory dwelling units (ADUs)—traditionally called “granny flats.” Due to changes in state law, the City has approved 20 such units over the past year, more than doubling the number of ADUs in the city prior to 2020. It is anticipated that this type of housing will become more popular and widely developed. These types of units, both detached from and attached to the main house, provide a flexible option for homeowners (especially seniors) to earn income, provide options for family members, or rent to students or other tenants.

2. COMMUNITY PROFILE

Multifamily Housing

Multiple-family housing includes apartments (predominantly), townhomes, and condominiums. These products total about 2,313 units (18 percent of homes) in San Dimas. Apartments come in many product types, including a mix of garden-style projects, low-rise apartment projects, and other styles. Of the total 2,313 multifamily units, an estimated 1,600 units—more than half—are apartments. Featured below are a condo project on Lotus Avenue and the Avalon Apartments.



Multiple-family projects include condominiums and apartments

Mobile Homes

San Dimas’s five mobile home parks—Cienega Valley, San Dimas Royal, MobileLand, Lone Hill Manor, and Charter Oaks—provide 909 units. Three parks are reserved for seniors, and two parks are not age restricted. It should be noted that the Department of Finance incorrectly shows the city has 1,451 mobile home units; 500 of those units should be added to the city’s single-family housing count.

Table HE-2.8 Change in Housing Type 2010-2020

Housing Types	2010		2020		Average Growth 2010-2020
	Number of Units	Percent of total	Number of Units	Percent of total	
Total Units	12,506	100%	12,803	100%	2%
1-unit detached	7,302	58%	7,366	58%	1%
1-unit attached	1,621	13%	1,673	13%	3%
2 to 4 units	312	2%	312	2%	0%
5 or more units	1,820	15%	2,001	16%	10%
Mobile Home + Other	1,451	12%	1,451	11%	0%

Source: California Department of Finance, 2020.

Note: The Department of Finance incorrectly includes 500 units as mobile homes in San Dimas. Of the 1,451 mobile homes shown, the correct number is closer to 900. Accessory dwelling units are not included in the Department of Finance housing estimates.

Housing Tenure

Household tenure refers to whether a household owns or rents a home. An optimal mix of homeownership and rental opportunities is important for communities because it allows residents of all ages, incomes, and household sizes to choose the type of housing and location best suited to their needs. An optimal vacancy rate is also needed to ensure consumers have sufficient choices for different types of housing, that prices are generally moderated, and that developers have a financial incentive to build housing.

As of 2020, San Dimas is a city of predominantly homeowners, that is, 72 percent of all households. This rate has remained the same since 2010. Typically, a stable market for homeownership units ranges from a 1.5 to 2.0 percent vacancy rate. In 2020, the vacancy rate among ownership units was 1.9 percent, a significant decline since 2010. As shown later, the rapid increase in home prices is due in part to an increasing demand for new units that has outpaced production levels. This trend is forecast to continue throughout the planning period.

As of 2020, renters in San Dimas make up 28 percent of households. Typically, a vacancy rate of 5 to 6 percent for rental housing is considered optimal. San Dimas’s rental housing vacancy rate was 4.5 percent according to the 2014-2018 ACS. The latest, 2015-2019 ACS shows rental vacancies dropping further to only 2 percent, suggesting a high demand for apartments and upward pressure on rents. This trend is expected to continue throughout the planning period.

Table HE-2.9 shows trends and characteristics in housing tenure and vacancy in San Dimas from 2010 to 2020.

Tenure	2010		2020	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Total Housing Units	12,506	100%	12,803	100%
Occupied Housing Units	12,030	96%	12,062	94%
+ Owner Occupied	8,757	73%	8,698	72%
+ Renter Occupied	3,273	27%	3,365	28%
Vacant Housing Units	476	4%	741	6%
Vacancy Rate				
Total Vacancy Rate	–	4.4	–	6.4
Owner Vacancy Rate	–	3.1	–	1.9
Rental Vacancy Rate	–	1.3	–	4.5

Source: U.S. Census, 2010 and American Community Survey, 2014-2018.

Note: The 2014-2018 ACS is adjusted to 2020 Department of Finance E-5 estimates.

Housing Costs

The ability to afford suitable housing is a key quality of life indicator for residents. Like much of Los Angeles County, San Dimas has seen a dramatic increase in the median sales prices for homes since 2012. As shown in Figure HE-3, the median sales price rose 73 percent for single-family homes, 74 percent for townhomes, and 65 percent for condominiums from 2012 to 2020. In contrast, median household income for homeowners has increased by less than 11 percent.

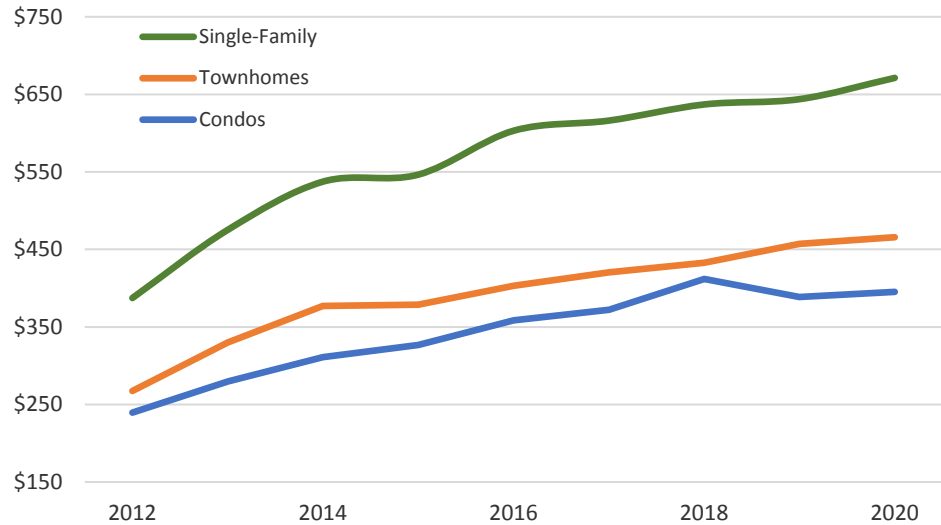


Figure HE-2.3 Median Sales Prices of Homes in San Dimas, 2012-2020

Table HE-2.10 displays median home prices in San Dimas. Single-family homes sold for a median price of \$700,000, condominiums sold for a median price of \$445,000, and townhomes for \$482,500—with variations based on size of home. Mobile homes are the most affordable option, with a median price of \$95,000. Units in newer housing developments (single-family, condos, and townhomes) are selling for much higher median prices than existing homes in San Dimas.

Table HE-2.10 San Dimas, Existing Home Prices, 2020				
Size	Median Housing Sales Price			
	Single-Family	Condos	Townhomes	Mobile Homes
Sample Size	156	35	44	35
1 bedroom	\$480,000	N/A	N/A	\$59,950
2 bedrooms	\$539,000	\$444,500	\$450,000	\$75,000
3 bedrooms	\$635,000	\$445,000	\$515,000	\$130,000
4 bedrooms	\$765,000	\$503,000	\$528,888	N/A
5+ bedrooms	\$9882,500	N/A	N/A	N/A

Source: Redfin, 2020.

Apartment Rents

San Dimas has a generally limited stock of apartments. A survey was undertaken in 2020 to document the number, size, age, and rent of apartments, using a sample of 14 properties totaling 1,600 units. Of the 14 properties, 12 rented at market rates; 4 were publicly subsidized and rented at below market rents. The median age was 40 years old, and the majority were built during the 1970s and 1980s. One project was rated Class A, which means it has a very high level of amenities. The remainder of apartments were a mix of Classes B and C.

A survey was undertaken to determine the amount and affordability of rents for market-rate apartments; subsidized apartments are addressed in another section of this housing element. As shown in Table HE-11, the median rent ranged from \$1,756 for a one-bedroom unit, to \$1,993 for a two-bedroom unit, to \$2,640 for a three-bedroom unit. The high rental rates for three bedroom units are due to the very limited number of available units in San Dimas and the generally high level of occupancy of these units (97.5 percent and higher).

Table HE-2.11 summarizes the physical characteristics of market rate apartments in San Dimas and the rents for different-sized units.

Table HE-2.11 San Dimas Apartment Rents, 2020				
Characteristics	Apartments by Bedrooms			
	Studios	1-bed	2-bed	3-bed
Surveyed Properties	1	5	9	4
% Units in Surveyed Properties	16%	18%	59%	7%
Median Year Built	1979	1979	1979	1978
Median Size (sq. ft.)	531	710	923	1150
Property Rents				
Minimum	\$1,769	\$1,400	\$1,800	\$2,150
Maximum	\$1,769	\$2,115	\$2,535	\$2,851
Median	\$1,769	\$1,756	\$1,993	\$2,640

Source: Apartments.com 2020.

Statewide, the past few years have seen a renewed interest in rent stabilization because of the escalation in rents. In 2019, the California Tenant Protection Act (AB 1492), which became effective on January 1, 2020, restricts the allowable annual rent increase for properties 15 years or older. Rents are limited to an annual increase of 5 percent plus a local cost-of-living adjustment of no more than 5 percent, for a maximum increase of 10 percent. There is no maximum rent or limit on how much landlords can raise rents between one tenant and the next.

Housing Affordability

Housing affordability refers to how much a household can afford for housing. Typically, housing affordability is defined as the ratio of housing expenses to income, referred to as a “cost burden.” It is assumed that households should not spend more than a certain proportion of income toward housing expenses or they are deemed to be overpaying. Housing overpayment is also a key measure of quality of life since it reduces income available to meet other basic daily needs.

Lenders typically assume that an “affordable” payment for a homeowner ranges from 30 to 40 percent of gross monthly income. For renters, the appropriate cost burden varies from 30 percent to 40 percent, with the latter used by the federal housing voucher program. This housing element uses the 35 percent debt-to-income ratio for ownership and a 30 percent cost burden for renters. Table HE-2.12 shows the amount a household of different sizes and income levels can afford to pay for a home or apartment based on the above criteria.

Table HE-2.12 Affordability of Housing, San Dimas 2020					
	Household Size/Unit Size				
	1-person (Studio)	2-person (1-bd unit)	3-person (2-bd unit)	4-person (3-bd unit)	5-person (4-bd unit)
Maximum Income Limits by Household Income Categories¹					
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350
Moderate	\$64,900	\$74,200	\$83,550	\$92,750	\$100,150
Maximum Affordable Home Price by Household Income Category²					
Extremely Low	\$95,000	\$114,000	\$125,000	\$142,000	\$155,000
Very Low	\$168,000	\$197,000	\$226,000	\$249,000	\$272,000
Low	\$283,000	\$328,000	\$374,000	\$419,000	\$446,000
Moderate	\$292,000	\$339,000	\$386,000	\$432,000	\$456,000
Maximum Affordable Rent by Household Income Category³					
Extremely Low	\$593	\$676	\$761	\$845	\$914
Very Low	\$986	\$1,126	\$1,268	\$1,408	\$1,521
Low	\$1,578	\$1,803	\$2,028	\$2,253	\$2,434
Moderate	\$1,623	\$1,855	\$2,089	\$2,319	\$2,504

Source: PlaceWorks, 2020

Notes:

1. 2020 State of California HCD Income Limits for Los Angeles County are based upon surveys of the area median family income (AMFI) by the U.S. Dept of Housing and Urban Development.
2. Assumes 30-year fixed mortgage, \$25,000 down payment, 3.5% interest rate, 1.2% property tax, 1% property insurance, monthly debt of \$250, and 36-28 debt/housing-income ratio.
3. Monthly affordable rent based on payments of less than 30 percent of gross household income; monthly rental utility allowance is not included.

Housing Affordability by Income Level

The following summarizes the affordability of rental and ownership housing in San Dimas based on the assumptions in the housing price survey (Table HE-10), rental survey (Table HE-11), and affordability calculator (Table HE-12). It is important to note that affordability is based on existing housing. Newer housing is more expensive and may not be affordable to each respective income group.

Very Low Income (0 to 50 percent AMFI)

Very low income (VLI) housing is affordable to households earning up to 50 percent of the County median family income (CMFI). Extremely low income (ELI) housing is affordable to households earning up to 30 percent of CMFI. A four-person VLI household can afford a home priced up to \$249,000 or pay a maximum rent of \$1,400 per month. Meanwhile, ELI households can afford a home priced at \$142,000 and apartment rent of \$845. Based on housing surveys, no ownership units of any type are affordable to them except mobile homes. No apartments, except subsidized units, are affordable to VLI and ELI households. However, accessory dwelling units are affordable to both of these lower income groups.

Low Income (51 to 80 percent AMFI)

Low income (LI) housing is affordable to households earning 50 to 80 percent of the AMFI. For a four-person household, a low income household could afford up to a maximum home sales price of \$420,000 and apartment rent of \$2,253 per month. As is the case with VLI households, a low income household could not afford the median-priced single-family home, condominium, or townhome, but could afford to purchase or rent mobile home units. A lower income household could readily afford the median apartment rent for two- or three-bedroom apartment units in the city. A considerable number of accessory dwellings are also affordable to lower income households in the city.

Moderate Income (81 to 120 percent AMFI)

Moderate income (MI) housing is affordable to households earning 81 to 120 percent of the AMFI. For a four-person MI household, this translates into a maximum home sales price of \$432,000 and a maximum apartment rent of \$2,319 per month. Based on the housing surveys, a moderate income household could afford a limited number of existing condominiums and townhomes, but not newer housing products. Most suitably sized single-family homes are too expensive to buy, except for mobile homes. However, moderate income households could readily afford the median apartment rent for the majority of two- or three-bedroom apartment units offered in the community.

Above moderate income households are able to afford the full range of housing options in San Dimas, although they may still overpay for housing.

Housing Age and Condition

Well-maintained housing is important to residents who take pride in the quality of life offered in San Dimas. Well-maintained housing stabilizes property values, attracts residents to a community, and contributes to neighborhood quality. The City does not have a recent housing survey to document the condition of housing. Code enforcement data on substandard housing conditions is also not available. Therefore, the age of a housing unit is used to infer potential housing conditions. Table HE-2.13 shows the decade in which housing was built in San Dimas.

Residential units generally show age after 30 years and require maintenance. This typically includes roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require significant maintenance and repair. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs to meet current building codes. In addition, homes built prior to 1978 often contain lead-based paint, a known health hazard that causes developmental delays in children.

While three-quarters of the City’s housing stock was built from 1960 to 1990, many homes are older than 50 years and could benefit from repairs. Moreover, older apartments and mobile homes may also require repair and maintenance. The City has not conducted a housing survey; however, a general estimate would be that two percent of single-family homes and two percent of multiple-family units would require significant repair, maintenance, and/or rehabilitation. The City offers two housing rehabilitation grant programs for low- to moderate-income residents. The CDBG Housing Rehabilitation Program provides grants up to \$7,500 for single-family homes; the Mobile Home Rehabilitation Program provides grants up to \$3,000 for repairs to roofs, windows, doors, A/C, etc.

Table HE-2.13 Housing Built in San Dimas by Decade

Decade Built	By Tenure		Total (2020)	
	Owner	Renter	No. Units	% of Units
Built 2010 and later	1%	2%	249	2%
Built in 2000s	4%	2%	447	3%
Built in 1990s	8%	7%	1,056	8%
Built in 1980s	21%	20%	2,531	20%
Built in 1970s	30%	40%	4,274	33%
Built in 1960s	20%	18%	2,457	19%
Built in 1950s	10%	5%	1,120	9%
Built before 1950	1%	0%	669	6%
Total	100%	100%	12,803	100%

Source: American Community Survey, 2014-2018.

Note: The 2014-2018 ACS is adjusted to 2020 Department of Finance E-5 estimates.

Extremely-Low Income Households

Extremely low-income households are defined as households with incomes under 30 percent of the County’s median family income. This translates into an annual income of \$33,800 for a four person household in 2020. Housing residents earning extremely-low incomes can be especially challenging. Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, college students, and others—all of whom have greater difficulty finding affordable housing. Table 2.24 documents the prevalence of extremely low income households in San Dimas.

The prevalence of extremely low income households shows common patterns. In San Dimas, the race/ethnicity with the highest share of extremely-low income households was Black, non-Hispanic (21% compared to 13% of total households). By comparison, in the SCAG region, Black, non-Hispanics also had the highest share of extremely-low income households (27%). By tenure, 26 percent of San Dimas renter households are extremely low income households in comparison to only 8 percent of owner-occupied households in San Dimas. By household type, about 25 percent of all senior households earn extremely low income.

Responding to the housing needs of the extremely low income population in San Dimas requires more than a one-size-fits-all-strategy. For homeowners, particularly elderly living on a fixed income, providing housing support services (e.g., grants to fix homes or social services) may be most needed. For college students seeking housing, providing more options for them to secure apartment living or accessory units may be needed. For disabled people, the issue may be the simple lack of housing suited toward their specific needs.

Table HE-2.14 Extremely Low Income Households

Resident Characteristic	Total Households	Households below 30% AMFI	Share below 30% AMFI
Race and Ethnicity			
White, non-Hispanic	6,645	690	10.4%
Black, non-Hispanic	368	79	21.5%
Asian, non-Hispanic	1,827	318	17.4%
Hispanic	3,020	465	15.4%
Tenure			
Renter-occupied	3,295	860	26.1%
Owner-occupied	8,575	685	8.0%
Household Type			
Senior Households	3,969	1,000	25.2%
Large Families	1,060	35	3.3%
Small Families	5,100	340	6.7%

Source: Comprehensive Housing Affordability Strategy, 2013-2017

Housing Overpayment and Overcrowding

Housing overpayment and overcrowding (often referred to as housing problems by the federal government) are a concern for most communities. Housing overpayment and overcrowding most often occur when a household cannot afford suitably sized and/or priced rental and ownership housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can lead to housing overpayment and/or overcrowding.

Table HE-2.15 and the following show the prevalence of housing problems in San Dimas by tenure and for lower income households.

- **Overpayment.** Overpayment can be either moderate or severe. Moderate overpayment refers to when a household pays 30 to 49 percent of income toward housing, and severe overpayment is paying more than 50 percent. Approximately 36 percent of owners and 61 percent of renters overpay in San Dimas. Among lower income households, 62 percent of owners and 76 percent of renters overpay.
- **Overcrowding.** Overcrowding can be moderate or severe. Moderate overcrowding is 1 to 1.5 persons per room, and severe overcrowding is more than 1.5 persons per room. Approximately 3 percent of homeowners and 2 percent of renters in San Dimas live in overcrowded situations. The low level of overcrowding is due to the high incomes in San Dimas and the ability of households to pay a greater share of income toward housing.

Table HE-2.15 Housing Overpayment and Overcrowding				
Severity of Condition	Overpayment		Overcrowding	
	Renters	Owners	Renters	Owners
Total households¹	3,202	8,277	3,202	8,277
None	1,142	3,622	3,145	8,035
Moderate	791	1,235	25	207
Severe	983	768	32	35
Percent of households¹				
None	39%	64%	98%	97%
Moderate	27%	22%	1%	<3%
Severe	34%	14%	1%	<1%
Low Income Households²				
Total Households	1,705	2,600	1,705	2,600
% Moderate	20%	27%	3%	1%
% Severe	56%	35%	2%	1%

Sources: 1. American Community Survey, 2014-2018
 2. Consolidated Housing Affordability Strategy, 2013-2017.

Note: Data is not adjusted for 2020 Department of Finance E-5 Estimates

C. Special Housing Needs

Special needs are those associated with specific demographic or occupational groups that call for specific program responses. Section 65583(a)(7) of the Government Code specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people who are homeless.

These special-needs groups often spend a disproportionate amount of their income to secure safe, decent, and appropriate housing and are sometimes subject to discrimination based on their specific needs or circumstances. Special-needs groups may also have limited housing opportunities in the private market. Table HE-2.16 provides a summary of special housing needs groups in San Dimas.

Special Needs Groups	Number of People or Households	Percentage of Population or Households
Senior Households	3,864	32%
People with Disabilities	4,278	13%
Female-Headed Households	1,053	9%
Female-Headed Households w/Children	365	3%
Large Family Households	1,516	12%
People Who are Homeless ¹	15-20	<1%
Farming, Fishing, and Forestry Occupations ²	63	<1%

Source: American Community Survey, 2014-2018 unless otherwise noted

Notes:

1. Plan to Prevent and Combat Homelessness, City of San Dimas, June 2018
2. Southern California Association of Government, 2020 Housing Element data package.

The census reports that 63 people are employed in the farming, fishing, and forestry industries, but the majority are in the horticulture, gardening, and other similar industries that are far removed from farm labor. The USDA Forest Service also maintains a forestry headquarters office in San Dimas. Should farm laborers desire to live in San Dimas, their housing needs would be similar to other lower income persons, and affordable housing in the city could serve them.

The following sections analyze special needs groups in San Dimas, including a quantification of each special needs group, its specific housing needs, and resources available to meet those needs. Goals, policies, and programs to address special housing needs are included in the “housing plan” of the housing element.

Seniors

Seniors ages 65 years and older are the largest special needs group in the city. Since 2010, seniors increased by 26 percent in number, far faster than the 2 percent population growth citywide. Senior citizens are considered a special needs group with respect to housing, because their limited income, higher health costs, and physical disabilities make it difficult to find suitable and affordable housing. Concurrent with national and statewide trends, this population is expected to continue increasing as the baby boom generation retires.

Although often viewed as homogeneous, San Dimas' senior population is diverse as reflected in tenure, age, income, and housing needs. Seniors comprise 11,851, or 32% of all households). Of senior households, 76 percent (approximately 2,941) owned a home and 24 percent (approximately 923) rented a home. Approximately one-third of seniors are older than 75 years. Each group requires a different strategy to address health, transportation, and housing needs in order to allow seniors to remain in their San Dimas residence.

Some of the housing needs follow:

- **Disabilities.** Approximately 33 percent of seniors have a disability that may limit one or more life activities. Whereas some disabilities may limit mobility, others may make it difficult to take care of personal needs. This underscores a need for accessible housing and supportive services that allow residents to live independently despite their disabilities.
- **Limited Income.** Seniors have limited or fixed incomes in retirement. Approximately 55 percent of San Dimas' senior renters and homeowners are on fixed incomes and earn lower incomes. Though fewer in number, the percentage of low income renters is significantly higher. As a result, seniors will pay a larger share of income toward housing.
- **Overpayment.** Because seniors rely on retirement incomes, many will overpay for housing. More than 64% of senior renters and 32% of senior homeowners overpay for housing, leaving less income for other living expenses. This underscores the importance of affordable housing options, including programs to repair homes and rental assistance if needed.
- **Housing and Support Needs.** As seniors gradually age, there is often an increased demand for a broader type of senior living arrangements. These may include independent age-restricted housing for more active lifestyles to assisted living for those requiring more supportive services.
- **Support Service Needs.** Support needs can include transportation, health care, referral services, social services, financial assistance, and many other related housing support. In addition, specific housing-related needs include grants for home maintenance and repair, accessibility devices (e.g., ramps), rental assistance, and others.

Housing Accommodations

The City of San Dimas has long been committed to facilitating, expanding, and preserving housing opportunities that enable seniors to “age in place,” that is, to maintain their current residences for as long as possible. In addition, senior housing opportunities are available, both as independent and dependent units, to San Dimas residents. These types include, but are not limited, to:

- Senior Apartments. The City has two senior apartment projects that provide 45 affordable units, of which 33 will convert to market rents.
- Active Adult Housing. Park San Dimas provides 139 units of market-rate housing for seniors in an active living housing project.
- Mobile Homes. San Dimas has 541 spaces in three mobile home parks restricted for seniors (55 years and older).
- Assisted Housing. Four projects (Casa Bonita, Atria Rancho, San Dimas Retirement Center, and Serento Casa) provide assisted living units.

Table HE-2.17 lists six senior housing opportunities available in San Dimas and the number of units available. Two of the three apartments and all the mobile home parks are generally affordable to low and moderate income residents.

Housing Project	Type of Housing	Number of Units	Affordability Level
Park San Dimas	Apartments	139	Market Rate
Sunnyside	Apartments	164	Mixed Income
Monte Vista	Apartments	12	Mixed Income
Cienega Valley	Mobile Homes	244	Affordable
San Dimas Royal	Mobile Homes	112	Affordable
Charter Oaks	Mobile Homes	356	Affordable
Assisted Living	See Table HE-18	Table HE-18	Market Rate
Total Projects/Units	6	862	

Source: City of San Dimas, 2020

Note: Assisted living options are provided in the section for people with disabilities

Support services are provided by the City and a network of nonprofit and for-profit organizations. The San Dimas Senior Center offers programs (life-long learning, fitness, health/nutrition, etc.) to help seniors live independently. Other efforts to support seniors include a Meals-on-Wheels program for homebound seniors; transportation services; a monthly senior newsletter; a senior help line; a listing of senior housing; and other essential referrals. The City also has an active Senior Citizen Commission that is charged with providing guidance and advice to City Council and staff regarding the availability and appropriateness of activities and services that are important to the senior community in San Dimas.

People with Disabilities

The State of California defines disability as a physical or mental impairment that “limits a major life activity” (Government Code Sections 12926 to 12926.1), so disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, which limits their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes, projects with elevators, need for a service animal).

The ACS tallies people with a disability who live in housing; people living in assisted living care facilities or group quarters are not included. Therefore, the count of disabled people is a conservative estimate. According to the 2018 ACS, 4,278 San Dimas residents (13 percent of “noninstitutionalized” residents) had one or more of these disabilities:

- Ambulatory Difficulty: 2,309 people
- Independent Living: 1,873 people
- Hearing Difficulty: 1,109 people
- Cognitive Difficulty: 1,386 people
- Vision Difficulty: 634 people
- Self-Care Difficulty: 1,078 people
- Developmental: 628 people

The housing needs of disabled people depend on the severity of the disability. Many disabled persons live independently in a conventional home or with home health care. More severely disabled people require a group living environment with supervision, where medical attention and physical therapy are provided. Regardless of the type and level of disability, the overall goal for addressing the needs of disabled people is to facilitate the most independent living options.

Planning for the housing needs of people with disabilities involves a multifaceted approach utilizing public and private organizations within and in adjacent cities to address their needs. Service needs include, among others,

- ensuring that affordable housing is accessible, complies with the Americans with Disability Act and other applicable state and federal laws
- allowing residents to modify or retrofit their homes to accommodate their disability, such as through a reasonable accommodation process
- ensuring that housing is linked with services (such as health and social services) that allow residents to live at home
- providing options for transit that allow residents to go shopping, access health care services, and otherwise remain active
- providing fair housing services and education so that people are treated fairly in housing accommodations

With respect to city regulations, the City allows residential care facilities serving six or fewer residents in all residential zones. With respect to building permits, the City requires all structures to adhere to disability access requirements in accordance with the American with Disabilities Act and California Building Code. And for residents requiring reasonable accommodation, the City adopted Ordinance 1146 in 2005, which created a reasonable accommodation process for people with disabilities.

With respect to housing options, however, the city has limited options for younger people with disabilities. Though many people with developmental disabilities live in their family’s home, the city has two adult residential care facilities (Alford and MSJI) for persons 18 to 59 years of age, providing 11 beds. However, there are 16 residential care facilities for the elderly offering 681 beds. One proposed facility along Via Verde will be specializing in memory care for seniors. A variety of other service providers (transit, regional center, and others) provide support services to people with disabilities living in San Dimas.

Table HE-2.18 lists housing projects available for people with disabilities in San Dimas. Currently, there are 20 facilities providing 862 residents housing. There are no independent units designed exclusively for disabled persons. State law requires that a certain percentage of units in apartments must be accessible to people with disabilities. Two apartment projects–Sunnyside and Monte Vista Apartments–provide accessible units to people with disabilities in San Dimas.

Table HE-2.18 San Dimas, Housing for People with Disabilities

Type of Housing	Number of Facilities/Homes	Number of Residents
Adult Residential Care	2	11
Adult Day Care	2	45
Assisted Living	15	675
RCFE-Continuing Care	1	131
Independent Housing	-0-	-0-
Total Facilities/Residents	20	862

Source: California Department of Social Services, 2020

A variety of local nonprofit organizations serve disabled people in San Dimas. Service Center for Independent Life (SCIL), based in Claremont, is a non-profit service provider for seniors and individuals with disabilities residing in the San Gabriel Valley. Independent Community Resources (ICR), based in San Dimas, assists people with intellectual disabilities to transition into the community. Foothill Transit, Dial – Cab, and Get-About are all transit options available for people with disabilities in San Dimas.

Families with Children

State law requires that the housing element include an analysis of the housing needs of two types of families—large families with five or more members and female-headed households. Family households, in particular large families and female-headed families, have special housing needs due to the lack of larger rental housing, higher housing costs, and higher expenses for children. Both large families and female headed households with children can collectively make up at least 15 percent of all households in San Dimas.

Large families with five or more persons have special housing needs due to a lower per capita income, the need for affordable childcare, and the need for affordable larger housing units, which are often in limited supply. In 2018, San Dimas had 1,516 large-family households, or 12 percent of all households. In this group, 75 percent own a home and 25 percent rent housing. Typically, large families who rent housing are the most susceptible to overpaying or overcrowding due the limited number of rental units of adequate size.

San Dimas has 3,696 households with children under the age of 18, approximately 32 percent of all households. Female-headed households total 1,053, of which 365 are with children under 18 years who live at home. Approximately one-third of female-headed households with children have incomes below the poverty line, and because most female-headed families with children rent housing, they are especially susceptible to overcrowding and overpayment.

City resources for family housing are limited, though the City does provide publicly subsidized housing and market-rate affordable mobile homes. Some of the more notable housing opportunities include:

- **Publicly Assisted Apartments.** Two projects (Voorhis Village and Avalon San Dimas) provide 138 affordable units, deed restricted for lower income families.
- **Affordable Mobile Homes.** Two mobile home parks (Mobile Land and Lone Hill Manor) provide a total of 368 market-rate mobile home units, and many are affordable to lower-income families.
- **Rental Assistance.** The City offers an Emergency Rental Assistance Program funded by the CDBG-CARES Act and designed to assist eligible residents impacted by the COVID-19 Pandemic Assistance.

San Dimas operates a drop-in teen center for middle- and high-school students to participate in activities that supplement day care. These include sports, arts and dance classes, day camps, and dances. Local schools (Bonita Unified School District) also provide after-school programs designed to help supplement home care and still provide a learning environment for dependent children.

People Who Are Homeless

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and it hinders a community's ability to effectively address these challenges. A homeless family or individual—as defined by federal regulations—is a person or family that lacks a fixed and regular nighttime residence.

The homeless includes people whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, or a shelter for runaway children; people living in a motel/hotel with vouchers; or those who reside in cars, vans, makeshift tents, etc. San Dimas has between 15 and 20 unsheltered persons—40 percent are 41 to 55 years, 34 percent are 25 to 40 years old, 13 percent are 18 to 24 years and 13 percent are older than 55 years. Most of San Dimas's homeless population has been homeless for longer than two years.

With respect to housing needs, the City found that homeless people can be grouped into three categories:

- **Low Acuity.** Approximately 27 percent of San Dimas's homeless population scored low acuity and can self-resolve their situation and find housing on their own.
- **Moderate Acuity.** Two-thirds (65 percent) scored moderate acuity and typically require limited-time housing assistance and case management; they are best served by rapid rehousing programs.
- **High Acuity.** The remaining 8 percent scored high acuity and need supportive housing and more in-depth, ongoing supportive services, including case management, psychiatric care, and medical treatment.

The City has adopted a Plan to Prevent and Combat Homelessness that has five goals with supporting actions:

- Better understand the needs of San Dimas's homeless population.
- Ensure all people experiencing homelessness in San Dimas are entered into the Regional Coordinated Entry System (CES).
- Expand and improve immediate housing solutions.
- Expand opportunities for employment and workforce development.
- Explore options for preservation of existing affordable housing.

The City partners with Glendora and La Verne to address similar issues. The City has contracted with Union Station Homeless Services to bring two homeless liaisons to the city to coordinate services and outreach. The program includes the two homeless liaisons, a motel voucher program, and a rapid rehousing program that reaches out to potential landlords to house homeless individuals who require time-limited housing assistance and case management.

2. COMMUNITY PROFILE

In addition to the activities outlined above, the City supports a number of partnerships with nonprofit, faith-based, and/or other partnerships in addressing the needs of homeless people. These include, among others, the following:

- The Holy Name of Mary Catholic Church provides hotel/motel vouchers for single mothers with one or more child (approximately 60 per month) and a food pantry, free clothing, gift cards, and bus passes.
- The East San Gabriel Valley Coalition for the Homeless operates a rotational winter shelter two weeks out of the year in San Dimas at the Holy Name of Mary Church
- The LA Sheriff's Department Community Action Team engages with people experiencing homelessness and can dedicate multiple officers for special projects.
- San Dimas partners with the Los Angeles Sheriff's Department to respond to calls for service, during which officers engage homeless individuals and make referrals as appropriate.
- Case management services for patrons of the San Dimas Senior Center, including urgent care, education, congregate dining, or home meals, transportation assistance, telephone reassurance, and linkages to services.

California Senate Bill 2, Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, mandates that all cities incorporate a zone(s) where emergency shelters and transitional and supportive housing are allowed as a permitted use without a conditional use or other discretionary permit. The zone or zones for emergency shelters must have sufficient land capacity to provide for at least one year-round shelter facility of sufficient capacity to accommodate the identified homeless need. The City amended its zoning code with Ordinance 1193 to allow transitional and supportive housing in the same manner as other similar housing types in the same zone.

The City identified sites for an emergency shelter in the Public/Semi-Public zone. The zone allows joint use and joint development opportunities between public, semipublic, and private uses that are needed for the general welfare of the city. A review of potential sites with the P/SP zone identifies at least five parcels (totaling 50 acres) that are underutilized or have existing buildings that can be converted to an emergency shelter. With the adoption of Ordinance 1193, the City now permits emergency shelters in the P/SP zone subject to the same development and management standards as other permitted uses in the zone.

The constraints chapter identifies the procedures for how emergency shelters, transitional, and supportive housing are permitted in the city, and the Housing Plan contains a program for amendments needed to comply with State law.

D. Assisted Housing

In accordance with Government Code Section 65583(a)(9), this section contains an inventory of assisted multiple-family projects in San Dimas and an analysis of existing assisted developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. State law defines “assisted housing development” as a multifamily rental housing development that receives governmental assistance under local, State, and federal programs.

Assisted Multiple-Family Inventory

San Dimas has four assisted multiple-family housing properties that have received government assistance. These properties provide approximately 133 affordable housing units to primarily lower income residents. One additional mobile home park has also received City financial assistance. One projects is at risk of conversion within the ten year period following adoption of the housing element. Table HE-2.19 provides an inventory of each assisted project in San Dimas.

Development Name and Address	Unit Characteristics				
	Type of Unit	Form of Assistance	Total Units Affordable	Yr Built Subsidy Ends	At-Risk Status
Voorhis Village 505 N San Dimas	Family	LIHTC; Bonds, Section 8	65 units 64 Low	1971 2068	Not At-Risk
Monte Vista Place 105 N Monte Vista	Senior	RDA Setaside	12 units 12 Low	1997 2048	Not At-Risk
Sunnyside Apts 251 S Walnut Ave	Senior	Tax Exempt Bonds	164 units 33 Low	1984 2024	At-Risk
Avalon San Dimas 205 N San Dimas Cyn	Family	RDA Setaside	156 units 11 VL; 13 Mod	2014 2069	Not At Risk
Total: All affordable housing projects		Total Units	397 units		
		Affordable	133 units		

Source: City of San Dimas, 2020

Note: Mobile home parks are not required by the Government Code to be included in the analysis of assisted multiple-family projects because they are outside the purview of the statute. They are shown above since they provide deed-restricted affordable housing in the city.

LIHTC: Low Income Housing Tax Credit

SEC 8: Federal housing voucher program administered by the Housing Authority.

RDA: Tax set-aside funds from the former San Dimas Redevelopment Agency

Project Details

The following discussion assesses each affordable apartment project in San Dimas, its current deed restrictions, and its risk of conversion to market rents by 2031 due to termination of affordability controls or maturing of the mortgage. As summarized below, all of the projects maintain long-term affordability controls. Only Sunnyside Apartments is at risk of conversion to market rents. The affordability controls for mobile home parks are addressed in a separate section.

Existing assisted affordable housing properties include:

- **Voorhis Village.** Voorhis Village is a 65-unit apartment project that provides affordable housing for lower-income families. Built in 1971, the project was originally financed under the HUD 236(j)(1) program. In 2013, however, the project was acquired and rehabilitated with \$12 million in Low Income Housing Tax Credits in return for increasing the number of rent-restricted units from 21 to 64 units and extending the project's affordability controls for 55 years. The deed restrictions on the 21 very low income units and 43 low income units will remain in place until 2068.
- **Sunnyside.** The Sunnyside complex was built in 1984 using tax-exempt bond financing. The project was refinanced in 1996 with a \$5.7 million bond. The bond requires 33 units (20 percent) to be available for lower income households, and the remainder can be rented at market rents. However, the project has been at risk of conversion for some time and, as of 2021, the property owners have indicated this project will be converted to market rents by March 31, 2024. The city does not intend to purchase the affordability covenants due to lack of funding.
- **Avalon Bay (Loma Bonita).** In 2014, the Avalon Bay Apartments, a market rate project, was built on a previously vacant shopping center lot. This is a Class A apartment project with a high level of amenities. The former Redevelopment Agency contributed \$2.6 million to buy down the rents on 24 of the project's units, resulting in the provision of 11 very low income and 13 moderate income restricted affordable units. The city also granted a parking reduction on the project and deferral of Quimby Act fees. The affordability restriction covers 55 years and will not expire until 2069.
- **Monte Vista Place.** Monte Vista Place Apartments is a 12-unit project providing affordable housing for seniors. The project is located on the second floor of a mixed use building in the Downtown. The San Dimas Housing Authority owns the Monte Vista Place Apartments. Built in 1997, the project is financed with set-aside funds, and the units are deed restricted as affordable to lower income, senior households for 55 years until 2048. The owner of the commercial space has an option to purchase the City's ownership of the senior rental units. Were this to occur, the affordability covenants would remain in place.

Preservation Alternatives

The Sunnyside Apartments (164 units, of which 33 units are deed restricted as affordable) are slated to expire on March 31, 2024. The City has received a letter of intent to convert Sunnyside Apartments. The City has four options to preserve this project. Prior to pursuing these options, a more detailed cost estimate is required to determine the feasibility of each preservation/replacement option.

- **New Construction.** No new tax credit projects have been built in the city in recent years so recent examples are not available. However, a recent senior housing project built in nearby Pomona cost \$231,000 per unit. Housing development costs have increased since then. Land costs would be greater in San Dimas due to the lack of vacant land and cost of demolishing uses on underutilized land. However, assuming that past costs are accurate, replacing the 33 units would cost \$7.6 million.
- **Acquisition/Rehabilitation.** Acquisition and rehabilitation can be an effective strategy for replacing the existing affordable units that have lost affordability controls. In particular, the two at-risk projects are older than 40 years and presumably require renovations. In 2013, the Voorhis Village Apartments received tax credit financing of \$14 million for the acquisition and rehabilitation of that project. This totals \$220,000 per unit. To replace the 33 units would cost an estimated \$7.3 million.
- **Rehabilitation.** There is no generalized industry standard for estimating the condition of multiple-family housing and rehabilitation costs since the cost depends on the improvements desired (e.g., energy conservation, roofing, plumbing), age of the property, or level of deferred maintenance. However, assuming the cost of multiple-family rehabilitation projects average \$100,000 per unit, the cost of preserving the 33 at risk units (and extending deed restrictions), would translate into \$3.3 million.
- **Buy Down Rents.** The cost of buying down rents on a market-rate project depends on the difference between the market and subsidized rent and length of affordability control. Buying down rents is less expensive because it avoids the cost of land and construction. In 2014, the city contributed \$2.6 million to buy down the rents of 24 units (11 very low; 13 moderate income) at Avalon Apartments. At an average subsidy of \$108,000 per unit, replacing the 33 at-risk units would cost \$3.5 million.

Based on this generalized assessment, it is most cost-effective for the City to replace the loss of affordable units by seeking: 1) rehabilitation financing; or 2) buying down rents in market-rate projects. Either option would cost around \$3 million—about half the cost of new construction or acquisition/rehabilitation. However, a formal appraisal of each building and its unique circumstances should be conducted prior to commitment of a particular preservation strategy.

Mobile Home Parks

Mobile homes are an important source of affordable housing in the city. San Dimas has five mobile home parks providing more than 900 market rate units which are generally affordable to lower income families and seniors in age-restricted communities. Table HE-2.20 lists the five mobile home parks in the city, their project characteristics, and the affordability controls for each property.

Project Name and Address	Occupancy	Affordability Restriction¹	Total Units Affordable	Year Built	Year Subsidy Expires
Cienega Valley 1245 West Cienega	Senior	Mobile Home Accord	244 units	N/A	2025
San Dimas Royal 1630 West Covina Bl	Seniors	Mobile Home Accord	112 units	1968	2025
MobileLand 1635 West Covina Bl	Not Age Restricted	Mobile Home Accord	103 units	1962	2025
LoneHill Manor 1205 W Cypress Ave	Not Age Restricted	Mobile Home Accord	265 units	1968	2025
Charter Oaks 801 West Covina Bl	Seniors	City Bond	185 units	1962	2028
All mobile homes		Total Units	909 units		

Source: City of San Dimas, 2020.

¹The Mobilehome Accord does not define the affordability restriction.

The City has long been proactive in preserving the affordability of mobile homes through a “Mobile Home Accord.” In 1995, the “Accord” was voluntarily agreed to by the property owners of the five mobile home parks. The Accord establishes base rents, rent increases, and allowable pass-thru items in order to allow park owners to keep up with the costs of maintaining parks and also protect residents from excessive rent increases. The Housing Element contains a policy to encourage retention and affordability of mobile home parks. The City also allocates grants to mobile homeowners to maintain their units.

The City has also provided financial assistance to preserve one mobile home park. On June 18, 1998, the City of San Dimas Housing Authority issued approximately \$8 million in Mobile Home Park Revenue Bonds. The bonds were issued to finance the Authority’s acquisition of a mobile home park known as Charter Oak Mobile Home Estates and to finance certain capital improvements. The bonds are set to mature on July 1, 2028. However, per the City’s Housing Element policy commits to retaining the project as affordable to San Dimas residents. The City has also made a commitment to facilitate the rehabilitation of units as needed.

3. CONSTRAINTS ANALYSIS

Housing constraints refer to land use regulations, housing policies, zoning, and other factors that influence the price and availability of housing opportunities. This section provides an overview of market (nongovernmental) constraints, governmental constraints, environmental issues, and fair housing concerns that may limit or enhance housing opportunities in San Dimas.

A. Market Constraints

Nongovernmental constraints with respect to housing elements are those which constrain the development community and its ability to build housing, especially housing affordable to low and moderate income households. Significant constraints include, among others: land availability and cost; construction costs, financing availability, and state funds (e.g., tax credits). These considerations are generally acknowledged to affect cities throughout southern California.

1. Land Availability and Cost

Perhaps the most important challenge to San Dimas’s efforts to provide new housing is the amount of vacant land available for new residential construction. The City spans 15 square miles with considerable vacant acreage. However, these sites are located primarily in the foothills and have significant constraints. Vacant sites in flat, buildable residential areas are generally limited in number. Some vacant sites remain in very low density, rural areas of the city, but these sites are limited and are not suited for larger multiple family projects.

The lack of available vacant land for residential development affects land prices. According to Redfin, land for single family homes is priced from \$5 to \$35 per square foot. However, the final cost of land will vary depending on site improvements, allowed density, location, view, and suitability for development. Land zoned for higher density housing is priced higher due to City density standards that allow for more units per acre. Based on a recent apartment sale, an acre of land for multifamily housing can cost \$25 to \$100 per square foot.

Development interest has been more pronounced in nonresidential areas. While limited vacant nonresidential sites have sold for \$15 to \$25 per square foot, this is the exception. New residential development will likely occur on underutilized commercial and industrial sites, which will thereby increase the development costs for housing and the return on investment needed to make the project financially feasible. With the Foothill Gold Line extension coming to San Dimas, it is anticipated that land costs will significantly increase over time.

2. Construction Costs and Financing

Construction costs and financing typically constitute one of the largest components of developing new single-family and multiple-family housing. While the City has limited ability to address either component, housing programs can be offered to help mitigate the cost of new construction.

Construction Costs

Construction costs for residential development range considerably. Factors to consider include the cost of land, with development on hillsides or environmentally constrained land more expensive than on flatter graded sites. The availability of infrastructure to serve development is also a large cost component, particularly if water, sewer, and drainage facilities are needed. The density and height of development are also key considerations, as is the quality of residential development, which also affects the overall cost of construction.

Another cost factor associated with residential building is building materials, which can make up a significant portion of the sales price of a home. According to statewide surveys, the cost of building apartments has risen 25 percent in the last decade alone. As of 2018, it is estimated that the hard costs to building multiple-family housing range from \$200 to \$250 per square foot. This does not include the costs of land acquisition, soft costs, and profit. Affordable apartments are known to cost significantly higher due to the cost of covenants. Single family developments can range in cost from \$125 to \$150 per square foot.

Construction Financing

Construction financing is also a key concern. While larger construction firms are often well capitalized and have sufficient capital reserves to finance the acquisition of land and development costs, smaller developers depend on securing construction financing that is often subject to the economy. In a recent (2020) survey of the National Homebuilders Association, lenders reported tightening in the financing market for acquisition, development, and construction costs. As the pandemic subsides and pent-up housing demand returns, credit is anticipated to become more available as the market recovers to pre-2020 levels.

San Dimas, like many cities, does not have sufficient financial resources to subsidize residential development. Builders must obtain their own construction financing although a gap may exist if the project is affordable. However, builders may request modifications to development standards in accordance with the City's density bonus ordinance. Policy 4.1 of the existing housing element states the City will "support the use of regulatory incentives, such as density bonuses, fee deferrals and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed."

3. Homebuyer Financing

Mortgage financing determines the monthly payment to own a home. For mortgage loans, an interest rate differential of only 1 to 2 percent can make a large difference in the monthly mortgage payment for a home. Homeowners must also give consideration to the initial costs of improvements following the purchase of a home. While mortgage interest rates for new home purchases in 2012 were in the 4 percent range for a 30-year fixed loan, competitive by historic standards, they have since fallen to 2 to 3 percent.

The foreclosure rate is a bellwether of the homebuying market. During the mortgage industry crisis of the mid-2000s, foreclosures rose across California. As shown in Figure HE-3.1, the number of foreclosures in San Dimas peaked at over 100 homes in 2008, but declined to only 2 homes by 2018. While the runup in property values since 2008 has improved equity for many homeowners, the risk of foreclosure has increased due to the loss of jobs for many during the COVID-19 pandemic and the resulting inability to pay their home mortgage.

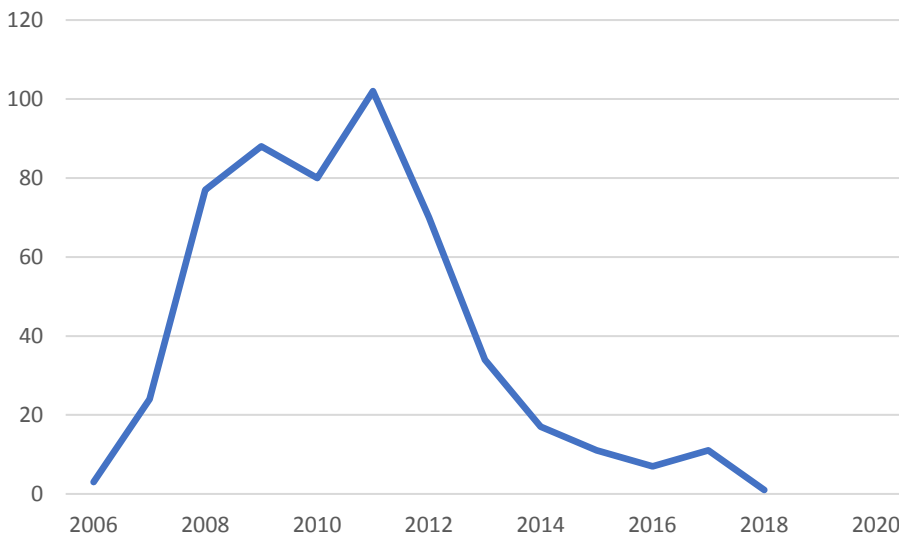


Figure HE-3.1 Trends in Housing Foreclosures, 2006-2018

Current federal and state legislation (CARES Act, etc.) have resulted in the temporary suspension of foreclosure proceedings for many households affected by the COVID pandemic. In February 2021, FHFA announced a further extension of foreclosure protection for Fannie Mae– and Freddie Mac–backed single-family mortgages only. Additional federal legislation is rapidly changing to meet current demands, although it is unclear whether the terms will be sufficient to avert a foreclosure crisis similar to the one that swept the nation a decade ago.

4. Developer Fees and Exactions

The City of San Dimas charges a variety of development-related fees to cover the cost of processing development permits and ensuring that adequate public facilities, services, and infrastructure are available to support new residential developments. Additional fees are charged by outside agencies.

Primary Residential Development Fees

The City’s primary residential development fees include fees for planning and development review, building and engineering fees, special permits, and mitigation of development impacts. Table HE-3.1 lists the primary fees charged for residential projects proposed in San Dimas. Many of the city’s fees are the same for all residential uses, while impact fees generally vary by housing type. The City is in the process of updating its fees as they are acknowledged to be well below comparable cities and the fees are insufficient to recoup costs of service.

Table HE-3.1 Planning and Development Fees

Local Agency Services	Fee
Planning Fees	
+ General Plan Amendments	\$382 Initial Review; Cost + \$3,000 deposit
+ Municipal Code Text Amendment	Cost + \$3,000 deposit
+ Zone Change	Cost + \$3,000 deposit
+ Specific Plan	Cost + \$3,000 deposit
+ Tract Map Review	\$1,530 + \$55/lot
+ Vesting Map	Cost + \$3,000 deposit
+ Conditional Use Permit	\$1,092
+ Development Agreement	Cost + \$3,000 deposit
Building and Engineering Fees	
+ Building Permits	Varied per Adopted Schedule
+ Engineering Plan Check	\$50,000 value is 5% of value
+ NPDES – SUSMP/SWPP	\$318 minimum
+ Traffic Study Review	Actual Costs + initial \$212 deposit
Impact Fees	
+ School Fee -Bonita Unified School District	\$3.79 per square foot for residential
+ Sewer Connection Fee	\$3,000 per MFR; \$4,700 per SFR
+ Park Development Fee	\$400/1bdrm unit + \$100/ea. additional bdrm
+ Quimby Fee (for land subdivision only)	Based on appraiser’s value of 457 sqft per each MFR unit and 643 sqft for each SFR
+ Water Connection Fees	None charged

Source: San Dimas Fee Schedule, 2020

Assessment of Fees

Table HE-3.2 list the major fee categories for prototypical residential developments that were built within San Dimas. It should be noted, however, that each project will vary in complexity and the fee amount depends on the specific details and specifications of the project. As shown below, total fees per unit were about \$26,000 per multiple-family unit and \$47,000 per single-family unit.

Development Fee Burden	Fee Per Unit	
	Multi-Family (Apartments)	Single-Family (Condos)
Planning-Fees	\$76	\$1,117
Building-Related Fees	\$2,436	\$12,000
Engineering Fees	\$577	N/A
Parks and Recreation	\$481	\$700
Quimby Fee (estimate)	\$15,000	\$15,000
School Fee	\$4,455	\$13,552
Sanitation	\$3,000	\$4,700
Fees Per Unit	\$26,025	\$47,069

Source: City of San Dimas, 2020

Note: Special one-time requirements unique to a project and negotiated through a development agreement are not included as these vary significantly by project. Quimby fees equivalent to the cost/price of acquiring 457 square feet per multiple family unit and 643 square feet per single-family unit are estimated. Environmental processing costs are unknown and depend on the project. IS/MND clearance would be minimal. However, costs for an EIR if required would be substantial.

Presently, there are no surveys in the San Gabriel Valley cities to determine how developer fees in San Dimas compare with surrounding jurisdictions. However, fees for single-family residential projects seem to be similar to other cities. The higher fees for the single-family development are due primarily to the fact that the project was a custom design, larger lot single-family residential project. Given that the sale price far exceeds \$1 million, the fees would not be assumed to constrain development as they are a fraction of the sales price.

However, development fees are relatively low for multiple-family projects. Part of the reason is the lack of water connection fees, which is unusual for many communities in southern California. In addition, it is well recognized by City staff that most development fees have not been updated in over a decade. This has resulted in a financial liability as projects are no longer paying the full costs. To address that shortfall, the City is proposing to update its fee schedules to reflect the full costs of processing development permits and associated development impacts on City public facilities and services used by the community.

B. Governmental Constraints

This section assesses potential governmental constraints that affect the location, density, and types of permitted residential land uses in San Dimas. These include general plan and zoning, development standards, permitting processes, and other regulations required for developers to adhere to.

1. General Plan Residential Land Use

The land use element of the general plan establishes the basic types and density of residential development and the intensity of commercial/industrial in the city. The zoning code provides further specificity about the types of residential uses allowed and the development standards associated with each zoning district.

General Plan Land Uses

Table HE-3.3 displays the City’s primary residential land use designations, corresponding zones, permitted densities of development, and typical residential uses allowed in each area covered by a general plan land use designation. Mixed uses and specific areas are addressed separately.

Table HE-3.3 General Plan Residential Land Use Designations		
General Plan Designation	Corresponding Zone and Density	Typical Residential Uses
Single Family Estate	S-F Zone 0–0.2 du/ac	Single-family detached and large estate residential development on larger lots located in a semi-rural, hillside, or rural environmental setting with
Single Family Very Low	S-F Zone 0.2–3 du/ac	Single-family detached and large-scale residential development in a semirural setting with lot sizes generally larger than ½ acre.
Single Family Low	SF Zone 3–6 du/ac	Single-family detached and larger residential development on lots ranging from 7,000 to 9,000 square feet at a maximum density of 6 du/ac.
Residential Low/Medium	SF-5000 6–8 du/ac	This includes single-family detached and attached units—cottages, patio homes, duplexes, town-homes, and garden apartments on smaller lots.
Residential Medium	SF-7500 8–12 du/ac	This includes typically multiple-family dwellings, including apartments and multistory residential developments, at a maximum of 12 du/ac.
Residential High	MF-16 12–16 du/ac	This includes multifamily dwellings, including apartments and multistory residential developments, at a maximum of 16 du/acre.
None	MF-30	This includes multifamily dwellings, including apartments and multistory residential developments, at a maximum of 30 du/acre.
Mobile Home Park	MHP Zone 5 du/ac	This category is intended for mobile homes only when such areas are particularly suitable for planned and integrated mobile home parks.

Source: City of San Dimas General Plan, 2010; San Dimas Municipal Code, 2020

Specific Plans

In 2010, the City adopted a mixed use general plan land use designation to areas near downtown that would allow opportunities for mixed use developments. Zoning was intended to be accomplished through the Specific Plan process to ensure integrated and well-designed projects. The standard maximum density would be 16 units per acre for projects that provide qualified mixed use projects. A 50 to 75 percent density bonus incentive would be allowed for qualified mixed-use projects with affordable housing and senior mixed use projects, respectively.

An area that is ripe for development is the City's Creative Growth Area Plan that is implemented through the C-G Zone. The Area Plan is an instrument for guiding, coordinating, and regulating the development of property area adjacent to the Southern Pacific Railroad and along Bonita Avenue leading into the historic downtown. To implement this plan, specific areas are further defined to integrate compatible uses while maintaining flexibility in commercial investment decisions. Chapter 18.140 of the SDMC includes boundaries for the specific plan area.

The Creative Growth Area Plan, as currently drafted (note: the area plan will be revised following adoption of the housing element), contains four distinct districts, with allowable uses defined below:

- **Area 1-Regional Commercial.** The purpose of this area is to take full advantage of excellent freeway access and visibility and to encourage the development of major commercial enterprises, as well as those related to the needs of freeway travelers.
- **Area 2-Frontier Village.** The area provides for neighborhood commercial uses and other convenience goods and service businesses. Certain parcels east of the Puddingstone Shopping Center may be suitable for medium-high density residences, including apartments, townhouses, or condominiums as a conditionally permitted use.
- **Area 3-Mixed Use.** This area is intended to provide an attractively developed entry into downtown along the San Dimas Avenue corridor and to be an extension of Frontier Village. Zoning standards provide the flexibility to allow commercial, office, service, and live work uses as well as residential uses designed to blend with the traditional design of the area.
- **Area 4-Commercial/Light Industrial.** This area is intended to provide for light-industrial and commercial uses. Residential uses are currently not permitted within this area.

It is recognized that general plan amendments and zoning standards will be necessary to secure the type of mixed use housing products desired in this area. The City is initiating a specific plan to reexamine the Creative Growth Zone to accommodate medium and high density residential and mixed-use developments that can be integrated in a vibrant, transit oriented, and pedestrian friendly environment, capitalizing on the future extension of the Gold Line.

2. Housing Opportunities

California law requires that all local governments facilitate and encourage the provision of a range of types and prices of housing for all income levels in their community. This includes not only conventional single- and multiple-family housing, but housing for persons with disabilities, people who are homeless, families with children, and other groups that require specialized housing.

The San Dimas Municipal Code permits a variety of housing types that are summarized in Table HE-3.4, Primary Zones Allowing Housing. The text that follows describes how housing is permitted or conditionally permitted.

Table HE-3.4 Primary Zones Allowing Housing						
Housing Type	Residential Zones					
	S-F	SF-H or SF-D	MF	MF-D	MF-30	MHP
Conventional Housing						
One-Family	P	P	P	P		
Two to Four Units				P		
Manufactured	P			P		
Mobile Homes						C
Accessory Dwellings	P	P	P	P	P	P
Multiple-Family			C		P	
Senior Housing			C		P	
Mixed Use	See following narrative					
Special Needs Housing						
Res. Care <7 clients	P	P	P	P	P	
Res. Care >7 clients	1	1	1	1	1	1
Transitional Housing	2	2	C	2	P	2
Supportive Housing	2	2	C	2	P	2
Emergency Shelter	See following narrative					
Single Room Occupancy					C	
Farmworker Housing	3	3	3	3	3	3
Alcohol & Drug Recovery	P	P				

Source: San Dimas Municipal Code, 2020

- Notes:
1. The SDMC is silent on the permitting of larger residential care facilities that serve more than six clients, although several facilities have been permitted in the past.
 2. Transitional and supportive housing are permitted uses but not specified as allowed like any other residential use in all zones which allow for residential uses.
 3. Farmworker housing is not a residential land use in the zoning code as there are no active fields or extensive agricultural uses remaining in the community.
- P = permitted; C = conditionally permitted; blank = not permitted.

Conventional Housing

The San Dimas Zoning Code is the primary means for regulating the use of land. Zoning divides the land area of San Dimas into different areas or “zones.” With respect to housing, the zoning code permits a range of conventional and special needs housing to residents of different income levels and housing needs.

Single-Family Residential

Though not defined in the municipal code, a single-family residential use generally means a building designed for human occupancy containing a kitchen, designed to house not more than one housekeeping unit. Single-family residential units are the predominant housing type in the community, accounting for approximately 75 percent of all housing units. Single-family housing is permitted in all primary residential zones in San Dimas. As discussed below, manufactured housing is also allowed in the same zones. Residential care, another form of single-family residential uses, is discussed later.

Manufactured Housing

Government Code Section 65852.3 requires all municipalities to allow manufactured homes on lots zoned for conventional single-family homes if the unit is certified under national manufactured housing construction and safety standards. The City permits manufactured housing in two residential zones and requires the same development standards and permitting process as other single-family homes in the same zone. Cities must allow a mobile home park in a designated zone in their jurisdiction, but can require a use permit. Mobile homes are permitted in the Mobile Home Park zone subject to conformance with City design standards, development regulations, development findings, and conditional use permit. Five mobile parks are located in the community.’

Accessory Dwellings

When appropriately built, ADUs can provide affordable housing for family members, students, elderly, in-home health care providers, the disabled, and others at affordable rents. In 2020, the City adopted Ord. No. 1281 to allow ADUs on residential property as required by state law. ADUs are an attached or detached dwelling that provides complete, independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. A junior ADU (JADU) is created entirely within an existing single-family residence and is no more than 500 square feet; it provides independent living facilities, except sanitation may be provided within the unit or by the main residence. A JADU shall have independent exterior access. Garage conversions for ADUs/JADUs are also permissible under state law. In 2020, the City waived the requirement for ADUs to be reviewed by the Development Plan Review Board, removed the requirement for a rent covenant, and made other substantive changes to ensure that municipal codes are consistent with state law.

Multifamily Residential

Multiple-family housing is permitted differently by zone. The MF-D zone permits duplexes as a by-right residential use. The MF zone is intended to provide for the development of medium- and high-density multiple-family projects, to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, and to ensure integrated and unified control of design. Multiple family housing (apartments, condominiums, townhomes, and similar multiple-family developments) is allowed as a conditionally permitted use in the MF district. However, the primary permitted use is single-family on 7,500-square-foot lots.

The MF-30 zone provides areas for the development of high-density multiple-family projects to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density appropriate to accommodate the city's share of regional housing need, and to ensure integrated and unified control of design. Multiple-family housing is allowed by right, but there is no corresponding general plan land use designation. The Housing Plan proposes a program to allow multiple-family uses as a by-right use or designate areas where such uses are allowed.

Mixed-Use Development

Mixed-use development is a desired type and mix of residential and commercial uses for specific areas of the city, in particular downtown. The CG zone was intended to provide an attractively developed entry into the central portion of downtown San Dimas along the San Dimas Avenue corridor and to provide an extension of Frontier Village. Zoning standards for this area are designed to provide the flexibility to allow commercial, office, service, and live-work uses as well as residential uses that are designed to blend with the traditional design standards in the area. Mixed uses are allowed in different subareas of the downtown—some areas allow it by right and other areas allow it conditionally.

To date, the City has approved a 19-unit mixed-use project of 19 ownership units, including 8 live-work units, 6 townhomes, and 5 single-family homes. In other areas of the city, apartments have been built adjacent to commercial uses (e.g., Avalon Apartments), creating a horizontal mixed-use living environment although the projects were developed separately. Looking to the future, the City anticipates the development of mixed uses (residential, commercial, and hospitality) in the downtown area, taking advantage of its location near the anticipated Gold Line Station and opportunities for investment.

The Housing Plan presents several programs that will be used to address the city's share of the regional housing needs, allow for multiple-family developments in suitable areas, and incentivize mixed-use developments in the downtown.

Housing for Homeless People

Housing element law requires cities to facilitate and encourage the development of emergency shelters, transitional housing, and permanent supportive housing. The following describe codes that provide housing options for homeless people.

Emergency Shelters

The SDMC defines emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” The City adopted Ordinance No. 1193, which allows emergency shelters as a by-right use in the Public/SemiPublic (P/SP) zone subject to the same development and management standards as other permitted uses in the zone. Emergency shelters are subject to a maximum occupancy (12 people), parking requirements (one space for every five residents in addition to one space for every employee on the maximum shift), 100-square-foot waiting room, 300-foot separation distance from public parks or schools, lighting, and a management and security plan, among other requirements.

Transitional Housing

The SDMC defines transitional housing as “rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” This definition needs to be updated for consistency with SB 745 (statutes of 2013). Transitional housing is conditionally permitted in the MF zone and permitted as a by-right use in the MF-30 zone, although there is no land zoned for MF-30. In 2007, SB 2 revised housing element law and required that transitional housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. The Housing Plan includes a program to revise city ordinances for consistency with state law.

Supportive Housing

As specified in Government Code Section 65582(g), supportive housing is defined as housing that has no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident with retaining the housing, improving their health status, and developing their ability to live and, when possible, work in the community. The SDMC definition is consistent with state law. As enacted in state law (AB 2162), the zoning code should be amended to allow supportive housing as a by-right use in all zones where multifamily and mixed uses are permitted. if the proposed housing project meets specified criteria. The Housing Plan includes a program to review city ordinances and revise, as needed, to ensure consistency with SB 745 and AB 2162 following adoption of the housing element.

Housing for Disabled People

The City provides housing types suitable for people living with a disability. These facilities include residential care, assisted living for seniors, and single-room-occupancy (SRO) uses, described as follows.

Residential Care Facilities

State law requires licensed residential facilities serving six or fewer people to be allowed by right in all residential zones and not subject to more stringent standards, fees, taxes, or permit procedures than required of the same type of housing in the same zone. The SDMC defines residential care facilities as any family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. IN accordance with SDMC 18.186.030, the use of a single-family or multifamily residence as a community care facility serving six or fewer persons shall be considered a residential use of property and shall be permitted in all residential zones, including specific plans which allow residential uses (Ord. 973 § 1, 1992). Larger facilities have been permitted via a conditional use permit; however, this residential use is not explicitly codified in the SDMC.

Single-Room Occupancy

AB 2634 amended Government Code Section 65583(c)(1) to require cities to permit SRO units as an allowable residential use. SRO units are one of the more traditional forms of affordable private housing for lower income individuals, seniors, and people with disabilities. These units are often created by hotels or older multiple-family residential units. The SDMC defines SRO uses as “a guest room or efficiency unit, as defined by California Health and Safety Code Section 17958.1, intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is occupied, as a primary residence, by guests.” The SDMC allows SROs with an approved conditional use permit in the MF-30 zone. Given the lack of market demand, there are no SROs in San Dimas.

Alcoholism or Drug Abuse Recovery Facility

“Alcoholism or drug abuse recovery facility” means any facility, place, or building that provides 24-hour residential nonmedical services in a group setting to adults—which may include but need not be limited to mothers over or under 18 years of age and their children—who are recovering from alcohol, drug, or drug and alcohol misuse and are currently capable of meeting their life-support needs independently, but who temporarily need guidance, counseling, or other alcohol or drug recovery services. Alcoholism and drug abuse recovery facilities are treated much like residential care facilities. The use of a single-family residence as an alcoholism or drug abuse recovery facility serving six or fewer persons shall be considered a residential use of property and shall be permitted in all single-family zones, including specific plans that allow for single-family uses.

3. Residential Development Regulations

The San Dimas Municipal Code provides more specific residential development standards that determine building height, density, setbacks, parking, and other standards required for residential projects. The SDMC also describes the permitting processes, required building code standards, and other features for new development, including regulations for affordability levels.

Development Standards

San Dimas has seven primary residential zones, each with different requirements based on topography, built form, and historic land patterns. Table HE-3.5 lists the primary residential development standards for housing. The City also has two dozen specific plans, each with individualized standards. These requirements are not listed below because the specific plan areas are essentially built out with only minimal infill opportunities remaining.

Table HE-3.5 General Development Standards in Residential Zones

Standards	Single-Family Res.			Multifamily Res. Zones		
	S-F	SF-H	S-DR	MF	MF-D	MF-30
Building Features						
Density (units/acre)	5.8	5.8	6.2	varies	11.6	30
Maximum Height (feet)	35	35	35	30	35	45
Maximum Stories	2	2	2	3	2	3.5
Max Lot Coverage (% lot)	35	35	35	60	N/S	None
Open Green Area (% lot)	N/S	N/S	N/S	30%	25%	25%
Lot Area Requirements						
Minimum Lot Size (sqft)	7,500	7,500	7,000	7,00	7,500	none
Lot Width (feet)	50	140	50	--	60	--
Front Setbacks (feet)	20	20	20	15	20	15
Rear Setbacks (feet)	5	--	3	20	25	20
Side Setbacks (feet)	5–10	10	5–10	varies	5–10	10–35
Minimum Unit Size	SF Zone Generally			MF Zone Generally		
One bedroom	N/A for S-F 7,500			Rental: 650 sf		
	N/A for S-F 10,000			Owner: 800 sf		
Two bedrooms	1,050 sf in S-F 7,500			Rental: 850 sf		
	1,400 in the S-F 10,000			Owner: 1,000 sf		
Three bedrooms	1,200 sf in S-F 7,500			250 sf / add'l bedroom		
	1,600 in the S-F 10,000			250 sf / add'l bedroom		

Source: San Dimas Municipal Code, 2020

Notes: The San Dimas Municipal Code should be consulted for specific exceptions.

Specific plan residential standards are listed in specific chapters of the zoning code.

Parking Standards

San Dimas’s off-site parking regulations are codified in the SDMC Section 18.156. This section intends that parking facilities are designed to be of appropriate quality; useful to the community; provide for the parking needs of the city; provide adequate public safety; mitigate, as much as possible, impacts on surrounding properties; and reduce, as much as possible, the demand for parking by encouraging car/van pooling and similar means to reduce congestion. Table HE-3.6 summarizes the City’s residential off-street parking requirements.

Housing Type	Minimum Off-Street Parking Requirement
Single-family and duplexes	Two garage spaces per unit.
Residential Care with <6 residents	Treated in the same manner as any other residential use (single or multiple-family housing) in the same residential zone.
Accessory Dwelling Unit	One covered space per unit, plus one add'l covered or uncovered space if more than one bedroom is provided.
Apartments	Two covered spaces per unit, plus one uncovered space for each additional bedroom beyond two bedrooms per unit, plus one uncovered guest space for every three units.
Condominiums and Townhomes	Two garage spaces per unit, plus one uncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.
Senior Citizen Housing	One covered space per unit and one uncovered space per unit. All spaces must be w/in 100 feet of the unit they serve.
Mobile Homes	Two spaces adjoining each mobile home unit, plus one space for every four units for guest parking.
Transitional and Supportive Housing	When designed as apartments, parking requirement is 0.5 space per bedroom plus 1.0 guest space per five units. When designed as a single-family home, 2 garage spaces per unit.
Emergency Shelter	One space per five residents in addition to one space per each employee on the maximum shift. Shelters w/in 1,000 feet of public transit may reduce overall parking requirements by 25 percent.

Source: San Dimas Municipal Code, Section 18.156, 2000

Notes: Shared parking may be granted in accordance with an approved conditional use permit, a parking study, and appropriate findings specified in Section 18.156.110.

The Creative Growth Zone Area 3 requires the same parking standards for residential developments but allows some reduced sizes for multiple family developments with congregate garage spaces, and up to 20% of the spaces to be tandem parking.

The SDMC allows up to 50% reduction of the required parking with a conditional use permit. A waiver of parking requirements for senior citizen complexes can also be secured through a conditional use permit and after planning commission findings that: 1) the subject property is reasonably close to a neighborhood shopping center to which residents of the senior citizen complex have ready access; 2) there is convenient public transportation available to residents of the senior citizen complex; and 3) the senior citizen complex is designed to accommodate a number of residents who will likely not have vehicles.

Affordable Housing Incentives

The two primary affordable housing incentives in San Dimas are the density bonus ordinance and the affordable housing overlay, which in tandem allow for densities and regulatory relief sufficient to facilitate affordable housing.

Density Bonus Ordinance

In 2013, the City adopted its Density Bonus Ordinance that sets provisions to implement State density bonus law (Government Code Section 65915 et seq.). In summary, applicants of residential projects with five or more units may apply for a density bonus and additional incentive(s) if the project provides one of the following: 10 percent of units for lower income households; or 5 percent of units for very low income households; or a senior citizen housing development or mobile home park that limits residency based on age requirements; or 10 percent of units in condominiums for moderate income households.

The density bonus varies according to how much the percentage of affordable housing units exceeds established minimum percentages, but generally ranges from 20 to 35 percent above the specified general plan density. In addition to the density bonus, eligible projects may receive one to three additional incentives, depending on the proportion of affordable units and level of income targeting. Development incentives may include reduced site development standards or design requirements, reduced parking ratios, approval of mixed-use zoning in conjunction with the housing project, or other regulatory incentives or concessions that would result in identifiable cost reductions.

Affordable Housing Overlay

The City added the Affordable Housing Overlay (AHO) to implement the City's 2008-2014 Housing Element to designate certain areas as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. The AHO is intended to allow the additional higher density residential to be mixed with existing nonresidential uses while maintaining appropriate development standards for all uses to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households, and to ensure integrated design and unified control of design.

The AHO does not prohibit uses permitted or conditionally permitted in the underlying zone. However, to encourage affordable housing, the AHO requires multiple family housing to be built in accordance with the development standards required in the MF-30 zone. The MF-30 zone allows a minimum density of 30 units per acre—double the maximum density otherwise allowed in the MF zone. The AHO has been used successfully for the Loma Bonita Apartments, but in no other locations due to the lack of available sites or project feasibility.

Housing Accessibility for People with Disabilities

The City of San Dimas enforces all state and federal laws with respect to ensuring access to housing for people with disabilities. In new housing, the City requires adherence to the American Disabilities Act, which requires specified percentages in multifamily housing developments for fully accessible mobility and hearing/vision units. In general, the California Building Code Chapter 11B incorporates the ADA requirements as a minimum. HUD's Section 504 of the Rehabilitation Act mandate specific architectural and occupancy requirements to ensure covered housing is accessible to persons with disabilities.

Furthermore, the City has enacted a process whereby residents can request reasonable accommodations for persons with special needs. A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common spaces. The City occasionally receives requests and has processed them accordingly. In recent years, the City has codified the process for requesting reasonable accommodations pursuant to the SDMC §1.30.080.

The director of community development forwards application for a reasonable accommodation to the DPRB for review within 30 days of submittal of a complete application. The DPRB reviews the request based on available evidence and testimony. The DPRB may, at its discretion or upon request of an applicant, continue the matter if additional information will facilitate a more complete consideration of the matter. The DPRB may grant the accommodation request, deny the request, offer approval of an alternate accommodation, or approve the request with conditions. The applicant has a right to appeal any decision.

The director shall grant the requested reasonable accommodation provided the following findings can be made:

- The housing, the subject of the request for reasonable accommodation, will be used by an individual protected under the Fair Housing Laws.
- The request is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the city.
- The requested accommodation will not require a fundamental alteration of zoning or building laws, policies and/or procedures.

The process for applying for a reasonable accommodation is straightforward, the fee is minimal, and findings required are consistent with the Fair Housing Act. Therefore, no modifications of this process is needed at this time.

4. Building Codes and Infrastructure

The City requires all developers to adhere to local and statewide building codes and provide associated on- and offsite improvements needed to serve residential development. Descriptions of some of the more pertinent requirements follow.

Building Codes

The California Health and Safety Code requires cities to adopt the most recent edition of California Building Standards Codes (known as Title 24) related to standards for residential and nonresidential buildings, building equipment, and business operations. These codes are updated every three years by the California Building Standards Commission based on revisions proposed by regulatory and professional organizations. The last building code updates were effective January 1, 2020, and replaced the 2016 edition previously codified in the SDMC.

In 2019, the city council adopted Ordinance No. 1275, which adopted the California Building Codes (with amendments as allowed). The City of San Dimas enforces these uniform codes, as amended by Ordinance No. 1227:

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Fire Code
- Floodplain Management Code
- 2019 California Green Building Standards Code

The City's Code Compliance Division is responsible for identifying, investigating, and remediating violations in housing, property use and maintenance, and public nuisances as specified in the municipal code, Conditions of Approval, and local, state, and federal law. The primary code violations involve overnight parking without a permit, RVs parking in a front yard, property maintenance, trash cans, vehicles (inoperative, abandoned, or illegally parked), signage, unpermitted tree removal, and construction or demolition activity without a building permit.

The City of San Dimas' building, fire, and property maintenance codes are adopted to ensure that housing is built, maintained, and improved in a sound manner. The City is committed to providing unbiased enforcement of the municipal codes and other local regulations to ensure that property is maintained and to promote a quality aesthetic appearance throughout the city. Since these codes are required by state law and local amendments are not stricter than other cities in the region and are enforced uniformly, the City's building codes and their enforcement do not unduly constrain development.

Energy Conservation Resources

Government Code Section 65583(a)(7) requires “an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs.” This includes an analysis of opportunities for energy conservation with respect to residential development. This section inventories and analyzes the opportunities for energy conservation and more broadly sustainability.

The City encourages a variety of energy conservation opportunities through its building codes, land use and zoning, permitting standards, and municipal code. The following are a few examples:

- **Building Practices.** The city adopted the 2019 editions of the Green Building Standards Code and the California Energy Code published by the International Code Council. These codes govern the development, improvement, and rehabilitation of housing with respect to energy efficiency and conservation. According to the California Energy Commission’s FAQs, the 2019 standards increase the cost of building a new home by \$9,500 and add about \$40 per month for the average home; however, these costs are offset over the life of a 30-year mortgage.
- **Solar Power Permits.** The city adopted an expedited, streamlined permitting process for residential rooftop solar energy systems. The permit process, standard plan(s), and checklist(s) substantially conform to recommendations for expedited permitting, including checklist and standard plans in the California Solar Permitting Guidebook. Since May 2017 alone, the City has issued 425 permits for rooftop solar. In the nonresidential sector, San Dimas is noted for other such projects, including the San Dimas Technology Development Center, which incorporates 1,288 solar panels and is USDA’s first “net-zero” facility.
- **Local Utility Programs.** Private utility providers implement resource conservation programs and incentives that residents can apply for. SoCal Edison, SoCal Gas, and Golden State Water all provide rebates for the purchase and installation of energy-, gas-, or water-saving equipment. Resolutions have been enacted to support conservation measures. Organizations like the San Gabriel Valley Energy Wise Partnership offers free energy assessments to learn how to conserve natural resources. These utilities also offer rate assistance to qualified lower income residents.
- **Other Local Efforts.** The city created an Energy Efficiency Conservation Strategy (EECS) to meet funding requirements for the Department of Energy’s Energy Efficiency and Conservation Block Grant (EECBG) program. The city identified and committed to reducing energy and water use in all City operations, conducted energy audits to develop and implement a prioritized set of targets and strategies, promoted energy efficiency and water conservation in City housing programs, and developed strategies to reduce greenhouse gas emissions from transportation by reviewing land use, fleet conversions, and other potential cost-effective strategies.

On- and Off-Site Improvements

Since the passage of Proposition 13, cities have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences has been a shift in funding for new infrastructure from general tax revenues to impact fees and improvement requirements on land developers. In lieu of impact fees, it is not uncommon for cities to require developers to provide the on-site and off-site improvements necessary to serve their projects.

In San Dimas, developers of single-family residential tracts are required to install curbs, gutters, and sidewalks; water and sewer lines; and street lighting and trees in the public right-of-way within and adjacent to a tract. These facilities are typically dedicated to the City/other agencies responsible for their maintenance. As a condition of approval, it may be required to provide public improvements to benefit adjacent properties, in which case the City enters into an agreement with the developer for reimbursement for provision of this excess capacity.

The City has adopted street improvement standards for residential tracts that are typical for a suburban city and for development of hillside areas. The standard public street widths, with vertical six-inch curbs on both sides of the street, are:

- 60 feet with a paved area of 42 feet for neighborhood entrance, collector and local streets for residential uses.
- 54 feet with paved area specified in tentative map for loop, cul-de-sac, or local streets serving more than 24 lots having one- or two-family uses.
- 50 feet with paved area specified in tentative map for loop or local street serving 24 lots or less with one-family uses.

The City allows private streets or lanes to be used for hillside developments. The standard widths for private streets are at least 12 feet when serving fewer than three lots; 16 feet when serving three to five lots; and 24 feet when serving six or more lots. Any street exceeding 100 feet in length is required to be at least 20 feet wide. Specific Plan No. 25 for the northern foothill area requires curbs only where needed to prevent erosion. In this area, rolled curbs are preferred. In commercial and industrial areas, streets and improvements are generally in place, though some may need to be improved with drainage landscaping or utilities consistent with City engineering plans and specifications.

Regardless of location, the City may also require water, sewer, and other utility infrastructure extensions; street construction and traffic control devices; etc. Developers may be required to dedicate land or contribute in-lieu fees for right-of-way, transit facilities, parks, and school sites in accordance with the Subdivision Map Act. These requirements are not unique. Cities in the San Gabriel Valley require developers to fully “pay their way.” Therefore, on-site and off-site improvements are not a unique constraint to projects proposed in San Dimas.

5. Development Permit Process

The City of San Dimas has a well-established development review process, in accordance with regulations specified in the SDMC, to ensure that proposed development furthers and is consistent with the goals, policies, and programs of the general plan and all other applicable municipal and state regulations. The process for reviewing residential projects is summarized in the following text, and the timelines are listed in Table HE-3.7.

Development Plan Review Board

The process for reviewing all new single-family, multifamily, and mixed-use developments begins with the submittal of plans to the Development Review Board (DPRB) for review. The DPRB was established to provide detailed site plan and architectural review of development proposals to ensure compliance with the general plan and zoning ordinance. The DPRB consists of seven members—representatives from the city council, planning commission, and chamber of commerce; the city manager; the director of development services; the director of public works; and an appointed resident of San Dimas.

SDMC Section 18.12.060 provides the standards of review for any development plan proposed in San Dimas. These standards address the site plan, overall design, architectural features, signage, and proposed lighting. The DPRB has the authority to impose conditions on a development plan to ensure conformance to the general plan, zoning code, specific plans, and applicable regulations of the municipal code. In approving or conditionally approving a development plan, the DPRB is required to make all of the following three findings:

- The development of the site in accordance with the development plan is suitable for the use or development intended.
- The development is arranged to avoid traffic congestion; ensure public health, safety, and general welfare; and prevent adverse effects on neighboring property.
- The development is consistent with the general plan, zoning code, and other ordinances and regulations of the city.

The Subdivision Committee (SC) consists of the director of the development services, the city engineer, the superintendent of building and public safety, the director of parks and recreation, and any other persons necessary for consideration of a tentative tract map. The SC may review each preliminary map prior to the subdivider filing an application. Once the application is received for the tentative tract, the SC causes a report to be forwarded to the planning commission at least three days prior to any hearing or action by commission. The SC is not responsible for conducting design review.

Conditional Use/Variance

A conditional use permit (CUP) may be required to obtain approval of residential land uses listed earlier. The planning commission announces its actions by resolution, including findings upon which it bases its decision. The commission must make the following findings to approve a conditional use permit:

- The site for the use is adequate to accommodate the use and all required features.
- The site relates to streets and highways adequate to carry the quantity and kind of traffic generated by the proposed use.
- The use will be arranged, designed, constructed, operated, and maintained to be compatible and shall not change the essential character of the area intended in the general plan and zoning ordinances.
- The use provides for continued growth and orderly development and is consistent with the elements and objectives of the general plan.
- The use complies with the California Environmental Quality Act.

All decisions regarding conditional use permits may be appealed to the city council within 20 days following the planning commission’s action.

Environmental Clearance

Before any development permit is granted, each project undergoes an environmental assessment as required by the California Environmental Quality Act of 1970, to assess project impacts and to establish whether public service and facility systems are adequate to accommodate any increased demand generated by a proposed project. Through the initial study, a determination is made as to the most appropriate environmental clearance. Most residential projects can be cleared through a negative declaration or mitigated negative declaration.

Table HE-3.7 Residential Development, City Review Times

Permits/Steps Required for Residential Projects	Review		Approval		Time (days)
	SC	DPRB	PC	CC	
Single-Family (no tract map)		X			45
Single-Family (with tract map)	X	X	X	X	120
Multiple family (rental)		X	X		45
Multiple-Family (with tract map)	X	X	X	X	120
Multiple-Family (MF-30) Rental		X			60
Multiple-Family (MF-30) with tract map	X	X			90
Zone/General Plan Change		X	X	X	180

Source: City of San Dimas CDD, Planning Department

6. Historic Preservation

The City of San Dimas has a rich history that goes back to the nineteenth century. To document the historical significance of structures in San Dimas, the City surveyed all pre-1940 buildings in 1991. Over 300 structures are listed as locally significant, of state-level significance, or potentially eligible for the national register. Many of these properties are in and adjacent to the city’s original downtown. The City does not have a formal historic preservation program, but is supportive of property owners preserving their historic homes and structures.



Examples of residential properties within the Downtown

As local resources, these historic properties qualify their owners for tax advantages offered at the local, state, and federal government levels. The City encourages preservation of these structures through various state programs. One state program, the Mills Act, enables the owner of a structure listed as historically significant by the City to agree with the City to preserve, maintain, and possibly rehabilitate the home. The benefit to the homeowner is a substantial reduction in property taxes for historic properties that qualified after Proposition 13. To date, seven homeowners in San Dimas have taken advantage of this program.

As the downtown is revitalized, the City seeks to ensure that historic structures are preserved and that new development envisioned is sensitive to the scale, character, and design of adjacent neighborhoods and land uses. In 1991, the City adopted Design Guidelines for the Town Core for the express purpose of serving as a “guide to the architectural rehabilitation of the historic building fabric of the Town Core and Bonita Avenue areas.” The intent is to preserve historic resources and thus enhance the historic downtown. While these codes may affect individual structures, they do not constrain the development of downtown, but are intended to ensure that the overall character of the downtown is preserved.

The City continues to promote the use of Mills Acts designations to incentive the rehabilitation and preservation of historic buildings in the community.

C. Fair Housing Opportunity

This section is intended to address the fair housing requirements for housing elements. It begins with an overview of key requirements, describes outreach efforts to date, and then provides the requisite analysis. Programs to address fair housing concerns are detailed in the Housing Plan of this element.

Overview of Key Requirements

In recent years, one of the most significant trends in state housing element law has been in the arena of fair housing. With the passage of AB 686 in 2019, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of 2015. The goal of this assessment is to ensure that people have fair housing choice.

Affirmatively further fair housing means “taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws” (Government Code 8899.50(a)).

California HCD has issued specific requirements for incorporating AB 686 requirements for fair housing into the update of the housing element:

- **Assessment of Fair Housing.** This includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- **Housing Element Sites Inventory.** This includes the identification of sites for future housing to accommodate all income levels of the city’s share of the regional housing needs and select sites that also serve the purpose of furthering more integrated and balanced living patterns.
- **Response to Contributing Fair Housing Issues.** This includes the development of program(s) that affirmatively further fair housing and promote housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH.

The following AFH analysis begins with a discussion of outreach conducted for this process and then follows with a discussion under each section. The analysis conforms to the requirements outlined in technical guidance provided by HCD.¹

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics.

AFFH Guidance Memorandum, California HCD (2021)

¹ Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements, California Department of Housing and Community Development, April 2021.

Outreach and Engagement

The City of San Dimas conducted extensive and varied outreach to solicit input and feedback from community members, advocacy groups, and other stakeholders to inform the housing element update. This included a combination of a housing steering committee, an online survey of the community with respect to housing, consultations with key stakeholders knowledgeable about local housing issues, study sessions, and other means. A description of the outreach program is included in Appendix B of the Housing Element.

To inform the housing element, the City surveyed residents about local housing needs and barriers to securing housing. The City posted the survey on its website and sent a notice to all apartment buildings, mobile home parks, and Life Pacific University to ensure adequate input from residents. The survey was sent out a second time to obtain responses from groups less likely to participate. A total of 400 residents responded to this survey. In addition, the City also consulted with fair housing organizations, homeless service providers, developers, community-based organizations, and other local stakeholders.

Through both the stakeholder consultations and community housing survey, the primary fair housing issues raised were:

- The lack of housing opportunities in San Dimas and a corresponding need for a wider range of housing types to meet a variety of needs.
- High housing prices and rents that made it difficult to attain and retain housing suitable to the needs of residents.
- Community opposition, misunderstanding of lower income residents, and politicization of issues present a barrier to addressing housing issues.
- Lack of diversity in housing, shortage of affordable housing, and a need for greater community outreach to address opposition to affordable housing.
- Modifications to zoning, development standards, and permitting processes are needed to remove impediments to the development of housing.
- Community education was needed to raise the awareness of the need for housing to meet the needs of all income levels of residents.

Stakeholders and residents both felt that greater communication from the City is an important aspect of addressing housing issues in San Dimas. The City currently conducts extensive outreach in the attempt to engage all residents, but has had mixed success. Therefore, the City has included Program 24 to conduct a survey through a variety of means (e.g., paper, electronic, social media, etc.) to determine which methods of communication and languages are most desirable and effective for residents and stakeholders in San Dimas.

Assessment of Fair Housing

Patterns of Integration and Segregation

The AFH requires that jurisdictions address any patterns of segregation that may disproportionately affect persons of protected classes. To inform this assessment, data were collected on various individual and housing characteristics to assess the presence of patterns that suggest fair housing concerns.

Household Income

San Dimas straddles the eastern San Gabriel Valley and Pomona Valley, a vast area consisting of approximately a dozen small- to middle-sized cities and totaling more than 750,000 residents. With respect to income, the median household income of this region (collectively referred to in the U.S. Census as the east San Gabriel Valley) ranges from about \$60,000 to \$110,000. San Dimas's median household income, at approximately \$86,000 as of the 2015-2019 ACS, straddles the middle-income ranges of these dozen cities in the East San Gabriel Valley.

As seen in Figure HE-3.2, the southern reaches of San Dimas have the highest median income. West of Bonelli Regional Park, the median income ranged from \$131,000 to \$147,000. On the southern border, abutting city limits, the median income is \$108,000. The State Median Income in 2020, published by HCD, was \$87,100. The only area of the city in which median incomes are lower and reflect the state median more closely are the Vista Verde and Downtown neighborhoods. In Vista Verde, the median income ranges from \$72,656 to \$104,250, and in downtown the median income ranges from \$61,930 to \$92,557.

Though downtown has a lower median income than northern and southern reaches of the city, there are no areas of concentrated poverty with a median income below the federal poverty line. Additionally, the only block group in which the low- to moderate-income population is equal to or greater than 50 percent of the population is in downtown east of San Dimas Avenue between Bonita Avenue and the Southern Pacific Railroad. This area of San Dimas has the lowest median household incomes because the area contains the majority of the city's market rate and assisted apartment complexes.

Household income tends to vary among different race and ethnic groups, household types, tenure, and age level of residents. For instance, owners earn a median income of \$101,800 versus \$63,000 for renter households. The median household income is \$87,500 for White non-Hispanics, \$93,000 for Hispanics, and \$86,000 for Asians. African American and other race/ethnic groups had too small a sample to derive median incomes. Income tends to be lowest in young adults and seniors, and highest among middle-age adults between 45 and 65 years.

Though income levels are correlated with demographic and economic characteristics, these patterns do not suggest local discrimination, but reflect the differences that would be expected in any community.

Race and Ethnic Concentrations

San Dimas' race/ethnic composition is a product of its history and broader demographic changes occurring in the San Gabriel Valley, which has become home to an increasingly international population. San Dimas is predominantly White, as shown in Figure HE-3.3, though the racial and ethnic composition of the city has been changing since 2010. A predominant population is one that makes up a larger percent of the population than other racial or ethnic groups but is not necessarily the majority of the population. In this case, 46 percent of San Dimas residents identify as White, a larger percentage than other racial or ethnic groups, but not a majority of the population citywide.

Since 2010, the City's demographic has been changing rapidly. Asians increased by 40 percent, Hispanics increased by 8 percent, and the White population decreased 11 percent. As shown in Figure HE-3.3, this change is most pronounced in southern San Dimas, where Asians comprise 21% of the population within those tracts. This is 50 percent or more than their overall 14% share of the City's population. Hispanics are also the majority population in downtown, particularly in the eastern portion, where most of the city's apartment complexes (both market rate and affordable) are located. This pattern is due to the concentration of more affordable housing (as renting is more affordable than owning) rather than discriminatory practices.

A racially or ethnically concentrated area of poverty (R/ECAPs) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents live in poverty. There are no R/ECAPs near or adjacent to San Dimas, but the percentage of residents in poverty is slightly higher in the area west of San Dimas Avenue. Although this area does not align with the concentration of voucher holders, the higher poverty rate is likely due to the five mobile home parks in west San Dimas. This area in San Dimas is predominantly occupied by residents identifying as White, indicating that though there is a concentration of poverty, it is not tied to a concentration of minority populations.

A racially concentrated area of affluence (RCAA) is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. San Dimas's higher-earning-income households reside throughout the city, particularly in northern and southern San Dimas, and certain small pockets may exceed the \$125,000 threshold for an RCAA. However, when also considering the racial component of an RCAA, there are no census tracts in or overlapping with the City of San Dimas that qualify as a RCAA. Most RCAAs in the SCAG region are generally in coastal communities; inland suburban communities typically do not reflect this pattern.

In summary, an analysis of race, ethnicity, and income patterns do not indicate the presence of R/ECAPs or RCAAs in San Dimas.

Familial Status

As with much of suburban Los Angeles County, San Dimas has historically been a highly family-oriented community, largely due to the dominance of single-family housing in many parts of the city. More than 60 percent of children across San Dimas live in married-couple households. In the East San Gabriel Valley, the percent of households with children varied from 24 to 34 percent of households among cities, and San Dimas had the ninth lowest proportion at 27 percent. San Dimas is predominantly married couple families, but there is a slightly higher concentration of single-parent, female-headed households in the west San Dimas between West Arrow Highway and Walnut Creek, with 20 to 40 percent of households reflecting this family type. Discrimination based on familial status is uncommon; no inquiries or cases regarding familial status have been filed with the Housing Rights Center, and only one with HUD since 2013.

Housing discrimination needs to be addressed in general and is often a historical source of discrimination countywide, but families do not appear to be unduly concentrated in different areas, and discrimination based on familial status does not present a significant fair housing issue in San Dimas.

Persons with Disabilities

In San Dimas, 13 percent of the noninstitutionalized population had at least one disability, of which 48 percent were seniors. No area in San Dimas has higher concentrations of disabled persons, and the rate of disability is similar to cities in the San Gabriel Valley, LA County, and SCAG region. To meet the housing needs of disabled people in San Dimas, 14 residential care facilities for the elderly and one adult residential care facility provide 692 beds. However, only 11 beds are available for nonseniors. Moreover, only a small percentage of apartments in San Dimas are fully accessible to people with disabilities. Not all persons with a disability require living assistance, but the proportion of residents with a disability who may need housing compared to the available beds presents a potential barrier for youth and adults whose disabilities make it difficult to live independently and who do not have family to live with. The shortage of care facilities may be due to the high cost of land and housing in San Dimas compared to adjacent cities. Therefore, while there are no patterns of disability-based segregation in the city, there is a need for care facilities for younger persons.

To address the housing needs of disabled people, the City continues to allow residential care facilities in the community as required by law (Program 23). The City also requires new housing to comply with accessibility requirements of Title 24 of the California Building Code. The City continues to ensure that older housing that may not meet accessibility standards can be adapted as needed through its reasonable accommodation process or can secure grants for accessibility (including chair lifts for mobile homes) to allow residents to access their home regardless of their mobility or other disability (Programs 23 and 24).

Disproportionate Need and Displacement Risk

The housing element must include an assessment of disproportionate housing needs, including displacement risk, on people with protected characteristics and households with low incomes. This analysis is important to understand how some groups of persons experience severe housing needs when compared to other populations at a local level and in a region.

Overcrowding

As discussed in the Community Profile, overcrowding is not a significant issue in the City of San Dimas. According to California Health and Human Services, the rate of moderate overcrowding is constant across the city, and severe overcrowding is slightly higher in the eastern portion of downtown with its concentration of rental units and housing choice voucher holders. Overall, less than 3 percent of households are experiencing overcrowding (2 percent of renter-occupied households and 4 percent of owner-occupied households).

Overcrowding is slightly higher among low-income renter households, with 5 percent of low-income renters experiencing overcrowding compared to 2 percent of low-income owners. Overcrowding typically means that either appropriately sized housing is unaffordable or unavailable to current residents. Because the rate of overcrowding is low in San Dimas, it can be assumed that at least some portion of those households are families with children or multigenerational households. Therefore, displacement risk due to overcrowding is modest.

Overpayment

In San Dimas, overpayment is a widespread issue; 33 percent of all households overpay for housing. However, housing overpayment is more prominent among renters than homeowners, with 61 percent of renters versus 36 percent of owners overpaying for housing (Figures HE-3.4 and HE-3.5). Overpayment is directly related to household income, so it disproportionately affects households that earn lower incomes and groups with special housing needs such as seniors, persons with disabilities, and college students. These general patterns of housing overpayment are evident across the SCAG region and in much of the state.

The rate of overpayment among renters has remained stable in recent years, while overpayment among owners declined slightly from 2014 to 2019. Geographically, rental housing overpayment is generally concentrated in the area with the highest concentration of Housing Choice Voucher holders, which also is the area with the majority of apartments. This trend reflects much of the SCAG region, where overpayment has remained an issue among renters while decreasing among homeowners. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

Housing Condition

In addition to extensive overpayment, 87 percent of the of the housing stock in San Dimas is older than 30 years. This is the age at which housing begins to require major investments to ensure the long-term utility and quality of a home. Some homeowners have conducted ongoing maintenance to maintain the value of their homes, but the City reports that there are typically 40 households on the waitlist for rehabilitation funding, and approximately 30 receive assistance annually due to budget limitations. For some property owners, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is uninhabitable and must be demolished. To prevent either of these situations, the City will continue to provide financial assistance to both single-family- and mobile-home owners and will conduct a code enforcement inspection of potentially substandard residences to target marketing of rehabilitation programs to these neighborhoods to reduce the risk of displacement (Program 1). The City will also continue to provide rehabilitation funding, as available (Program 2).

Displacement Risk

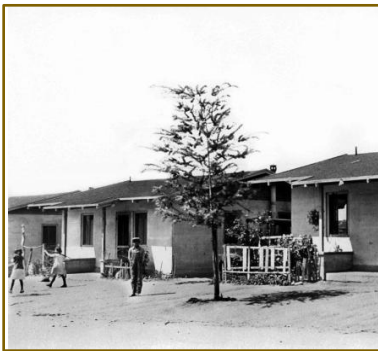
Displacement risk refers to the risk that households might not be able to retain their housing because it is unaffordable, not suitably sized, or in poor condition. The City has affordable properties that have received public subsidies, or are subject to local regulations (e.g., mobile home parks). During the 5th housing element cycle, one affordable project converted to market rents. In 2024, Sunnyside Apartments will convert 33 units of senior housing to market rents. The City has met with the owner of Sunnyside Apartments on several occasions to express the City's desire to preserve affordability and worked with a contractor to try to reach a solution with the apartment owners, but the owners are committed to converting the unit units to market rate. The loss of these units will temporarily constrain the supply of affordable units, but all of the mobile home parks and most assisted housing in the city are protected through either the Mobile Home Accord (agreement to stabilize space rents) or City ownership.

As highlighted above, overpayment and the lack of affordable housing is a significant issue affecting both renters and homeowners. In contrast, overcrowding is not prevalent within the community except among renters. Addressing disproportionate need requires a multipronged effort. To address displacement risks due to overpayment, the City will partner with nonprofit developers to facilitate production of affordable housing and will provide information on the Los Angeles County's housing portal to connect lower-income residents with affordable homeownership and rental opportunities in the city (Programs 20 and 24). The City is also evaluating the feasibility of an inclusionary housing ordinance to increase the supply of affordable housing (Program 19). The City will also promote the County's rental voucher program (Program 15). Lastly, the City commits to working with property owners of assisted housing and mobile home parks to preserve affordable housing for the long term.

Neighborhood Conditions

Recent years have seen a renewed interest in the historical practice of redlining. In the 1930s, the Federal Housing Administration designated areas of cities in which they would not insure mortgages. Using red ink, lenders outlined on paper maps the parts of a city that were considered at high risk of default as well as more desirable neighborhoods for approving a loan. The Home Owners Loan Corporation (HOLC) rated (redlined) certain areas across the nation as hazardous, and yellow lined areas thought to be declining. These areas and the residents living there were more often denied credit for home purchases, which perpetuated areas with low rates of ownership and limited upward mobility.

Historically, the HOLC maps included a redlined area bounded by Bonita Avenue, Arrow Highway, Eucla, and San Dimas Avenue, south of the railroad tracks. HOLC maps also included a larger yellow-lined neighborhood that extended north of Bonita Avenue and covered many of San Dimas' older neighborhoods. The boundary of the yellow lined area was between Bonita Avenue and West fifth Street, bordered by Eucla Avenue on the west and San Dimas Avenue on the west. A small portion on the eastern edge extended to West Gladstone to the north.



Citrus Worker Housing in San Dimas, circa. 1920

The redlined area is the historical location of the “Mexican Quarters,” which consisted of modest homes built by the San Dimas Lemon Association for citrus industry workers. Additional labor camps for Filipino and Mexican citrus workers were located outside the historical core of San Dimas. Today, however, this area of San Dimas consists of redevelopment projects, a large neighborhood park, industrial uses, apartment complex, and sites proposed for housing. Blocks closer to Arrow Highway (just south of the redlined area) have homes built during the 1940s to 1960s that require significant maintenance and rehabilitation.

North of Bonita Avenue is a yellow-lined neighborhood bounded by Eucla Avenue, San Dimas Avenue, Bonita Avenue, and 5th Street; an additional area stretches north to Gladstone Street between Monte Vista Avenue to San Dimas Avenue. Both these areas are primarily single-family homes with a median income of \$63,500 south of 5th Street and \$105,500 between 5th Street and Gladstone. The eastern portion of the yellow-lined area, along San Dimas Avenue, contains several apartment complexes. Areas of this yellow-lined neighborhood (north of 1st Street) were known to have racial covenants before the city’s incorporation.

The California Fair Housing Act and the National Housing Act officially prohibited redlining and other discriminatory housing practices more than 50 years ago. To address the factors that contribute to segregation or different levels of investment among historically red- and yellow-lined communities, the City will continue to focus reinvestment in these areas. These will include capital improvements (streets, sanitation, trees, etc.), neighborhood beautification efforts (Program 4), housing rehabilitation grants (Program 2), and other programs to promote housing mobility and choice (See Table 3-10).

Access to Opportunity

AB 686 requires the Assessment of Fair Housing to evaluate access to a variety of opportunities, including employment, strong educational facilities, transit, housing mobility, and a healthy living environment throughout the city. The analysis must also assess any disparities in access to opportunity such as further distance to jobs, proximity to hazardous environmental conditions, or limitations in the ability to move between neighborhoods.

Opportunity Map

State Government Code Section 65583 (10)(A)(ii) requires local governments to map access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in an effort to provide evidence-based research for policy recommendations. Each jurisdiction is compared to the county as a whole. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community. The California Tax Credit Allocation Committee (CTAC) issues these maps each year.

CTAC has identified all of the San Dimas as a high resource area (Figure HE-3.6). Indicators supporting this determination include low unemployment and close proximity to jobs, access to good educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants when compared to the county as a whole. The high resource designation is supported by this assessment of fair housing, which identifies the primary barriers to fair housing as housing price and availability of housing rather than patterns of segregation or limited access to opportunities.

Employment Opportunities

Having adequate and decent-paying employment is a prerequisite for residents to afford adequate housing in their community of choice. Over the past two decades, the City has pursued redevelopment of its downtown and other areas to attract commerce that both generates City revenue and provides employment opportunities that offer living wage jobs for residents. According to HUD’s 2017 analysis of proximity to jobs, there is a concentration of jobs in downtown San Dimas that facilitates closer access to jobs for San Dimas residents than most surrounding jurisdictions have (Figure HE-3.7). The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) for a distance and direction between work and home analysis reports that approximately 37 percent of San Dimas residents live within 10 miles of their job, and 27 percent live between 10 and 24 miles from their job. The LEHD analysis found that households in San Dimas have access to higher concentrations of jobs than all of the surrounding suburban communities, suggesting that persons that live in San Dimas have access to employment opportunities, though they may choose to work elsewhere.

Environmental Health

Hazards in the environment are known to directly influence the health of residents. In February 2021, the California Office for Environmental Health Hazard Assessment (OEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare communities' environmental scores. A community with a score in the 75th percentile or above is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. There are no disadvantaged communities in San Dimas. Figure HE-3.8 demonstrates that healthy environmental conditions are prevalent throughout San Dimas, regardless of location or demographic makeup of residents, particularly when compared to the surrounding region. Throughout the SCAG region, urban communities typically have higher pollution scores, in contrast to most positive environmental conditions in San Dimas. In addition to the conditions reported by OEHHA, the city has ample regional parks (Walnut Creek, Bonelli Park, and San Dimas Canyon Park) and at least eight local parks dispersed citywide that offer green space, trails, and other amenities that contribute to good health.

Due to the low prevalence of environmental pollution, San Dimas is considered to have a quality environment that contributes to positive health outcomes among residents compared to the region.

Transit Opportunity

Transit opportunity (often termed as transit mobility) refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. San Dimas residents are served by Foothill Transit, which operates routes to West Covina, Glendora, Azusa, Arcadia, and Montclair as well as express buses to Los Angeles and Pasadena. The Metro Foothill Extension will also add rail service connecting San Dimas to the broader region. However, there is limited transit circulating within the city itself. Foothill Transit also offers three paratransit services. Paratransit is available within three-quarters of a mile of a fixed route lines and is offered from 4 am to midnight each day. Dial-a-Cab program operates 24 hours per day, 7 days per week to drive residents anywhere within the city; travel boundaries are extended outside of the city for seniors or riders with disabilities. Get About is available for seniors and persons with disabilities in San Dimas, connecting residents to anywhere in San Dimas, La Verne, Pomona, and Claremont for \$1 per one-way trip.

Due to the availability of region transit, future rail transit, and three paratransit services (coupled with busing service for San Dimas students discussed later), transportation options are readily available in the city for residents.

Educational Opportunity

Education is essential to securing living wage employment that leads to more positive individual, health, and housing outcomes. San Dimas has eight elementary schools, two middle schools, two high schools, and two alternative/continuation high schools. San Dimas is known for its quality education and, as shown in Table HE-3.8, all schools exceed the statewide average for performance for core subjects, and all (except Lone Hill Middle) are denoted for their exceptional performance.

School	English Language Arts	Mathematics
Gladstone Elementary		
Lone Hill Middle		
San Dimas High		
Arma J. Shull Elementary		
Fred Ekstrand Elementary		
Allen Avenue Elementary		
Ramona Middle		
Oak Mesa Elementary		
La Verne Heights Elementary ¹		
Grace Miller Elementary		
Bonita High ¹		
Marion Roynon Elementary		

Source: California Department of Education, 2018 (latest available)

Note: 1. These schools serve predominantly students from surrounding cities.

(Best performing) Low Performing

To increase access to schools for all, Bonita USD offers transportation for eligible elementary school age students that live further than ¼ of a mile from their nearest school for K-3rd grade, further than 1 mile for 4th-5th grades, further than 2 miles for 6th-8th grades, and 2.5 miles for high school students. Given that most schools in San Dimas perform similarly, there is not a significant difference in access to proficient educational opportunities based on neighborhood. However, across San Dimas, students with disabilities, socioeconomically disadvantages, and English learners are the most commonly reported for poorer performance. Bonita USD’s Local Control Accountability Plan identifies these issues and proposes strategies to address them. In the meantime, Bonita USD continues to manage the \$56 million in general obligation bonds for the construction, reconstruction, rehabilitation, and replacement of school facilities.

Housing Opportunity

Housing mobility refers to the ability to secure affordable housing citywide and in areas of high opportunity, move between neighborhoods, and buy a home if desired. Indicators of housing mobility include distribution of Housing Choice Vouchers, and the availability of rental and ownership housing. The city predominantly consists of single-family homes, and their high price reduces housing mobility for residents, particularly for low-income households. More affordable options are limited. The City has 14 properties providing about 1,600 apartment units, 12 or more condo/townhome projects providing 1,200 units, and 5 mobile home parks providing 900 units. Apartments are concentrated in the eastern half of downtown, mobile homes are concentrated in the western part of San Dimas, and condominium and townhome projects are dispersed.

Improving housing opportunity will require multiple efforts. The City will provide information on Los Angeles County's housing portal to assist residents with locating affordable rental housing (Program 24). The City proposes to rezone up to 100 acres of land in the downtown for apartments, condominiums/townhomes, and mixed uses (Program 7). The Housing Plan proposes a menu of varied programs to address potential constraints to the development of housing. These include incentives such as density bonus, lot consolidation, minor modifications, streamlined permitting, and amendments to the MF-30 zone. The City is also encouraging the development of accessory dwelling units citywide (Program 6). Finally, the City will promote the County rental housing vouchers (Program 15) and work with the Housing Rights Center to provide workshops that educate landlords on the latest requirements of fair housing law (Program 24).

English Language Fluency

The SCAG region is home to an international population and draws immigrants from countries around the world. In such a dynamic region, an often-cited concern is the ability of households to clearly understand and participate in the decision-making process at city halls. Participation is linked to language fluency. Statewide, by comparison, of the population age 5 or older, 18 percent do not speak English very well, versus 24 percent of residents in the east San Gabriel Valley. While San Dimas is within the San Gabriel Valley, the city fares much better than the average; approximately 8.5 percent of residents do not speak English very well. Another measure of English fluency is households with "limited English speaking" ability, defined as those in which "no one 14 and over either (1) speaks English at home or (2) speaks a language other than English at home and speaks English 'very well.'" The ACS estimates that 537 San Dimas households (4.8 percent) have limited English speaking—an estimated 131 Spanish households, 37 Indo-European households, and 349 Asian-Pacific Islander households.

Therefore, though English fluency is an issue affecting many cities in the East San Gabriel Valley, San Dimas residents fare significantly better than the region.

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law, and referral of fair housing complaints to appropriate agencies. Concurrently with the housing element update, the City is conducting a thorough review of the zoning ordinance and land use policies for fair housing compliance and has proposed needed revisions in the housing element programs. The City will continue to regularly review land use policies, permitting practices, and building codes for compliance with state and federal fair-housing laws.

The City has referred fair housing complaints to the Housing Rights Center (HRC) and will continue to do so. HRC contracts with the county to provide education, advocacy, and litigation in fair housing affairs. It provides housing counseling on tenant-landlord rights and responsibilities, investigates discrimination and reasonable accommodation cases, and holds educational workshops (biweekly in English and Spanish). Since 2013, the HRC has had 50 cases/inquiries in San Dimas. The most common inquiry received was regarding national origin, and the most common discrimination case was physical disability (see Table HE-3.9).

Table HE-3.9 Discrimination Cases and Inquiries, 2013–2021

Protected Classification	Cases		Inquiries	
	Number	Percent	Number	Percent
Gender	-	-	1	2%
Mental or Physical Disability	6	100%	7	15%
Race/ Ethnicity/National Origin	-	-	13	29%
Religion	-	-	5	11%
Other	-	-	19	42%
Total	6	100%	45	100%

Source: Housing Rights Center, 2021

The Department of Fair Employment and Housing dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity. According to HUD, four fair housing discrimination cases were filed with and accepted by HUD from San Dimas residents between 2013 and 2020. Two cases alleged discrimination based on race, one on disability, and one on familial status and retaliation. The two cases based on race were closed after determining there was no valid cause. The other two cases were closed following successful conciliation and settlement. In addition to these cases, HUD received eight inquiries for alleged discrimination, of which four lacked a valid basis, three claimants failed to respond to HUD's follow up, and one claimant decided not to pursue the case.

No inquiries or cases were made against the City.

Housing Element Sites Inventory

State law requires that communities use maps prepared by the California Tax Allocation Committee (TCAC) and HCD to assess housing resource opportunity. The rankings for this map are based on high-paying job opportunities, proficient schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators. Each jurisdiction is compared to the county as a whole. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

In Figure HE-3.6, TCAC identified all of the City of San Dimas as a high resource area. Some of the indicators to make this determination include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants when compared to the county. The high resource designation is supported by this AFH that identified the primary barriers to fair housing as housing price and availability of housing rather than patterns of segregation or limited access to opportunities.

Using the statewide opportunity map and indicators of segregation, displacement risk, and access to opportunity as overlays to the map, the City analyzed whether sites would affirmatively further fair housing. The sites identified in Table HE-4.4 are all located in high-resource areas and can access housing, services, jobs, and other resources throughout the city. Moreover, development of proposed housing sites would convert underused commercial land, not require the demolition of existing housing, nor displace existing residents.

In addition to locating the proposed housing sites in an area of the city with fewer apartments than eastern downtown, the planned extension of the Foothill Gold Line through the City of San Dimas will improve transit opportunities within the area in which housing sites are located. The increase in transit mobility will improve access to housing, jobs, and services in San Dimas and neighboring communities, furthering fair housing through mobility. The economic development that is anticipated with the expansion of transit lines will also bring targeted reinvestment to the area to encourage place-based revitalization.

Finally, the Housing Plan proposes evaluating an inclusionary requirement for new housing built in downtown. While the City has historically negotiated affordable housing units as part of larger residential developments, Program 19 commits the City to consider the feasibility of a citywide inclusionary ordinance, instead of negotiated development agreements on a project-by-project basis. The inclusionary requirement will assist the city in achieving its 2021-2029 RHNA goals, create a mixed income downtown, and affirmatively further fair housing.

Contributing Factors and Priorities

The City of San Dimas has also taken steps to affirm its priority to further the equal and fair treatment of all persons, through the adoption of Resolution 2020-39 by the City Council. This resolution sets the direction for current and future efforts in San Dimas that also extend to fair housing opportunity.

RESOLUTION 2020-39

A RESOLUTION OF THE CITY COUNCIL OF SAN DIMAS, COUNTY OF LOS ANGELES, CALLING FOR THE UNITY, DIALOGUE, AND ACTION TO ABOLISH RACISM, WHEREVER IT MAY EXIST, AND TO ENSURE JUSTICE AND RESPECT FOR ALL MEMBERS OF OUR COMMUNITY.

Resolution 2020-39 declares that San Dimas is a peaceful and diverse community that is concerned for the equal and fair treatment of all persons, and will not accept that any person be discounted, undervalued, or marginalized, and that we must come together as a community, listen, and learn from each other in order to identify where change can be made and how we can make it....Therefore the City Council denounces the actions that contributed to the senseless death [George Floyd], and the City Council denounces all acts of racism, hate, violence; affirming the values of equality, justice, compassion, and respect. We will continuously strive to ensure accountability, understanding, and solidarity in our community.

Abridged version

Through discussions with stakeholders, fair housing advocates, review of the community survey, and this assessment of fair housing, four key fair housing issues were identified.

- Issue #1: Displacement issue due to economic burden
- Issue #2: Community concern regarding affordable housing
- Issue #3: Barriers to obtaining housing
- Issue #4: Disproportionate need for housing/neighborhood improvement

Table HE-3.10 provides a summary of each issue and meaningful actions to address each of the identified fair housing issues.

Table HE-3.10 Contributing Factors to Fair Housing	
Contributing Factors	Meaningful Actions
Issue #1: Displacement due to economic burden.	
<ul style="list-style-type: none"> ■ High prices and rents for homes in San Dimas ■ Shortage of affordable housing sizes/types. ■ Cost of repairs or rehabilitation. ■ Community opposition to affordable housing and homeless services. ■ Conversion of at-risk assisted apartments 	<ul style="list-style-type: none"> ■ Encourage landlords to register units with the Housing Authority for Section 8 (Program 15). ■ Preserve affordable mobile homes via the conversion ordinance and Mobile Home Accord (Program 16). ■ Expand where high density housing is permitted via the Affordable Housing Overlay (Program 18) and evaluate feasibility of inclusionary housing (Program 19). ■ Partner with local organizations and non-profits to encourage housing assistance (Program 20). ■ Provide link to the Los Angeles County portal of affordable housing on the City’s website (Program 24).
Issue #2: Community concern regarding affordable housing.	
<ul style="list-style-type: none"> ■ Lack of knowledge regarding city processes and responsibilities. ■ Misunderstanding about who is served by affordable housing. ■ Need to improve knowledge about fair housing laws. ■ Limited communication options that successfully reach all people. ■ Opposition to higher density and affordable “low income” housing. 	<ul style="list-style-type: none"> ■ Develop educational materials on who affordable housing serves (Program 24). ■ Work with HRC to provide workshops and trainings on fair housing laws (Program 24). ■ Survey residents on preferred methods of outreach to improve effectiveness (Program 24). ■ Conduct broad outreach and engagement efforts for the upcoming downtown specific plan
Issue #3: Barriers to obtaining housing	
<ul style="list-style-type: none"> ■ Limited range of housing types to meet a variety of needs. ■ Cost of modifications to meet disability needs. ■ Shortage of affordable rental and ownership options. 	<ul style="list-style-type: none"> ■ Encourage construction of accessory dwelling units throughout the city (Program 6). ■ Adopt incentives and remove barriers to higher density housing in downtown and citywide (Programs 9 – 13). ■ Partner with local organizations and non-profits to encourage housing assistance (Program 20). ■ Pursue opportunities to facilitate a range of housing options for seniors (Program 21). ■ Continue to offer the Mobile Home Lift Program for accessibility modifications (Program 24).
Issue #4: Disproportionate need for housing and neighborhood improvement.	
<ul style="list-style-type: none"> ■ Shortage of high-quality affordable housing. ■ Cost of repairs and rehabilitation. ■ Age of housing stock. ■ Aging neighborhood infrastructure 	<ul style="list-style-type: none"> ■ Promote availability of rehabilitation funds and seek to expand financial resources (Program 2). ■ Target reinvestment through the Neighborhood Beautification program and broader neighborhood improvements in areas of need (Program 4). ■ Seek additional funds to startup and expand housing rehabilitation and neighborhood improvements ■ Target place-based revitalization through the Downtown Specific Plan (Program 7).

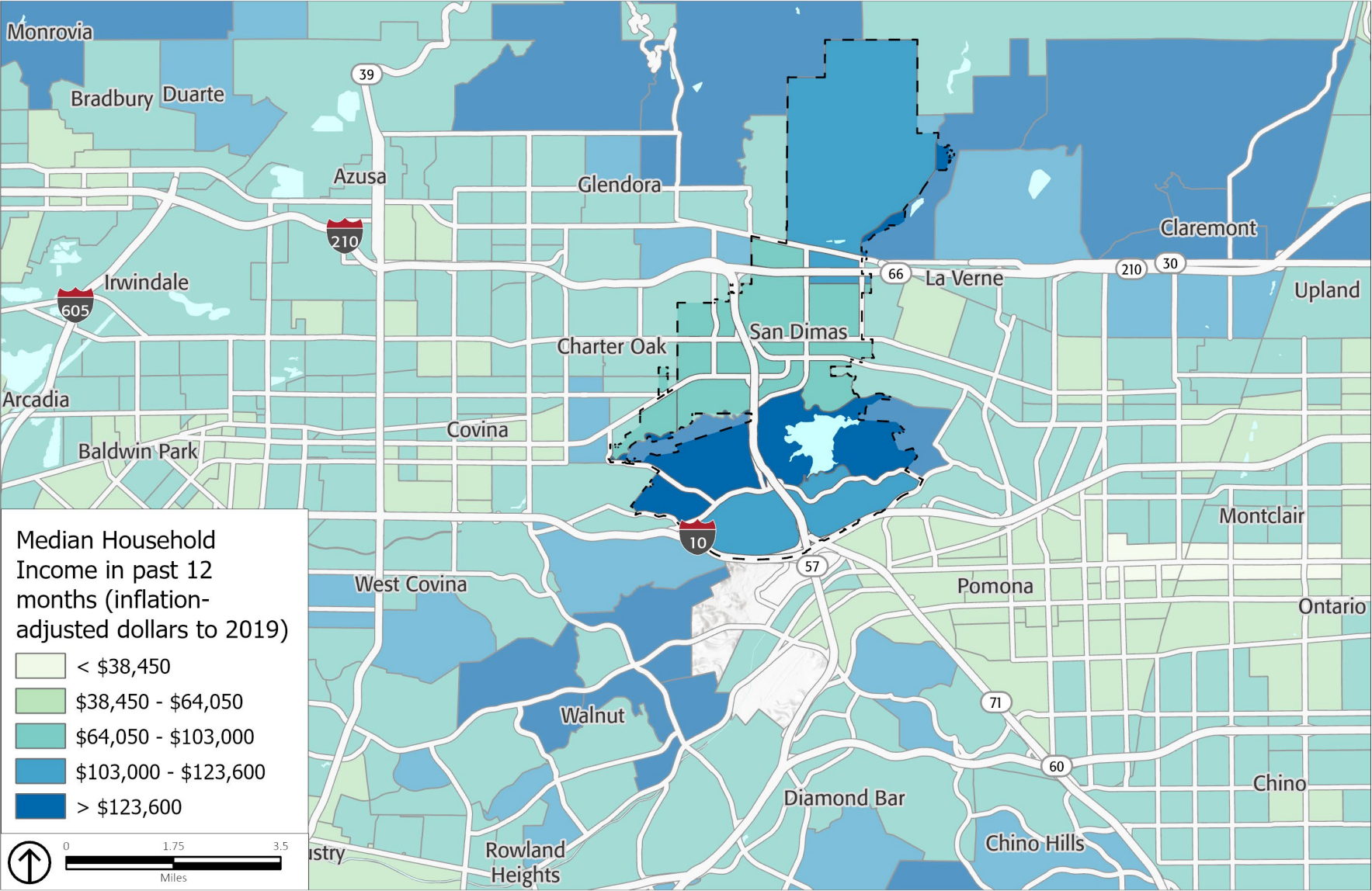


Figure HE-3.2 Median Household Income by Census Tract

3. CONSTRAINTS ANALYSIS

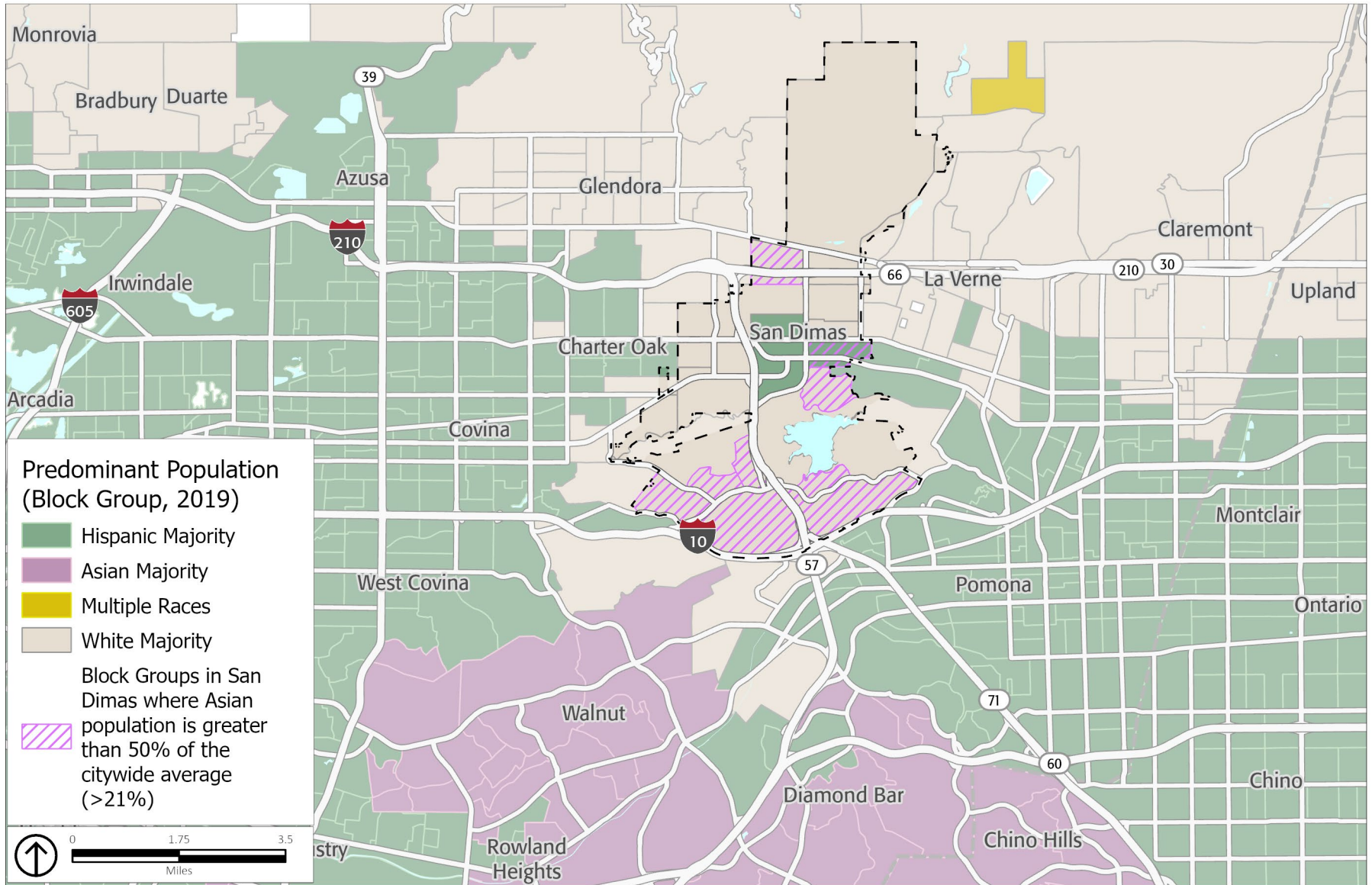


Figure HE-3.3 Predominant Population by Census Block Group

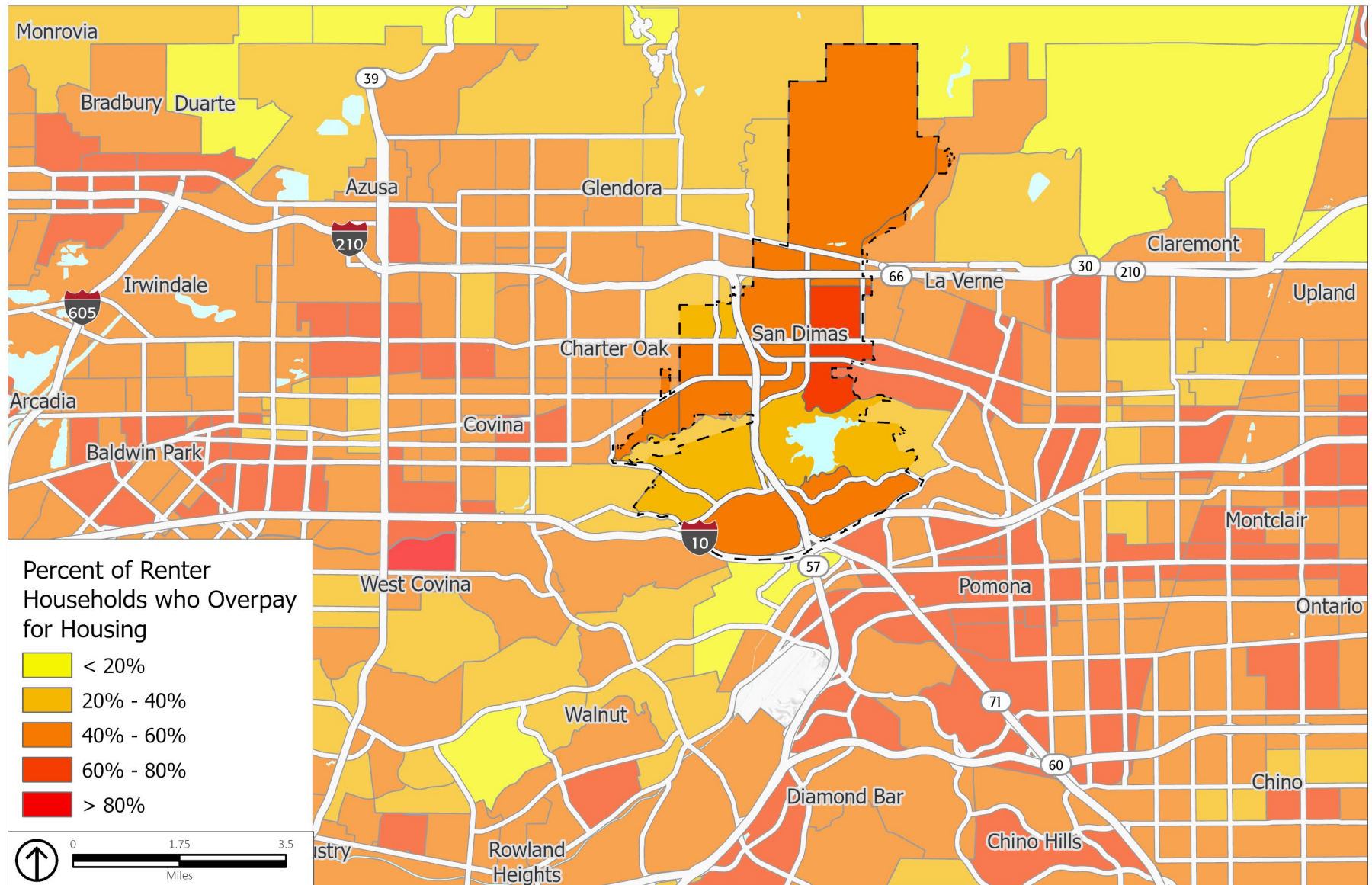


Figure HE-3.4 Housing Overpayment Among Renters by Census Tract

3. CONSTRAINTS ANALYSIS

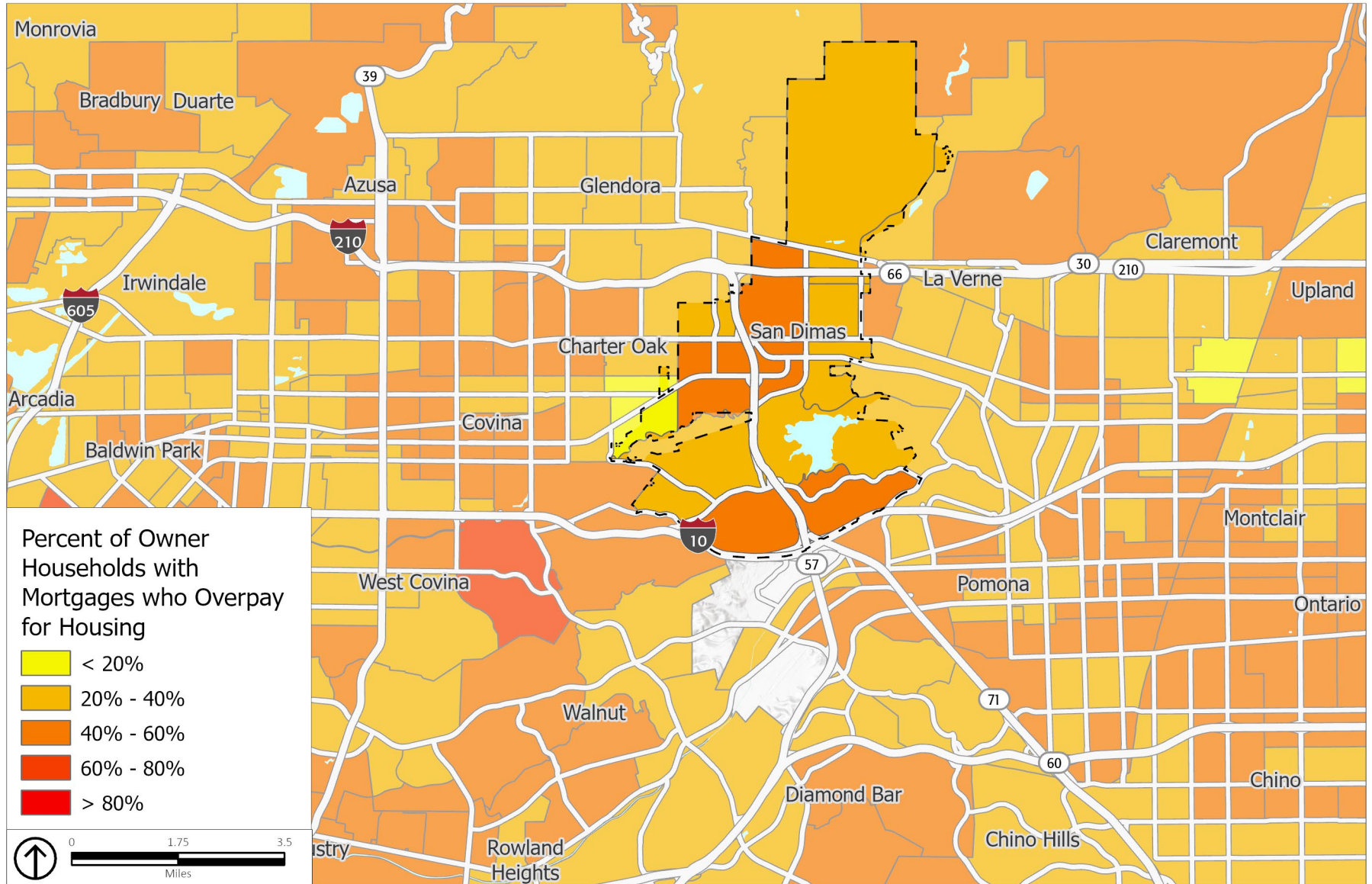


Figure HE-3.5 Housing Overpayment Among Owners by Census Tract

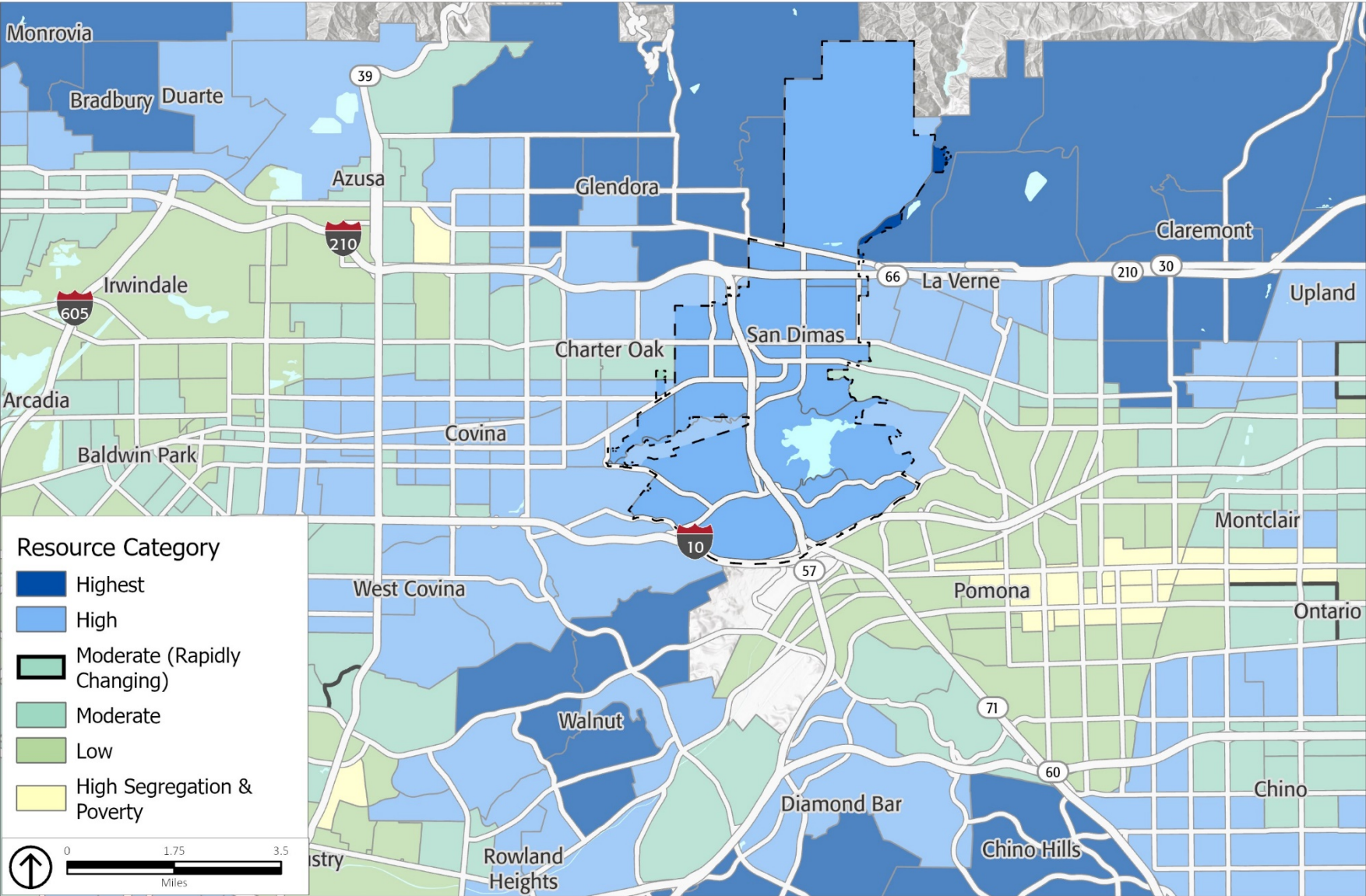


Figure HE-3.6 Housing Opportunity Resource Categories

3. CONSTRAINTS ANALYSIS

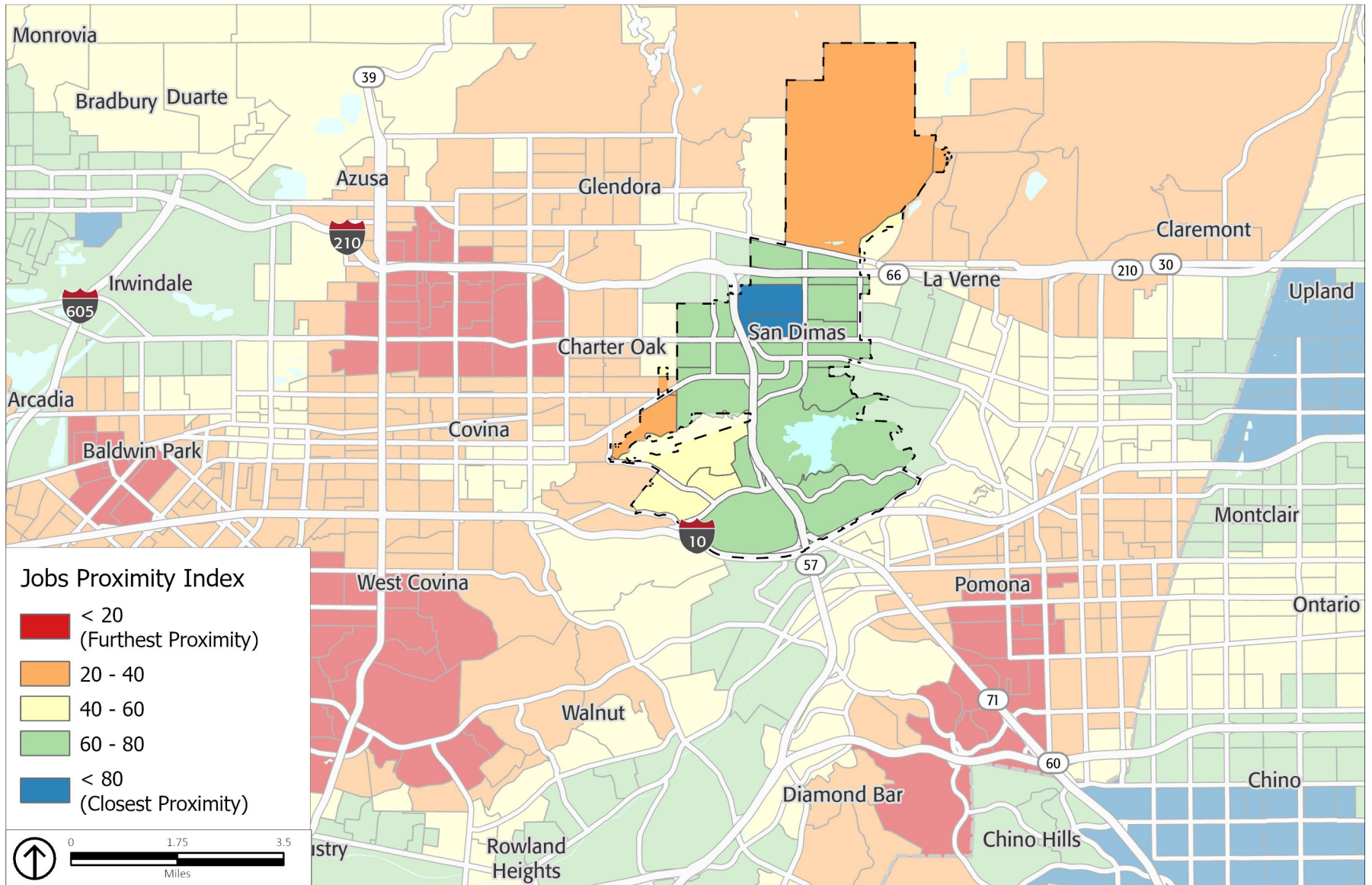


Figure HE-3.7 Job Proximity, San Dimas and Region

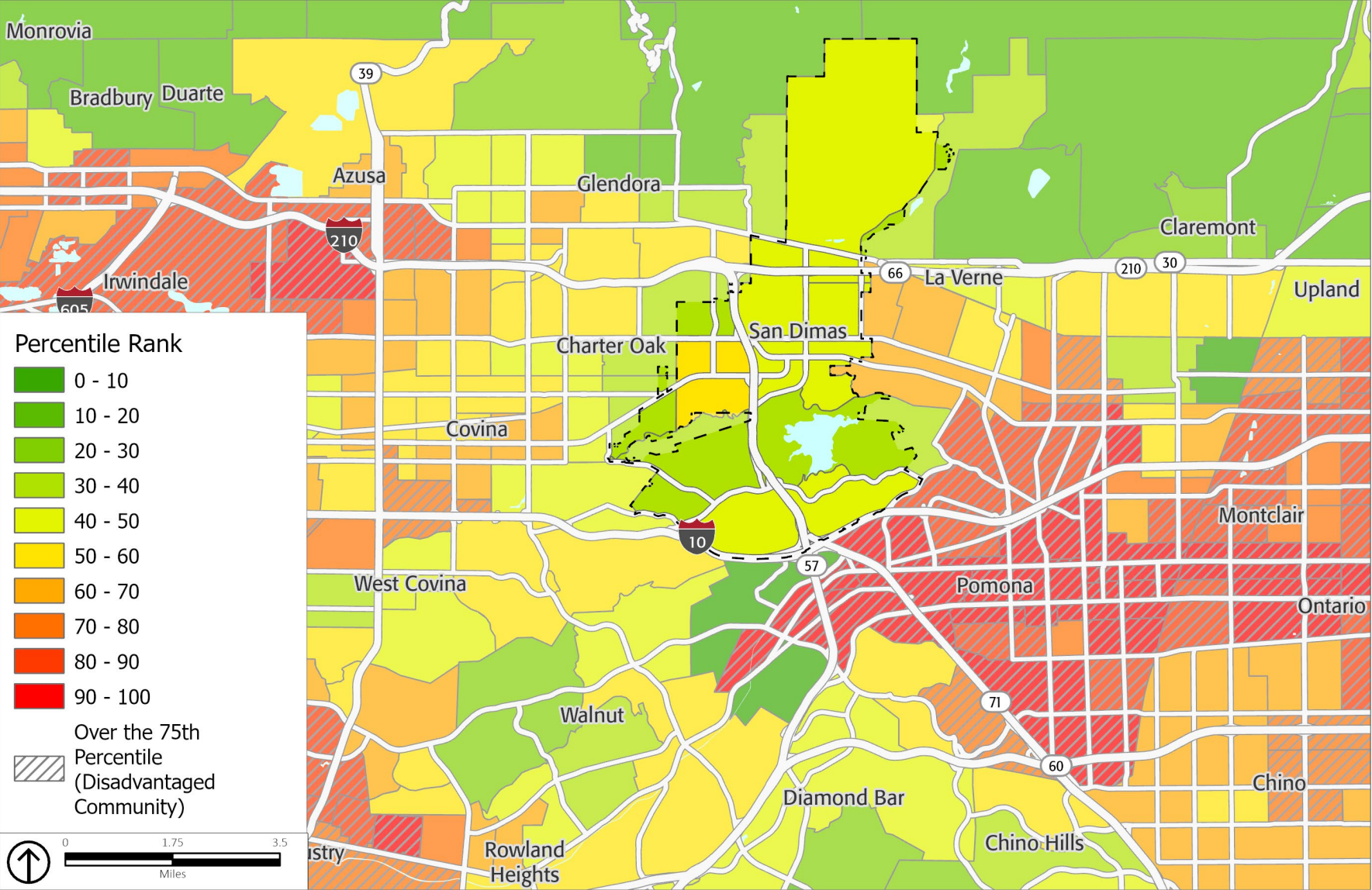


Figure HE-3.8 CalEnviroScreen Score by Census Tract

3. CONSTRAINTS ANALYSIS

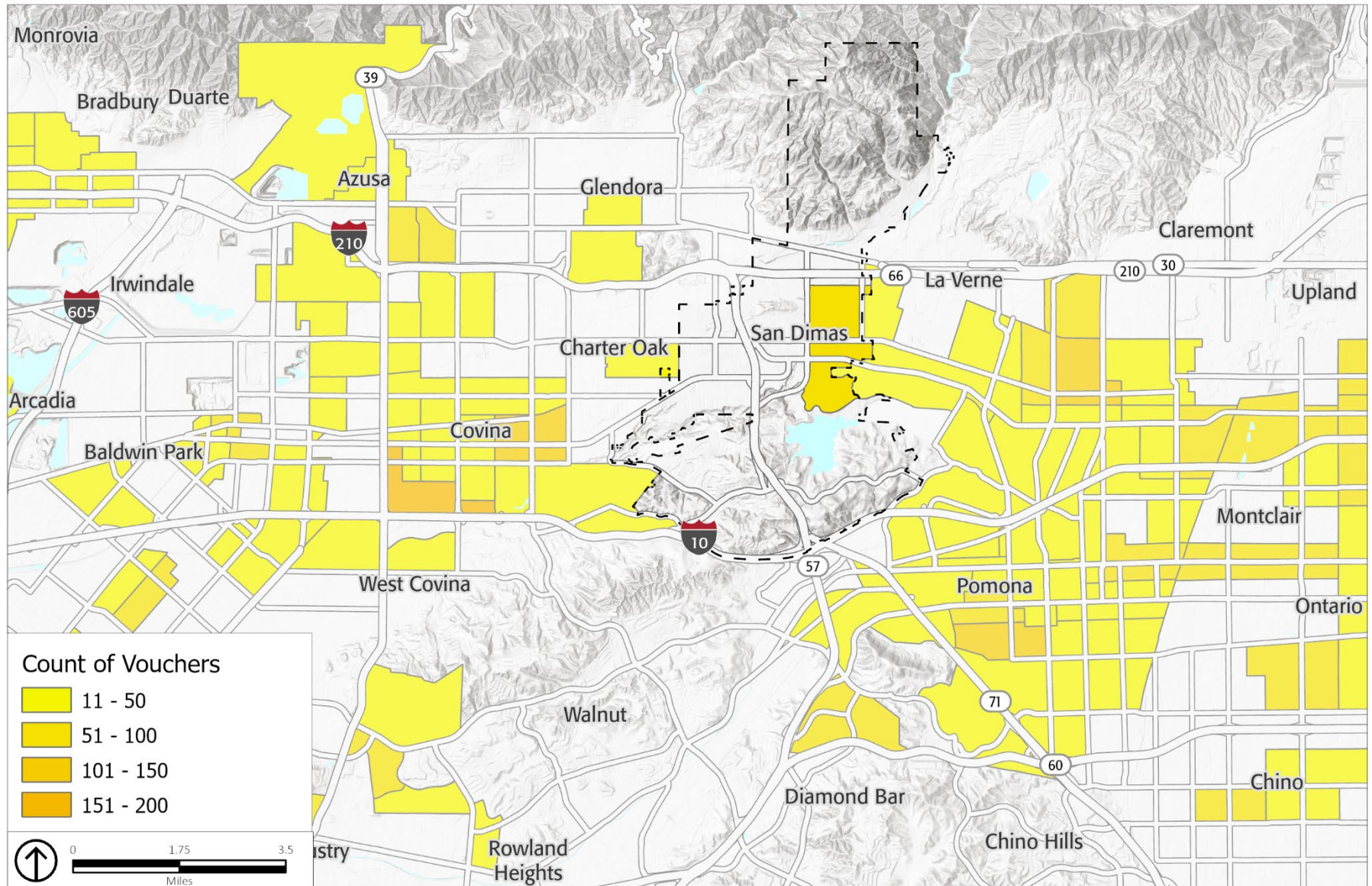


Figure HE-3.9 Rental Housing Voucher Concentrations

4. HOUSING RESOURCES

This section summarizes the City’s share of the region’s need for housing, the housing credits used to satisfy the RHNA, the land available to accommodate unmet housing need, and a sample of financial and administrative resources that the City can leverage to implement its various housing programs.

A. Regional Housing Needs

The Regional Housing Allocation (RHNA) is a state-mandated process that determines the amount of future housing growth that each city must plan for in their housing elements. The RHNA process seeks to ensure that each city shares in the responsibility for addressing the housing needs of its resident population, and for its projected share of housing growth in the region. The projected share refers to units that will accommodate the forecast growth in the city, replace units that may be demolished, and account for normal vacancy rates.

The 2021-2029 RHNA process began with the Department of Housing and Community Development’s (HCD) projection of regional estimates of housing need based on population projections from the California Department of Finance. HCD apportions the statewide housing need to regional councils of governments. For this present housing element cycle, the southern California region has been allocated a total of 1.34 million new units for the 2021-2029 planning period. The RHNA is nearly three times the allocation of prior housing element cycles and is largely due to historic underproduction of housing units.

As southern California’s designated council of government, the Southern California Association of Governments (SCAG) then develops a methodology to allocate, by income level, the region’s share of statewide need to each city. This process is achieved as part of the regional Sustainable Communities Strategy (formerly the Regional Comprehensive Plan). In allocating housing needs among the various local governments, SCAG considers the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower income households

The City was allocated a final planning goal of 1,248 housing units. Table HE-4.1 summarizes SCAG’s final allocation of new housing units to San Dimas.

Income Level	Income Definition	Total Allocation	
	Percent of AMFI	No.	% of Units
Extremely Low	Up to 30% of AMFI (\$33,800)	192	15%
Very Low	Up to 50% of AMFI (\$56,300)	192	15%
Low	Up to 80% of AMFI (\$90,100)	220	18%
Moderate	Up to 120% of AMFI (\$92,750)	206	17%
Above Moderate	Above 121% of AMFI	438	35%
Total		1,248	100%

Source: Adopted Regional Housing Needs Assessment, SCAG, 2021
 Note: AMFI = Area Median Family Income as determined by the federal government

It is important to note that local government are not required to build housing or financially subsidize the development of new housing. However, cities are responsible to ensure that adequate sites are available during the planning period that are adequate to accommodate housing at the designated affordability levels.

Generally, local governments are allowed to address their RHNA in four ways; however, the alternative credit option was found to be infeasible.

- **Housing Production.** The City can rely on actual housing units that are built and occupied (received a certificate of occupancy) after July 1, 2021 to satisfy the RHNA by income level. Proposed housing projects can also be included if they are likely to be approved and built from July 2021 to October 2029, subject to adequate documentation being provided.
- **Accessory Dwelling Units.** While HCD has historically allowed accessory dwelling units to count toward the RHNA, changes to state law have expanded the use of this strategy for the housing element. Cities may count the production of ADUs toward their RHNA in accordance with specific statutory and administrative guidance from HCD.
- **Available Land.** Most cities do not have enough residential projects in the development pipeline to meet the RHNA. Therefore, housing element law allows cities to count development capacity on vacant and underutilized sites for housing provided adequate documentation and proof of feasibility of development is provided and accepted by HCD.
- **Alternative credits.** Government Code 65583.1© allows under prescribed conditions, units that will be substantially rehabilitated, converted from market rate to affordable, converted from nonresidential to residential, or where unit affordability or spaces within a mobile home park are preserved to be counted towards the adequate sites requirement.

The remainder of this chapter discusses how the City will use the first three options to satisfy the 2021-2029 RHNA.

Housing Production

As noted earlier, housing projects that are in the development pipeline and that will be built and receive their final occupancy inspection during the planning period can be used as a credit toward the 2021-2029 RHNA. In San Dimas seven projects have been approved and one project is anticipated to be received. Table HE-4.2 lists each residential project that is currently in the development pipeline. Following the table is a description of select residential projects underway.

Table HE-4.2 Housing Production/Planning Credits

Project Name/Address	Project Detail			Affordability Level		
	Type	Units	Status	Low ¹	Mod ²	AMod ³
Cherokee Court	SFR	7	Proposed	-0-	-0-	7
Moore Lane	SFR	12	Approved	-0-	-0-	12
649 W. Gladstone	SFR	6	Proposed	-0-	-0-	6
Brasada Estates	SFR	65	Approved	-0-	-0-	65
St. George	SFR	6	Proposed	-0-	-0-	6
Terraces at Via Verde	SNF	32	Built	Ineligible for RHNA Credit ⁴		
Total		176		-0-	80	96

Source: City of San Dimas, 2021

Notes: Housing affordability is based on market rents and housing prices of each new project and affordability limits detailed in the community profile of the housing element.

The following income categories are associated with the City's 2021-2029 RHNA.

1. Lower Income: Housing that is affordable to households earning up to 80% of AMFI
Lower income also includes housing affordable to very low and extremely low incomes.
2. Moderate Income: Housing that is affordable to households earning 81-120% of AMFI
3. Amod: Housing that is affordable to households earning above 120% of AMFI
4. Group quarters are ineligible for RHNA credit

Cherokee Court

Cherokee Court is a proposed residential project for a site located on the west side of Cherokee Court and north of E. Baseline Road. The project will involve the subdivision of two parcels totaling 1.5 acres into 7 residential lots intended for single-family homes. Prior to the current proposal, the current general plan land use designation for the sites was Single-Family Very Low Residential, which allows a residential density up to 2-3 units per acre and the zoning was SF-A16000. In order to move forward with the project, the applicant has proposed a zone change to SF-7500 and a general plan amendment to redesignate the property as Single-Family Low, which would allow for a density of 3.1 to 6.0 units per acre. One home was demolished to make way for the proposed 7 housing units. As approved, the project density was increased to 5 dwelling units per acre.

4. HOUSING RESOURCES

Terraces at Via Verde

The City continues to approve residential projects suited to the growing elderly population and corresponding housing and supportive service needs. Terraces at Via Verde is a Alzheimer’s Memory Care facility that was approved for development at 1155 Via Verde Avenue. The two-story, 30,500 square foot building will provide 32 bedrooms and serve up to a maximum of 60 patients. The site is located in the Office/Professional Land Use Designation established by the general plan. This facility will be a licensed by the California Department of Social Services and operate 24-hours a day, seven days a week. The rooms range in size from 275 to 400 square feet. The care facility is aimed to serve members of the community who can no longer function without special assistance.



Terraces at Via Verde

Moore Lane

The City has approved the development of a 12 single-family homes at the at the northeast corner of Walnut Avenue and Moore Land (300 N. Walnut and 343 Moore Lane). The project site is roughly 4 acres in size and supported a residence at 300 N. Walnut Avenue, a residence at 343 Moore Lane, a citrus grove, and vacant land. To facilitate the project, the City approved a zone change from SF-16,000 to SF-7,500, approval of tentative tract map to subdivide three (3) acres of the project area into 12 residential lots, the demolition of two dilapidated homes at 300 N. Walnut Avenue that did not meet criteria for state or federal historic designation, and a permit to remove 133-tree citrus grove. The City also approved a municipal code text amendment for a Development Standards Overlay to ensure the compatibility of the project with surrounding homes.

Accessory Dwelling Units

Accessory dwellings are a key strategy for the City to meet its share of the region's housing need for low and moderate income households. ADUs are an attractive housing option in San Dimas, because the larger lots, parking requirements, and lot depth mean that single-family residences have the physical interior space, garage space, or lot area to build an ADUs.

In accordance with Ordinance 1281 (Adopted 2020), the City allows two types of accessory dwelling units.

- Accessory Dwelling Unit (ADU). An ADU is either an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. ADUs shall be located on the same parcel as other units and shall be located on a fixed, permanent foundation. Manufactured homes are not precluded from use as an ADU.
- Junior Accessory Dwelling Unit (JADU). A JADU is created out of space entirely within an existing single-family residence, and of no more than 500 square feet in size, which provides independent living facilities for one or more persons and includes permanent provisions for living, cooking, eating, and sleeping. A JADU shall have independent exterior access. Sanitation may be provided in the unit or shared with the main unit.

Accessory dwelling units are permitted in any zone where single-family or multifamily dwelling residential uses are allowed or as part of any proposed residential development. Additional development standards apply.



Example of Detached ADU in San Dimas

ADU Survey

Applications for ADUs have increased significantly over the past few years. Prior to 2019, the City received 1 or 2 ADU applications annually. During 2020 alone, the number of ADUs increased to 20 new units. During the first quarter of 2021, 13 proposals were approved, which projects a total of 40 units assuming current trends continue through 2021. To proactively plan for this trend, City staff surveyed property owners on the ADU applications submitted.

Key findings of the survey follow:

- **Type of Unit.** Approximately one-third of all ADUs are garage conversions. Two thirds of the ADUs submitted were for detached residential structures; one-third were attached to the primary home. Only 16 percent of the units were JADUs; however, this is anticipated to increase over time as homeowners become more familiar with the requirements.
- **Characteristics.** ADUs are built in a variety of sizes and bedroom mixes, offering housing for not only singles but also families as well. The size of units ranges from 350 to 1,200 square feet. In terms of bedrooms, 40 percent were either studios or one-bedroom units, 48 percent were two-bedroom units, and 12 percent were three-bedroom units.
- **Occupancy.** Occupancy is naturally fluid and depends on the market and immediate family needs. The City surveyed property owners as to the intent of the ADUs. None of the property owners indicated that the ADU was to be used for purposes other than as a rental unit, although applicants reported that it would be for family members (e.g., parents) or relatives.
- **Rent Levels.** The City surveys property owners regarding anticipated rents for their accessory dwelling. As would be expected, property owners are reluctant to report rents; however, at least one-third of 2021 applicants reported that the ADU will be rented to family/extended family members free of charge. The City will continue to monitor rent levels.

Table HE-4.3 includes a summary of the ADUs approved during 2020–2021 and the physical characteristics of the units.

Bedrooms	Total ADUs (Units)	Percent of ADUs by Type		Average Unit Size
		Attached ADU	Detached ADU	
All	37	33%	66%	–
Studio	16%	75%	25%	403
1-bdrm	24%	67%	33%	512
2-bdrm	48%	8%	92%	878
3-bdrm	12%	0%	100%	999

Source: City of San Dimas, Building Permit Records

ADU Trend

ADU application submittal remain robust despite soaring lumber prices. As noted earlier, applications submitted have increased from 1 or 2 annually in 2018-2019, to 20 in the year 2020 to a projected 40 in 2021. As part of the housing element update, the City surveyed residents to gauge interest in ADUs (Appendix B). More than 50 percent of the respondents reported that they are definitely interested or would be interested in exploring the feasibility of an ADU.

Figure HE-5 shows the baseline number of ADU permits and annual projections. The 2021 figure only counts the last six months, which is the increment of time that falls within the 6th cycle housing element. Based on historical trends and community interest, the City expects an annual production of 35 to 52 new ADUs during the 2021-2029 housing element. This trend translates into the production of approximately 350 new ADUs over the housing element planning period.

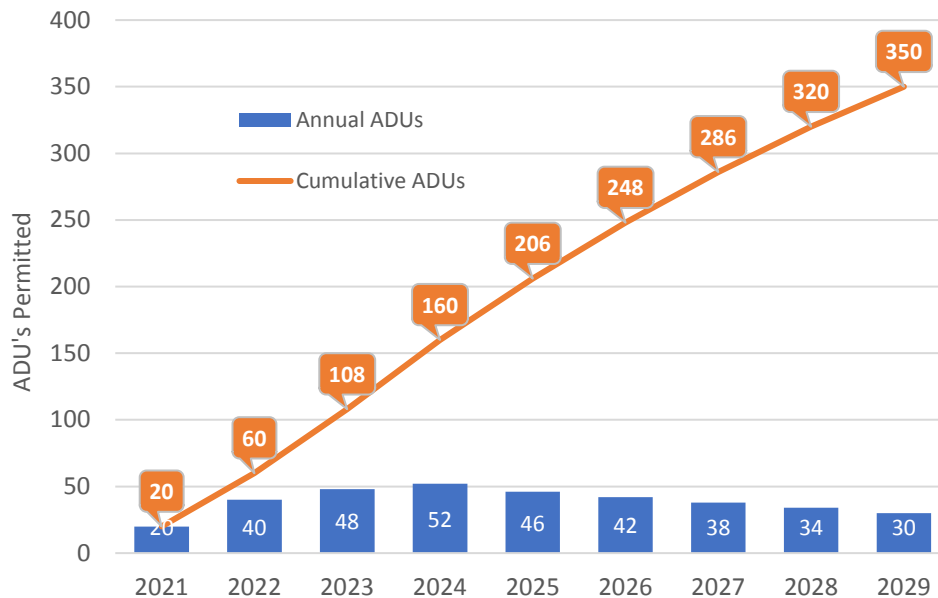


Figure HE-4.1 Accessory Units Projection, 2021-2029

The affordability of the ADUs built in San Dimas is based on SCAG’s accessory dwelling unit survey of the SCAG region and their affordability assumptions. Applying SCAG’s affordability assumption to San Dimas, the affordability distribution for new ADUs built in San Dimas will be: 84 very low, 158 low, 7 moderate, and 102 above moderate income units.²

² https://scag.ca.gov/sites/main/files/file-attachments/hcd_precertified_localhousingdata_letter082720.pdf?1602114715

B. Sites Inventory

The housing site inventory represents the sites that will be available, with appropriate density and development standards, to address the City’s share of the region’s need for housing. San Dimas lacks vacant and underutilized sites available with multiple family and mixed use zoning, density, and development standards in place to accommodate the RHNA. However, the City has the opportunity to leverage its location and access to future rail transit to encourage and facilitate and development of housing commensurate with the RHNA.

Examples through southern California clearly demonstrate that the construction of commuter rail accelerates nearby economic and residential development. In 2016, a report commissioned by the Foothill Gold Line Construction Authority found that the existing and proposed segments of the Gold Line has generated \$6.7 billion in private investment since opening in 2003, translating to 12,500 new housing units, 3.6 msf of commercial space and 1,400 hotel rooms. From Pasadena to Monrovia and Azusa—each of these cities have reaped the economic benefits and resulting residential development from rail construction.

Shown in Figure HE 4.2, the Gold Line Extension extends the rail corridor through the "Foothill Cities" of Los Angeles County. This 12.6-mile extension will have new Metro stations at: Glendora, San Dimas, La Verne, and Pomona with connections to the Claremont Station and Montclair Transcenter. Construction of rail underpasses are underway at the SR-57, less than 1/4 mile from San Dimas. The proposed 12.6 mile phase is projected to spur \$9 billion of investment, including 17,000 units, 10 msf of commercial space and 250 hotel rooms.³



Figure HE-4.2 Gold Line Foothill Extension

³ <https://foothillgoldline.org/default/transit-oriented-development-past-and-present/>

Housing Sites for the RHNA

The City of San Dimas identified potential sites in the greater downtown (See Figure HE-4.3) that are the prime candidates for recycling and redevelopment during the housing element planning period. The housing sites were concentrated on highly underutilized parcels that can benefit from readily available access from either State Route 57 (western border) or the Gold Line extension. The majority of the sites identified also were characterized by a low structural improvement-land value ratio, older buildings, and a low lot coverage ratio. Appendix A provides a detailed analysis of each individual site shown below.



Figure HE-4.3 Downtown San Dimas Sites

The proposed housing sites are readily developable during the planning period. An assessment of each housing site found that water, sewer, circulation, and broadband infrastructure is readily available. No known environmental or other potential constraints exist that would preclude the development of each site. The sites are adequately served by municipal services (e.g., fire, police, parks, etc.). The only constraints identified are threefold: 1) the lack of requisite land use designation; 2) required zoning; and 3) permitting process that would allow higher density residential and mixed uses on the identified housing sites.

The common denominator for cities and successful downtowns along the Foothill Corridor has been early pre-planning that leverages the demand for housing, commercial development, and hospitality uses created by the construction of the Gold Line. The cities of Monrovia, Azusa, Duarte, La Verne, and Claremont all adopted or revised specific plans covering their downtown and surrounding station area to capitalize on future rail transit and the market for new housing. San Dimas recognizes the importance of pre-planning for its future and has embarked on the preparation of a downtown specific plan as well.

4. HOUSING RESOURCES

To address the identified constraints, San Dimas' Housing Plan proposes several programs that individually and cumulatively will:

- 1) allow the development of multiple family residential uses—condos, townhomes, apartments, and mixed uses as a by right use in the downtown and select sites outside of the downtown;
- 2) allow residential densities ranging from 15 to 45 units per acre depending on the residential product type allowed on each site and the location for the proposed residential or mixed use development;
- 3) offer tailored incentives programs (e.g., lot consolidation incentives, minor modification process, revised MF-30 Zone development standards, new land use designations, and streamlined permitting; and
- 4) reevaluate the status of the implementation of the housing sites program by 2024 and, if needed, rezone additional sites needed to ensure that sufficient sites are available to meet the unmet RHNA at all times.

In identifying sites for lower income housing, the Housing Plan identifies a rezoning program that will apply a mixed use and/or multiple-family residential designation on sites. Government Code 65583.2(c)(3)(B) allows local governments to use “default” density standards that are deemed adequate to meet the “appropriate zoning”, so that no further analysis is required to establish the adequacy of density standard. The rezoning proposed for the vast majority of sites contains 30 units per acre and in many cases exceeds that threshold. This is the threshold required by state law for cities in urban Los Angeles County.

Moreover, as required by state law, the City shall permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 20 units per acre. In addition, at least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted. The City's sites inventory also satisfies this requirement.

Table HE-4.4 lists the primary sites for the City's assigned 2021-2029 RHNA. The City anticipates that the first 15 sites are most ripe for development during the housing element planning period. A 16th housing site (the last site included in the table) encompasses part of the USDA's property and serves as a buffer site should the prior sites not be rezoned within the statutory timeframe.

Table HE-4.4 Housing Site Inventory								
Site	Address/APN	Gross vs Net Acres	GPLU & Zoning	Parcels Owners	Current Use	Proposed Density/ Use	Realistic Density	Units
1	SP-23a 155 N. Eucla	3.2 gross 2.7 net	Industrial: SP-23	5 parcels 1 owner	Construction yard	12-16 du/ac MFR	12	0 Lower 7 Moderate 21 Above
2	SP-23b 159 N Acacia	2.9 gross 2.4 net	Industrial SP-23	10 parcels 3 owners	General pump company and truck dispatch	12-16 du/ac MFR	12	0 Lower 6 Moderate 19 Above
3	SP-23c 115 N Cataract	2.9 gross 2.4 net	Industrial SP-23	2 parcel 1 owner	Contractor storage and sales yard	25-35 du/ac Mixed Use	25	0 Lower 7 Moderate 19 Above
4	San Dimas Town Center	5.2 gross 4.4 net	Commercial CG-2	10 parcels 5 owners	Mixed strip commercial	35-45 du/ac Mixed Use	35	19 Lower 29 Moderate 29 Above
5	Walnut Arrow 105-279 E Arrow Hwy	12.1 gross 10.3 net	Commercial; M-1; P/SP	8 parcels 8 owners	Mixed – office storage, gas station, etc.	35-45 du/ac Mixed Use	35	67 Lower 101 Moderate 101 Above
6	Bonita/Cataract 344 W. Bonita	4.4 gross 3.7 net	Commercial CG-2	1 parcel 1 owner	Vacant Site	25-35 du/ac Mixed Use	30	0 Lower 0 Moderate 66 Above
7	Bowling Alley 400 W. Bonita	5.5 gross 4.7 net	Commercial CG-2	3 parcels 2 owners	Bowling Alley + vacant site	35-45 du/ac Mixed Use	35	31 Lower 46 Moderate 46 Above
8	Warehouse 305 S Acacia	5.8 gross 4.9 net	Industrial M-1	1 parcel 1 owner	Older Tilt-up warehouse	25-35 du/ac MFR	30	37 Lower 111 Moderate 0 Above
9	Bonita North 341-451 Bonita	2.8 gross 2.1 net	Commercial CG-2	4 parcels 3 owners*	Offices, former dry cleaners; restaurant com.	35-45 du/ac MFR	35	14 Lower 42 Mod 0 Above
10	SW Corner Bonita/Eucla	3.1 gross 2.6 net	Commercial CG-1	3 parcels 3 owners	Office bldgs., light industrial	35-45 du/ac MFR	35	23 Lower 69 Moderate 0 Above
11	Station North	12.4 gross 10.5 net	Commercial CG-1	9 parcels 7 owners	Mixed strip commercial	35-45 du/ac Mixed Use	35	46 Lower 69 Moderate 69 Above
12	Station South	11.3 gross 9.6 net	Commercial CG-1	10 parcels 9 owners	Mixed strip commercial	35-45 du/ac Mixed Use	35	42 Lower 63 Moderate 63 Above
13	Red Roof Inn 204 N Village Court	9.0 gross 7.7 net	Commercial CG-1	6 parcels 5 owners	Hotel; mix of singular uses	35-45 du/ac MFR	35	67 Lower 201 Moderate 22 Above
14	The Trails 444 E. Bonita	17.3 gross 4.0 net	Residential MF-16	2 parcels 2 owners	Vacant Site and Apartments	16-25 du/ac MFR	25	0 Lower 80 Moderate 0 Above
15	Via Verde Cntr; 1100-1198 Via Verde	9.5 gross 8.0 net	Commercial C-N and AP	6 parcels 3 owners	Grocery store; mixed retail uses	35-45 du/ac Mixed Use	35	35 Lower 53 Moderate 53 Above
16	USDA Forestry Site 444 Bonita	8.0 gross 6.8 net	Public / Semi Public; same	1 parcel 1 owner	Vacant Site	25-35 du/ac MFR	30	102 Lower 102 Moderate 0 Above

Source: City of San Dimas, 2020

Methodology for development capacity estimates are included in Appendix C.

Summary of RHNA Compliance

Based on the strategies presented earlier in this chapter, the City of San Dimas can fully meet its 2021-2029 RHNA. The strategy is largely developed around three broader initiatives: 1) accessory dwelling units; 2) redesignation of sites for housing; and 3) incentives to encourage the production of housing. Table HE-4.5 summarizes the units proposed under each strategy by affordability category. City strategies also provide for a buffer of additional capacity beyond the RHNA requirement to accommodate no-net loss provisions and developer decisions.

Affordability Category	Affordability Level			
	Very Low	Low	Moderate	Above Mode.
RHNA	384	220	206	438
Projects	-0-	-0-	-0-	157
ADUs	242		7	102
Housing Sites	483		985	486
Remainder	-121		-786	-306
Status	RHNA Met		RHNA Met	RHNA Met

Source: 2021-2029 Adopted Regional Housing Needs Assessment, City credits

The City’s strategy for complying with the RHNA is largely dependent on three sets of programs. Housing Program #5 commits the City to address its RHNA in accordance with statutory requirements and “no net loss” provisions. Since the proposed housing sites are not currently “designated” and adequate for housing, Program #7 commits the City to redesignate and rezone the sites as part of the downtown specific plan within three years after adoption of the housing element. Program #6 commits the City to promoting, facilitating and incentivizing the production of accessory dwelling units and monitoring the process to ensure that development targets are achieved. Programs #8 through #13 outline programs to remove potential constraints to the development of housing. Programs #18-#20 set forth programs to assist in the development of affordable housing.

C. Implementation Resources

Managing and providing affordable housing and support services for a community requires financial and administrative services beyond the capacity of City staff. The following section provides a snapshot of active organizations along with funding resources that can be leveraged to support these activities.

1. Administrative Resources

Several local non-profit agencies can serve as resources in meeting the housing needs in San Dimas and implement activities that support the acquisition, rehabilitation, preservation, and development of affordable housing.

Habitat for Humanity

Habitat for Humanity is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Habitat also offers a “Housing Plus” program, which is an aging in place strategy. The program offers home repairs and modifications — from widening hallways and installing grab bars to building a ramp and updating flooring — and working with local community organizations to connect older adults with social services to address age-related issues.

Jamboree Housing Corporation

Jamboree Housing is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. “Housing with a HEART” (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties. In San Dimas, Jamboree acquired and renovated Voorhis Village in a joint venture with Community Preservation Partners, successfully applying for tax credits and extending the affordability covenants through 2068.

National Community Renaissance

National CORE is a nonprofit 501(c)3 developer of affordable housing communities that owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life, CORE staffs resource centers at all its apartment properties. These centers are supported by the Hope Through Housing Foundation, an independent nonprofit organization founded to develop and administer charitable and educational programs for children, young adults, low-income and underprivileged families, and the general public.

Los Angeles County Development Authority (LACDA)

LACDA is the designated agency at the County of Los Angeles for administering the Section 8 Housing Choice Voucher program for all cities in the county, including on behalf of the City of San Dimas. The County manages 23,000 rental vouchers accepted throughout the county. This includes the Family Unification Program, Housing Opportunities for Persons with AIDS (HOPWA), Veterans Affairs Supportive Housing (VASH), Family Self Sufficiency, The LACDA manages 2,962 units of public housing at 63 sites throughout Los Angeles County. Additionally, the LACDA manages 267 units at five affordable sites in Los Angeles County.

San Gabriel Valley Regional Housing Trust (SGVRHT)

The SGVRHT is a joint powers authority created in 2020 to finance the planning and construction of homeless housing, and extremely low, very low, and low-income housing projects. Formation of the San Gabriel Valley Regional Housing Trust was authorized by SB 751 (Rubio), which allows San Gabriel Valley cities to band together to bring additional affordable housing resources to the San Gabriel Valley region. The SGVRHT is governed by a nine-member Board of Directors, seven of whom are representatives from member cities of the SGVRHT and two of whom are experts in housing and homelessness. The members are appointed by the Governing Board of the San Gabriel Valley Council of Governments.

2. Financial Resources

The City has access to a variety of funding sources for affordable housing development and preservation of affordable units at risk of converting to market rate housing. Funding is obtained from federal, state, and local sources. The key housing financial resources currently utilized are summarized below.

Community Development Block Grant (CDBG)

San Dimas participates under the Los Angeles Urban County Consortium to receive an allocation of community development block grants (CDBG). The federal CDBG program allows cities to use funds for a range of community development activities primarily benefitting lower-income households or eligible neighborhoods. Eligible activities include, but are not limited, to: acquisition and/or disposition of property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistances, and clearance activities. The City receives approximately \$150,000 annually in CDBG funds. The federal government has decreased this source of funding over time.

Low Income Housing Tax Credits (LIHTC)

The LIHTC program subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. Enacted as part of the 1986 Tax Reform Act, the LIHTC program has supported the construction or rehabilitation of more than 100,000 affordable rental units each year. The federal government issues tax credits to state housing agencies, who are award

the credits to developers of affordable rental housing. These developers generally sell the credits to private investors to obtain funding. Once the housing project is placed in service, investors can claim the LIHTC over a 10-year period. LIHTCs have not been widely used in San Dimas, although Jamboree Housing was successful in securing a LIHTC to finance the acquisition and rehabilitation of Voorhies Village.

Section 8 Housing Choice Voucher

The Housing Choice Voucher (Section 8) program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The program offers a “voucher” which is equivalent to the difference between the rental payment standard (monthly rent) allowed for the rental unit and what a tenant can afford to pay (e.g. typically 30 percent of their income). A tenant may choose housing that costs above the payment standard or pay more than 30 percent of income for rent, however, if they pay the extra rental cost. Housing vouchers can be allocated to specific projects (often referred to as project-based vouchers) or allocated to renters who can then use the voucher for any home registered with the County Housing Authority. Section 8 vouchers are accepted at Monte Vista and Sunnyside Apartments in San Dimas.

Housing Revenue Bonds

Housing authority bonds are instruments issued to generate financing for the construction of affordable housing development. As with any type of municipal bond strategy, the housing authority bond normally has a maturity date and will pay a fixed amount of interest. The interest may be paid in increments throughout the life of the bond, or be provided as a lump sum once the bond is fully mature. Housing authority bonds are also callable, which means that the issuer can choose to pay off the bond issue earlier than the original maturity date, paying the bond holder the interest accrued up to that point, and offering the holder the opportunity to participate in a new bond issue, hence a new affordable development. In 1998, the City Housing Authority structured a mobile home park revenue bond to purchase and deed restrict Charter Oaks Mobile Home Estates.

Measure H Funding

Measure H, the “Los Angeles County Plan to Prevent and Combat Homelessness” created a one-quarter of a cent sales tax to fund homeless services and short-term housing. The City of San Dimas, in partnership with the San Gabriel Valley Council of Governments, the county, and State of California, was awarded funds to implement elements of the City’s Homeless Plan. San Dimas’ Homelessness Plan includes action items that focus on homeless prevention for residents. These funds offer opportunities to preserve housing affordability and shelter for those that have been impacted by the COVID-19 pandemic. The funds will also assist our residents with their utility payments and grocery cards to meet basic needs as well as provide services to individuals and families at risk of homelessness.

4. HOUSING RESOURCES

Cal Home

HCD offers grants to local public agencies and nonprofit developers to assist individual first-time homebuyers through deferred-payment loans for downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. All funds to individual homeowners will be in the form of loans. Eligible activities include: 1) predevelopment, site development, and site acquisition for development projects; 2) rehabilitation and acquisition and rehabilitation of site-built housing; and rehabilitation, repair, and replacement of mobile homes; and 3) downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.

5. HOUSING PLAN

Chapters 2, 3, and 4 of the Housing Element establish the housing needs, opportunities, and constraints in San Dimas. This final Housing Plan begins by evaluating accomplishments under the City’s adopted 2014 Housing Element and then presents San Dimas’ Housing Plan for the 2021-2029 period. This plan sets forth the City’s goals, policies, and programs to address identified housing needs.

A. Program Accomplishments

An important aspect of the housing element is an evaluation of achievements under the policies and programs of the previously adopted housing element. The evaluation details the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing housing needs in San Dimas. The evaluation is the basis for recommended modifications to programs and the establishment of new policies and objectives in the 2021-2029 Housing Element.

San Dimas’ 2014-2021 Housing Element was adopted and deemed in compliance with state law by the California Department of Housing and Community Development and consistent with the priorities expressed by San Dimas residents. It set forth housing programs in the areas of new housing, including provision of adequate affordable housing; the improvement and conservation of the existing housing stock; removal of government constraints, and meeting the financial assistance needs of the City’s residents.

The five specific goals were:

- **Goal 1.** Conserve and improve existing housing
- **Goal 2.** Provide adequate housing sites to accommodate the RHNA
- **Goal 3.** Assist in the development and provision of affordable housing
- **Goal 4.** Removal of government constraints
- **Goal 5.** Provide equal housing opportunity

The following provides a high-level overview of progress or accomplishments in meeting the objectives of the 2014-2021 housing element, followed by a review of the appropriateness of each housing program and a description of the opportunities and results of the outreach program.

Quantified Objectives

The following is a highlight of the City’s progress toward achieving the quantified objectives for housing construction, rehabilitation, and preservation in the 2014-2021 Housing Element. Information is largely based on the City’s annual housing element progress report submitted annually to HCD.

Housing Permitted and Built

The City’s annual progress report shows that 79 units received building permits during the housing element planning period (2014 to 2021). However, a significantly greater number and type of housing units were built or approved during the planning period. These included single-family homes, townhomes, apartments, and special needs housing. Key projects developed included:

- **Avalon Apartments.** This 156-unit apartment project was built and completed in 2014. It is a Class A horizontal mixed-use project with 24 units affordable to lower and moderate income residents.
- **Terraces at Via Verde.** The City also approved development of an 32-unit dedicated memory care community, specializing in the care of residents with dementia and Alzheimer’s.
- **Brasada Estates.** A gated community of 65 single-family homes on residential lots that range from ½ to 2 acres. Homes will range from 4,500 to 6,250 square feet of living area.
- **Accessory Dwellings.** The City has also permitted more than 20 accessory dwelling units following update of the zoning code in 2020, expanding the supply of housing affordable to low and moderate income households.

Housing Rehabilitation

The City of San Dimas has maintained a robust housing rehabilitation program geared toward owner-occupied units (single-family homes and mobile homes). This program has been successful in maintaining the quality, accessibility, and safety of housing for lower income residents (< 80 percent MFI) in San Dimas. From 2014 through 2020, the City issued 225 grants for repairs to mobile home units and 65 grants for repairs to single-family homes. The housing rehabilitation program has provided an average 40 grants annually, double the housing element’s annual goal of 20 grants. Of that total, the following income targets were: 33 percent for extremely low income households (0 to 30 percent MFI), 42 percent for low income households (31 to 50 percent MFI), and 25 percent for moderate income (50-80 percent MFI) households.

Housing Preservation

The City’s affordable housing stock consists of mobile homes and apartments. Five mobile home parks provide approximately 900 units of affordable housing. The City has been successful in preserving the affordability of mobile homes through a “Mobile Home Accord,” which establishes base rents, rent increases, and allowable pass-thru items to help park owners to keep up with the costs of maintaining parks and protect residents from excessive rent increases. The City has been successful in obtaining voluntary agreements from mobile home park owners to the Accord, and it has been renewed every five years since 1995.

The City had five assisted multiple-family properties restricted as affordable to lower income residents. Villa San Dimas opted out during the planning period, resulting in the loss of 50 units of affordable housing. This leaves a total of 133 units of affordable housing. Sunnyside Apartments also notified the City that its 33 affordable units will be converted to market rents on March 2024. Because there is no dedicated source of funding to retain these units, the City does not have financial incentives to assist in the preservation of the Sunnyside project.

Table HE-5.1 lists the quantified objectives for new construction, rehabilitation, and preservation from the 2014 housing element and progress made since then.

Table HE-5.1 Progress Toward Quantified Objectives			
Goals and Progress	Household Income Levels		
	Lower Income	Moderate Income	Above Moderate
2014-2021 Housing Goals¹			
Housing Construction ¹	193	77	193
Housing Rehabilitation ¹	160	-0-	-0-
Housing Preservation ¹	183	-0-	-0-
2014-2020 Progress²			
Housing Permitted ²	4	7	68
Housing Rehabilitation ²	245	45	-0-
Housing Preservation ³	133	-0-	-0-

Source: City of San Dimas, 2020

Notes: Accessory units increased significantly in 2020, totaling 20 units to date. The permits for such units have not been included in the above totals.

1. San Dimas Housing Element, 2014-2021
2. Annual Progress Report, Housing Element
3. Housing Element Assisted Housing Inventory

Program Accomplishments

Table HE-5.2 provides an assessment of programs in the housing element. Included are the program, its stated objective, progress in implementation, and appropriateness of the program for the 2021-2029 housing element.

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
Program	Program Status and Evaluation	
	Objective	Evaluation
1. Housing Code Compliance and Abatement	Conduct inspections of potentially substandard homes as part of city's ongoing program. Inform violators of available assistance to correct code deficiencies. Refer cases to the Housing Rehab Program.	<p><u>Progress:</u> The City continues to implement the program and inform eligible households of available rehabilitation assistance.</p> <p><u>Effectiveness:</u> The program has been effective in maintaining safe and sanitary housing.</p> <p><u>Appropriateness:</u> As the City's housing stock ages, code compliance will continue to be needed to preserve the City's housing stock.</p>
2. Neighborhood Beautification	Reestablish Program using CDBG funds; coordinate with Code Enforce. & Housing Rehab programs	<p><u>Progress:</u> Reduction in CDBG and housing staff has prevented establishing the program. The City is monitoring funding options.</p> <p><u>Appropriateness:</u> The program will be carried over to the 2021-2029 housing element, and efforts will focus on exploring funding sources.</p>
3. Single-Family rehabilitation	Annually assist at least 10 lower income households with grants, with an income mix of extremely low, low, and moderate.	<p><u>Progress:</u> The City funds 10 rehabilitation grants annually for lower income households who own and occupy a home in San Dimas.</p> <p><u>Effectiveness:</u> The program has been effective in maintaining safe and sanitary housing.</p> <p><u>Appropriateness:</u> As the City's housing stock ages, ongoing grants for rehabilitation are needed to preserve the City's housing stock.</p>
4a. Mobile Home Preservation and Affordability	Retain affordability at the Charter Oaks MHP; renew the Mobile Home Accord. continue new space rental credit and assist at least 10 lower income MHP residents annually; evaluate effectiveness of the program annually.	<p><u>Progress:</u> The City provides at least 25 grants annually to lower income households. The City provides rent assistance to 20 Charter Oaks MHP residents. The Mobile Home Accord was successfully extended to June 30, 2026.</p> <p><u>Effectiveness:</u> The program has been effective in preserving the condition and affordability of mobile homes in San Dimas.</p> <p><u>Appropriateness:</u> As the City's mobile home stock is the largest provider of affordable housing, the program will be carried forward.</p>
5. Preservation of Assisted Rental Housing	Contact owners of at-risk projects. Based on the outcome, City will identify incentives for preservation, work with priority buyers; & coordinate technical assistance & education for affected tenants.	<p><u>Progress:</u> The program remains active. Sunnyside Apartments intends to extend affordability controls, but opt out and convert 33 seniors only units by March, 31 2024.</p> <p><u>Effectiveness:</u> While the City desires to preserve affordable projects, the City lacks resources to provide to property owners that would prevent them from opting out after covenants expire.</p> <p><u>Appropriateness:</u> The program will be carried forward, and City staff will investigate additional options for finding/ augmenting funding.</p>

Table HE-5.2 Program Accomplishments and Review, 2014-2021

Program	Program Status and Evaluation	
	Objective	Evaluation
6. Section 8 Housing Voucher	Refer participants to the Section 8 program administered by LACDA and advertise to residents; encourage landlords to register units and undergo education in the Section 8 Program.	<p><u>Progress</u>: The City continues to refer renters to the housing authority (LACDA) to apply for a voucher and secure rental housing.</p> <p><u>Effectiveness</u>: While many projects are priced too high to be included in the Section 8 program, two properties are allowed.</p> <p><u>Appropriateness</u>: The City will continue to refer residents to this program in the 2021-2029 housing element.</p>
7. Residential and Mixed-Use Site Inventory	Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide list to interested developers in conjunction with available development incentives.	<p><u>Progress</u>: City continues to maintain and revise its inventory of housing sites for the upcoming downtown Specific Plan and the 2021-2029 housing element.</p> <p><u>Effectiveness</u>: While many projects are priced too high to be included in the program, Section 8 assistance has been offered for two projects.</p> <p><u>Appropriateness</u>: The program will continue for the 2021-2029 housing element, focusing on completing a downtown Specific Plan.</p>
8. Accessory Dwelling Unit	Review and refine the City's second unit ordinance as deemed appropriate to facilitate housing opportunities for seniors, persons with disabilities, caregivers, and other lower income households, educate residents on the availability of second units.	<p><u>Progress</u>: City adopted Ordinance 1281 and amended the SDMC (Chapter 18.38) to reflect changes in ADUs and JADUs to ensure compliance with AB 68, AB 881, and SB 13.</p> <p><u>Effectiveness</u>: ADUs permitted has increased from only 1 unit in 2019 to 21 ADUs in 2020.</p> <p><u>Appropriateness</u>: ADUs are a key strategy for meeting the RHNA, and the program will be included for the 2021-2029 housing element.</p>
9. Downtown Specific Plan	Pursue funding, and complete Downtown Specific Plan (DTSP) upon award of funds. Provide expanded areas for residential mixed use, develop incentives for lot consolidation. Plan for transit-oriented housing near the future Gold Line station.	<p><u>Progress</u>: DTSP RFP was released and proposals are expected end of May 2021. LEAP and SCS grants were applied for and awarded to assist DTSP funding</p> <p><u>Effectiveness</u>: This program is critical in setting the foundation for the downtown Specific Plan.</p> <p><u>Appropriateness</u>: As the DTSP will provide the majority of mixed use sites for the housing element, the program will be carried forward.</p>
10. Affordable Housing Developer Assistance	Provide regulatory incentives and available financial assistance for the developers of affordable and mixed income housing. Provide information on incentives to property owners through an affordable housing brochure.	<p><u>Progress</u>: Ongoing. No affordable developers have expressed interest or made inquiries since Avalon Apartments were built in 2014.</p> <p><u>Effectiveness</u>: This program has received limited interest due largely to market conditions and the lack of financial resources. With the Gold Line extension coming to San Dimas in 2025, renewed interest is anticipated.</p> <p><u>Appropriateness</u>: This program will be carried forward to the 2021-2029 housing element period with amendments.</p>

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
	Objective	Evaluation
11. Energy Conservation Through Green Planning	Outreach to developers, architects, and residents on the CALGreen code, and ways to incorporate/improve sustainability in project design and in existing structures. Advertise availability of program to residents	<p><u>Progress:</u> HERO has been actively used for solar and other energy conservation improvements. Of 503 applicants, 366 were approved.</p> <p><u>Effectiveness:</u> This program is successful in assisting homeowners in conserving energy and the City's sustainability goals.</p> <p><u>Appropriateness:</u> Energy conservation remains a high priority, and this program will continue for the 2021-2029 housing element period.</p>
12. Affordable Housing Density Bonus Ordinance	Maintain a density bonus ordinance consistent with state law; advertise through dissemination of the Guide to Housing brochure at the public counter and on the City's website.	<p><u>Progress:</u> No developers have expressed an interest in building multiple family that would qualify for a density bonus program.</p> <p><u>Effectiveness:</u> While the program has not been used, the ordinance is out of date and needs to be revised consistent with state law.</p> <p><u>Appropriateness:</u> This program will be carried over to the 2021-2029 housing element and updated for consistency with state law.</p>
13. CEQA Exemption	Continue to use categorical exemptions as appropriate based on the facts and circumstances of individual residential and mixed use infill.	<p><u>Progress:</u> No eligible residential projects have been submitted that would qualify for a CEQA exemption.</p> <p><u>Appropriateness:</u> This program will be carried over to the 2021-2029 housing element.</p>
14. Equal Housing Opportunity	Continue to promote fair housing practices, referring residents to agencies providing fair housing services. This program primarily assists lower income households.	<p><u>Progress:</u> The program is ongoing. The City does not have a fair housing contract provider, but rather is part of a countywide consortium.</p> <p><u>Effectiveness:</u> It is not possible to determine effectiveness of this program, particularly considering new legislation regarding the obligation to affirmatively further fair housing per AB 686.</p> <p><u>Appropriateness:</u> This program will be included for the 2021-2029 housing element and expanded consistent with provisions of AB 686.</p>
15. Senior Housing	Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of San Dimas' growing number of senior citizens.	<p><u>Progress:</u> The City has 3 senior mobile home parks and 1 city owned senior apartment project. The City will continue to seek options to facilitate the development of senior housing.</p> <p><u>Effectiveness:</u> The program has been successful for residential care facilities, but no new senior housing has been developed.</p> <p><u>Appropriateness:</u> Since seniors are the fastest growing group in San Dimas, the program will continue for the 2021-2029 housing element.</p>
16. Housing for People with Disabilities	Support housing to address needs of disabled people. Work with SGPRC to publicize resources for housing and services. Discuss with builders their ability to address housing for disabled people in their projects.	<p><u>Progress:</u> Housing and services have been publicized. The City recently developed a program to fund chair lifts to allow disabled people to access their mobile home unit.</p> <p><u>Effectiveness:</u> Grant assistance was provided to 9 households.</p> <p><u>Appropriateness:</u> This program will be carried over to the 2021-2029 housing element and expanded to address unmet housing needs and fair housing considerations.</p>

B. Housing Goals and Policies

The Housing Plan includes goals, policies, and actions related to housing and are presented in this section. The policies are established to guide the development and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. This section includes goals that are intended to help accommodate and facilitate the development and maintenance of affordable housing. San Dimas will address local housing needs, market and governmental constraints, and resources available to meet the needs in the city.

For each goal, specific policies and programs are listed in the Housing Plan. Individual policies and programs included in this Element are intended to provide a wide variety of programs to implement the City's General Plan goals. The Housing Plan includes programs currently in existence as well as new actions which are added to provide and facilitate housing opportunities. Actual programs will be implemented at the discretion of the City in order to meet established objectives. It should be noted that the listing of a potential funding source of a particular program and/or action does not signify that money has been allocated or appropriated as a source of funding for such a program and/or action.



San Dimas provides a variety of housing opportunities

The following goals policies, and programs guide San Dimas' Housing Plan for the 2021-2029 planning period of the housing element.

Housing and Neighborhood Quality

San Dimas' residents cherish the neighborhoods they reside in and the peaceful and desirable environment provided. Downtown Historic District, San Dimas Canyon, Via Verde, and others are well established neighborhoods that offer and exceptional quality of life for residents. Though the City must meet its share of the regional housing goals and accommodate new housing, it is equally important to ensure housing and neighborhood quality. Each neighborhood must be well served by quality community services and facilities and must include housing that is maintained in a sound and healthful condition so as to improve and maintain the quality of life for all residents.

Goal HE-1: Neighborhoods of well-maintained homes, ample public services and facilities, open spaces and recreation, and well-maintained infrastructure that provide quality places to reside.

Policies

- HE 1.1 Neighborhood Preservation.** Preserve the character, scale, quality, and natural and environmental setting of established residential neighborhoods.
- HE 1.2 Housing Investment.** Support the regular maintenance, improvement, and rehabilitation of single-family homes, multiple-family housing, and mobile homes.
- HE 1.3 Neighborhood Amenities.** Provide quality community facilities, parks and recreational facilities, infrastructure, water and sanitation, and other municipal services tailored to each neighborhood.
- HE 1.4 Historic Preservation.** Promote the preservation of historically and architecturally significant residential buildings and structures through land use, design, housing, and tax policies.
- HE 1.5 Municipal Code Compliance.** Enforce compliance with municipal codes (e.g., vehicles, property maintenance, land use, and safety) to maintain the quality of housing and residential neighborhoods.
- HE 1.6 Resident Involvement.** Encourage active and informed participation of residents from each neighborhood to identify needs and implement programs to beautify, preserve, and maintain their neighborhood.

In Section C, City housing programs that support the goal of ensuring housing and neighborhood quality are: 1) Housing Code Enforcement, 2) Home Rehabilitation Grants; 3) Historic Preservation; and 4) Neighborhood Beautification.

Balanced Housing Supply

San Dimas strives to have a balanced supply of housing, with options affordable for all income levels, including groups with special needs. Existing housing offers a range of housing options, including mobile homes, apartments, accessory dwellings, and smaller homes. However, given the high cost of housing in the city, there is an acknowledged need for addressing a missing middle, including courtyard housing, affordable townhomes, triplexes and fourplexes, and other types that can provide economic and communitywide benefits. The intent of this goal is to assist in the provision of housing to meet the full needs of the community, including renter and owner households.

Goal HE-2: Opportunities for well-designed and appropriate housing that is diverse in type, location, affordability, and tenure and that meets the full spectrum of current and future housing needs in San Dimas.

Policies

- HE-2.1 Adequate Sites.** Provide opportunities for new housing that responds to community needs in terms of housing type, cost, and location by providing appropriate zoning and development standards.
- HE-2.2 Mixed Use.** Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.
- HE-2.3 Design Quality.** Continue to encourage housing designs, site planning, landscaping, and architectural features consistent with the General Plan, design standards, and community context.
- HE-2.4 Downtown Housing.** Provide and actively facilitate opportunities for the development of mixed use and infill housing in downtown San Dimas as part of the City's ongoing revitalization strategy for the area.
- HE-2.5 Accessory Dwellings.** Encourage and facilitate the provision of accessory dwelling units in existing and new housing as a means of expanding housing options for families, students, seniors, and others.
- HE-2.6 Missing Middle Housing.** Support the development of missing middle-income housing, including smaller courtyards, compact triplex/duplexes, cottage housing, and other /small-lot developments.
- HE-2.7 Sustainable Design.** Encourage the use of sustainable and green designs in site planning, landscaping, new housing construction, and the rehabilitation and improvement of existing housing.

In Section C, City housing programs that directly support the goal of furthering balanced housing opportunities are: 5) Housing Sites Inventory; 6) Accessory Dwellings; 7) Downtown Specific Plan; and 8) Residential Design Guidelines.

Market and Regulatory Constraints

San Dimas is a highly developed suburban community and thus encounters potential market, environmental, and governmental constraints that may impede the development of housing. As the supply of land diminishes, the City must become increasingly flexible and creative in the ways it can reduce regulatory, market, or environmental barriers to development while still ensuring environmental impacts are fully addressed and that residential projects are well designed and add value to the community. These methods must extend beyond singular strategies of relaxing development standards but also must include ways to encourage the consolidation of lots and creative reuse of underutilized sites. The following goal and policies address potential constraints.

Goal HE-3: Address and, where appropriate and legally possible, remove or minimize governmental and nongovernmental constraints to the maintenance, improvement, and development of housing.

Policies

- HE-3-1 Development Standards** Provide appropriate development standards and density limits that are sufficient to facilitate the construction of a wide range of housing types.
- HE-3.2 Regulatory Incentives.** Use regulatory incentives, such as density bonuses, parking reductions, and lot consolidation, that encourage the production of housing, including affordable housing.
- HE-3.3 Flexibility in Standards.** Provide flexibility in development and design standards to accommodate new models and approaches to encourage mixed uses, live/work, accessory dwellings, and other types of housing.
- HE-3.4 Development Review.** Maintain an efficient entitlement process with coordinated permit processing, objective design review and standards, and environmental clearance procedures.
- HE-3.5 State and Federal Legislation.** Support advocacy efforts for additional financial resources and legislative changes from the state and federal government to support the production of affordable housing.
- HE-3.6 Prior Sites.** For sites used in the preceding housing element cycle, projects where at least 20 percent of the units are affordable to lower income households shall be allowed by right, as required by state law.

In Section C, housing programs that directly address the goal of mitigating market and regulatory constraints include: 9) Density Bonus; 10) MF-30 Zone Standards; 11) Lot Consolidation; 12) Minor Modification; 13) Streamlined Permitting; and 14) focused updates to the general plan.

Provision and Retention of Affordable Housing

As is the case with cities across California, the private market has been unable to offer housing that is affordable to lower and moderate income households, since public subsidies are often needed to cover the cost of development. Moreover, existing housing projects that are affordable now are under pressure to be converted to market rents that are no longer affordable for the occupants. These factors are resulting in residents being unable to secure or retain housing. Simply adding density to stimulate new developments or removing perceived barriers will not be sufficient to facilitate the provision of affordable housing. Efforts on multiple levels, including new partnerships, are needed to assist in the provision and retention of affordable housing.

Goal HE-4: Assist in the development, provision, and retention of long-term affordable housing opportunities for lower and moderate income households, including individuals and families with special needs.

Policies

- HE-4.1 Financial Assistance.** When feasible, provide fee deferrals or other financial assistance for new housing projects that confer community benefits or provide low and moderate income housing.
- HE-4.2 At-Risk Affordable Housing** Work with property owners, tenants, and priority purchasers to encourage and facilitate the long-term preservation of assisted housing at risk of conversion to market rents.
- HE-4.3 Mobile Home Preservation.** Preserve the City's Mobile Home Rental Accord to assist in the preservation of the long-term affordability and security of mobile homes in San Dimas.
- HE-4.4 Housing Collaboratives.** Support and participate in collaborative partnerships that provide funding and assistance for the development of affordable housing, including housing for special needs.
- HE-4.5 Rental and Homeownership Assistance.** Support and participate, where feasible, the provision of rental and homeowner assistance to allow residents to afford, secure, or retain housing.
- HE-4.6 Inclusionary Housing.** Support the set-aside of a percentage of low income affordable rental units in market rate developments and moderate income units in ownership projects.

As set forth in Section C, City housing programs that assist in the provision of affordable housing include: 15) Housing Choice Voucher; 16) Mobile Home Preservation; 17) Preservation of Assisted Housing; 18) Affordable Housing Overlay; 19) Inclusionary Housing; and 20) Collaborative Partnerships.

Affirmatively Further Fair Housing

State law requires that all cities affirmatively further fair housing opportunities. This provides broad protections to California residents, prohibiting housing discrimination through public or private land-use practices, decisions, and authorizations based on protected status according to the California Fair Employment and Housing Act, Government Code 65008, and other state and federal fair housing law. Affirmatively furthering fair housing requires meaningful and deliberate actions to overcome segregation and disparities, promote fair housing choice, and foster inclusive communities free from discrimination and other barriers that restrict access to opportunity based on protected characteristics. The following goal and policies further these ends.

Goal HE-5: Ensure housing opportunities are available to all without regard to race, color, ancestry, national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, military status, or other arbitrary factors.

Policies

- HE 5-1 Fair housing services.** Support the provision of fair housing services and tenant / landlord mediation services to City residents, property owners, lenders, and others involved in the process.
- HE 5-2 Homeless Services.** Support regional efforts to address the needs of the homeless population in the San Gabriel Valley and continue to promote the delivery of effective social services.
- HE 5-3 Senior Services.** Support the development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or community.
- HE-5.4 People with disabilities.** Address the special needs of persons with disabilities through the provision for supportive and group housing, homeowner accessibility grants, and reasonable accommodations.
- HE-5.5 Community outreach.** Promote and educate the community on the benefits of a diverse housing stock, availability of affordable housing, and fair and equal housing opportunities.
- HE-5-6 Municipal practices.** Continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with affirmatively furthering fair housing.

In Section C, housing programs that directly address the goal of affirmatively furthering fair housing include: 21) Senior Housing; 21) Homelessness Plan; 23) Housing for People with Disabilities; and 24) Fair Housing. Additional housing programs in the housing element also address the goal of fair housing choice.

C. Housing Programs

The goals and policies in the housing element address San Dimas' identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies and are organized around the City's housing goals. The Housing Program Summary Table HE-5.4 at the end of this section summarizes each program's objectives, funding sources, the agency responsible for implementation, and policy addressed.

Housing and Neighborhood Preservation

1. Housing Code Compliance

The City's Building Code, Housing Code, Property Maintenance Code, and other regulations establish minimum standards for the construction and maintenance of buildings, property, and structures. The City's Code Compliance program enforces these regulations to protect the health, safety, and welfare of the public, maintain quality neighborhoods, and ensure a high quality of life. To encourage and facilitate code compliance, the City provides information about the ongoing grant program to address code violations. In addition to City codes, homeowners may need to comply with Codes, Covenants, and Restrictions adopted by neighborhoods that are more restrictive than city codes. CC&Rs are enforced by the respective associations and are outside the purview of City staff.

Objective(s):

- Conduct inspections of potentially substandard residences.
- Require adherence to local property regulations and requirements.
- Inform residents of available resources to address code violations.

2. Home Rehabilitation

The City administers a Single-Family Rehabilitation Program to assist in the financing of home repairs needed to address conditions that are detrimental to health and safety of the occupants. Grants are restricted to lower income households earning below 80 percent of the median family income in the county. The maximum repair grant amount is \$7,500 under the CDBG program and \$3,000 under the Mobile Home Rehabilitation Program. Eligible use of funds includes roofing, electrical, heating/air conditioning, termite fumigation, windows and doors, and other improvement needs. Occupancy restrictions apply. The program is closely coordinated with code compliance efforts to address code violations.

Objective(s):

- Assist 10 households annually under the CDBG program and about 25 households under the Mobile Home program, with a mix of extremely low/very low/moderate income households.

3. Historic Preservation

San Dimas has a rich history that is reflected in its older downtown core area, bordered generally by Gladstone Street, Walnut Avenue, Arrow Highway, and Amelia Avenue. Approximately 300 properties were identified in a local historic resource survey in the early 1990s, and additional homes may also qualify as historic since then. The City encourages preservation of these structures through state programs; additional incentives to encourage preservation may be available. One state program, the Mills Act, enables the owner of a structure listed as historically significant by the City to agree with the City to preserve, maintain, and possibly rehabilitate the home. The benefit to the homeowner is a substantial reduction in property taxes for historic properties that qualified after Prop 13. The City implements its Town Core Design Guidelines to guide the construction and alteration of residential structures. These codes are intended to preserve the architectural features, character, and charm of historic homes and commercial and mixed-use areas in San Dimas.

Objective(s):

- Continue to encourage the preservation of historic homes.
- Implement Town Core Design Guidelines as applicable.
- Encourage applications for and market the Mills Act designation.

4. Neighborhood Beautification

Maintaining a high quality of life in residential neighborhoods is a high priority for residents and businesses. San Dimas neighborhoods offer a high quality of life, and most of the city's housing stock is in good condition. Historically, the City provided neighborhood clean-up along with funds for minor housing repairs within targeted neighborhoods that could benefit from focused beautification work. The program, funded by federal CDBG assistance, provided an effective tool to stimulate neighborhood participation and revitalization. With changes in CDBG regulations, however, the beautification program no longer qualified for federal funding and therefore was put on hold until funding is acquired. Still, targeted efforts are needed to improve the quality of life in select neighborhoods, focusing on aging infrastructure, improving community facilities, and repairing older homes. Opportunities exist in and around the broader downtown area. Though federal funds are not available for this effort, there may be other opportunities to reinitiate a neighborhood beautification program should funding be secured.

Objective(s):

- Consider reestablishment of the Neighborhood Beautification program.
- Identify areas needing improvement through a community survey.
- Seek additional sources of funding to reestablish the program.

Balance in Housing Types

5. Housing Sites Inventory

An inventory of residential sites can provide essential information to potential developers regarding the City's interest in development of certain areas. As part of this housing element, the City performed a parcel-specific analysis of vacant and underutilized sites that could accommodate residential and mixed uses. This inventory was verified by information provided from private developers regarding the sites most likely and feasible to develop during the planning period. Though the housing sites inventory is citywide, a significant number of sites are multiple-family/mixed-use sites in the downtown. As part of this program, the City will be taking necessary steps to ensure that adequate sites are available at all times during the planning period to accommodate the unmet RHNA.

Objective(s):

- Maintain an inventory and map of sites available for residential development and provide at the front counter upon request.
- Complete required rezoning (see Program #9) within three years of adoption of the housing element.
- Monitor sites to accommodate the unmet RHNA. If there are insufficient sites, rezone sites within 180 days of findings to ensure needed capacity.

6. Accessory Dwellings (ADU)

An ADU 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. San Dimas contains large lots that can accommodate ADUs. The City adopted Ordinance No. 1281 to make its municipal code consistent with recent changes in state law, including removal of the covenant requirement for the unit to be affordable to lower income households. These changes have resulted in a significant increase in the number of ADUs from an average of 1 annually to several dozen annually. Based on current trends and looking forward, the City estimates that 40 to 50 ADUs will be submitted annually throughout the remainder of the housing element planning period.

Objective(s):

- Evaluate and adopt incentives (e.g., fee reductions, pre-stamped designs, marketing) to encourage the production of ADUs per AB 671.
- Record progress in ADU production on the annual progress report for the housing element by April 1 of every calendar year.
- If ADU production levels fall short of anticipated goals, review the housing sites inventory and select additional sites for rezoning.
- Encourage construction of ADUs in areas of high opportunity to encourage housing mobility for lower-income households.

7. Downtown Specific Plan

San Dimas has long envisioned a downtown that provides a vibrant and pedestrian-oriented environment containing shopping, entertainment, and housing for residents. Such an opportunity would capitalize on the Gold Line Foothill extension and the economic activity that accompanies rail construction. To capitalize on these benefits, San Gabriel Valley cities have discovered that downtown plans are essential for creating the integrated design, regulatory, and development contexts that enable vibrant downtowns. A specific plan or other tool can facilitate the development of sites identified in the housing element and achieve the City’s 2021-2029 RHNA. The City has received grant funding to initiate this effort and will proceed in several stages, with completion by 2025.

Objective(s):

- Create general plan land use designations or zoning designations tailored to the downtown, and redesignate sites by 2025.
- Target place-based revitalization in downtown to improve access to resources and services.
- Rezone up to 98 acres in accordance with the site inventory as follows:
 - > 6.0 acres for multiple-family housing at 12-16 du/ac
 - > 4.0 acre for multiple-family housing at 16-25 du/ac
 - > 13.8 acres for multiple-family housing at 25-35 du/ac
 - > 14.9 acres for multiple-family housing at 35-45 du/ac
 - > 7.3 acres for mixed uses at 25-35 du/ac
 - > 55.9 acres for mixed uses at 35-45 du/ac

8. Residential Design Guidelines

Ensuring well-designed residential projects is essential to creating a desirable living environment and preserving and enhancing the character of neighboring areas. City staff utilize the standards and guidelines in Chapter 18.12 of the municipal code to review projects. The City has additional design guidelines suited for specific areas, such as the historic Town Core. Given the recent enactment of SB 35, the City recognizes the need for more consistency in design guidelines citywide, while still addressing unique issues and objectives for specific plan locations and/or focused uses. As part of the SB 2 grant process, the City is drafting objective development and design standards to provide greater certainty to developers regarding site planning, building location, relationships to other structures on a property, public streetscapes and plazas, architectural design, and sustainable site development and design. Additional design guidelines are being drafted separately for other areas of the community.

Objective(s):

- Prepare comprehensive downtown development and design guidelines that apply to the Downtown Specific Plan area.
- Prepare and adopt objective development and design guidelines for other areas of the city in accordance with SB 35.

Market and Regulatory Constraints

9. Density Bonus Law

Last revised in 2013, Chapter 18.22 of the SDMC sets forth the City's provisions to implement State density bonus law. In summary, applicants of residential projects with five or more units may apply for a density bonus and additional incentive(s) if the project meets one of the following criteria:

- 10 percent of units affordable to lower income households.
- 5 percent of units affordable to very low income households.
- An age-restricted senior citizen housing project or mobile home park.
- 10 percent of units in a condo project for moderate income households.

The density bonus varies according to set criteria, but generally ranges from 20 to 35 percent above the General Plan density. In addition to the density bonus, eligible projects may receive one to three additional development incentives, depending on the proportion of affordable units and level of income targeting. In addition to these incentives, developers may receive parking space reductions as prescribed in state law and local regulations.

Objective(s):

- Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345).
- Consider additional density or regulatory relief tailored to San Dimas to encourage the type of housing desired in the city.

10. MF-30 Zone Development Standards

In 2013, the municipal code was amended (Ord. 1215) to add Chapter 18.44 and create a MF-30 residential zone. This zone allows apartments, condominiums, townhomes, and senior housing developments by right at a minimum density of 30 units per acre. This zone was used to facilitate and encourage the development of the Avalon Apartments. However, the frequency of its use has been limited due to several development standards that preclude residential uses achieving the intended density of the zoning district. Among others, the high parking requirement for studio units, open space requirements along with the on-site drainage requirement, and building spacing setbacks constrain achievement of the achievable density of the zone. As a result, it is not possible to achieve 30 units per acre for apartments without significant modifications of development standards, a very large rectangular site, or variances.

Objective(s):

- Revise parking reductions for studio units and smaller units that more closely approximate the vehicle ownership of households
- Review and, if necessary, revise standards to address the cumulative effect of open space requirements that may constrain development

11. Lot Consolidation

The housing element land inventory contains smaller lots that could be combined to make larger sites with shapes more conducive for development. This is especially the case in the downtown area, where the parcels are generally substandard in terms of width or depth. In these cases, lot consolidation offers the opportunity for property owners to develop projects that generate a higher return on investment and yield projects that have greater community benefits. Lot consolidation involves merging existing parcels into fewer parcels through the elimination or modification of shared property lines. To facilitate the consolidation of lots, the City will explore methods of encouraging the consolidation of lots through development incentives. These incentives may include waiver of fees, graduated density bonuses, and modification of standards. Consolidation incentives could also be prioritized for proposed development projects utilizing the Affordable Housing Overlay or the MF-30 zone.

Objective(s):

- Research the effectiveness and practical use of incentives that would encourage the consolidation of lots into parcels large enough to accommodate residential and mixed use projects.
- Draft an ordinance that offers incentives that encourage consolidation of lots for consideration by the Planning Commission and City Council.

12. Minor Modification Process

Allowing for creative designs in housing can benefit the community. The San Dimas Zoning Code (Chapter 18.24) implements a process for requesting modifications of development standards in the S-F Single Family Residential zone. The purpose is to promote residential amenities beyond those expected in a conventional development, to achieve greater flexibility in design, and to encourage well-planned neighborhoods through creative and imaginative planning. In a built-out city, offering this type of flexibility can assist in facilitating the development of housing on sites that would otherwise be infeasible to develop, and allow for creativity in housing designs without requiring a variance and the associated findings required of a variance. The minor modification process is also provided in several specific plan areas. However, the City has significantly limited areas for new multiple-family housing outside specific plans. The community could benefit from adopting a similar process for requesting minor modifications for multiple-family housing products.

Objective(s):

- Extend Chapter 18.24 of the SDMC to include a similar process for granting minor modifications in multiple-family residential zones with either an AHO designation or within a MF-30 zone designation.

13. Streamlined Permitting

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20% after the preliminary application is submitted. The developer must submit a full application for the project within 180 days of submitting the preliminary application. San Dimas offers predevelopment meetings with applicants of larger projects prior to submission of formal applications to better define the information needed to review a project. Predevelopment meetings can shorten the review process and allow for better communication between applicants and City departments. The City currently defers to HCD for the required application process but will consider creating a City specific process during the planning period.

Objective(s):

- Establish a written policy or procedure to allow a streamlined approval process and standards for eligible projects, as set forth under Government Code 65913.4
- Periodically review the process and, if needed, revise features of the process to ensure that statutory timelines are met.

14. General Plan Updates

The 2021-2029 Housing Element relies on the preparation of a downtown specific plan and environmental impact report clearance to redesignate housing sites that are anticipated to accommodate the RHNA. However, larger general plan updates will be required to address existing and new changes to state law. As required under Government Code 65454, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan. The current general plan has a creative growth designation that allows for limited mixed uses. However, to implement the Downtown Specific Plan, the City will need to prepare a general plan amendment. In addition, new state law requires an update to the safety element and responsive goals to address climate change and resiliency as well as environmental justice. Upon completion of the housing element update, the City will need to commence subsequent focused updates to the general plan. These updates will ensure that the general plan is updated as required by state law and supports the City's downtown plans.

Objective(s):

- Amend the general plan, create an overlay, or other suitable tool to allow for the land uses envisioned for the downtown.
- Update the safety element to address, among other topics, climate change and resiliency and environmental justice.

Assist in the Provision of Affordable Housing

15. Housing Choice Voucher (Section 8)

The Housing Choice Voucher (Section 8) program is a federal program that provides rental assistance to extremely low and very low income persons. The program offers a rent “voucher” equal to the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of their income). A tenant may choose housing that costs above the normal 30 percent payment standard if they pay the extra rental cost. Housing vouchers can be allocated to specific projects (often referred to as project-based vouchers) or allocated to renters (tenant-based voucher), who can use the voucher for any home registered with the county Housing Authority. Housing vouchers are accepted at three properties– Monte Vista, Charter Oaks, and Sunnyside. Due to the limited number of vouchers, there is typically a long waiting list.

Objective(s):

- Continue to participate in the Housing Choice Voucher program.
- Make available a housing resource brochure at City Hall and on the City’s website.
- Encourage landlords to register units with the Housing Authority to increase housing mobility opportunities for residents.
- Advertise the program at the City Hall.

16. Mobile Home Preservation

San Dimas has over 900 mobile home units within its five mobile home parks and has taken several proactive steps to assist in maintaining the affordability of park space rents. The City purchased the 186-space Charter Oaks Mobile Home Park in 1998 and offers a space rental credit program to provide greater affordability for lower income park residents. All mobile home parks in San Dimas are regulated by the Mobile Home Accord, which establishes maximum rent charges and provides a fair method for resolving disputes; the current Accord runs from June 1, 2021 thru June 30, 2026. In addition, the City provides ordinances that govern the conversion of mobile home parks and apartments to condominiums. The ordinance establishes specific noticing requirements to reduce the impact of conversion on current residents, particularly those of low and moderate income.

Objective(s):

- Continue to retain affordability of the Charter Oaks Mobile Home Park and regulate space rental credits.
- Renew the Mobile Home Accord to provide stability in space rents for the five mobile home parks.
- Continue to implement the conversion ordinance to protect tenants living in mobile home parks.

17. Preservation of Assisted Housing

San Dimas has four projects providing 133 rent-restricted units. Prior to this planning period, several projects opted out of affordability controls. Sunnyside Apartments has also filed a notice to convert the project to market rents in March 2024. All other assisted properties have long-term affordability controls. The City will work toward preservation of at-risk units as follows:

- Contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve the units.
- Where property owners express an interest in preservation, conduct an economic analysis to determine the cost of buying-down rents.
- Explore funding sources/program to preserve the affordability of the units with long-term covenants.
- Present options to owners for a rent buydown, rehabilitation assistance, and/or mortgage refinance in exchange for long-term use restrictions.
- Work with tenants or contact specialists to provide tenant education regarding tenant rights and conversion procedures.

Objective(s):

- Initiate discussions with owners of at-risk properties. Based on the outcome, the City will: 1) identify preservation incentives; 2) work with priority purchasers; 3) coordinate technical assistance and education to affected tenants; and 4) explore funding options for preserving the units.

18. Affordable Housing Overlay

The affordable housing overlay zone is intended to designate certain parcels as suitable for higher-density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to allow for the additional higher density residential needed to encourage the production of affordable housing while maintaining appropriate standards for all uses—to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households, and to ensure integrated design and unified control of design. This tool was successfully used for the Avalon Apartment complex. Per the SDMC, the AHO encompasses the proposed location of the Gold Line station parking lot.

Objective(s):

- Extend AHO designation to sites in the downtown and, if needed, other sites in the city to facilitate the development of sites with housing affordable to lower income households.
- Periodically review progress in using the AHO designation along with supporting programs (minor modifications and MF-30 zone standards) to facilitate the production of affordable housing.

19. Inclusionary Housing

With the enactment of SB 166 (No Net Loss) and the loss of redevelopment requirements, many cities have explored inclusionary housing ordinances (IHO). This is because as developers use a city's available sites, originally earmarked for low income affordable units, to build higher income condos and single-family homes, cities must find additional sites to replace the loss of high density sites. Typically, IHOs require at least 15 percent of all new housing units built be available at affordable housing cost and occupied by households of low or moderate income. The low income requirement typically applies to rental units, and ownership projects typically provide moderate income units. The 2008-2014 Housing Element proposed an evaluation of an IHO, but that effort was suspended by the Palmer decision. Since then, the State has overruled the Palmer decision and allows cities to adopt IHOs subject to conditions.

Objective(s):

- Evaluate the feasibility of a 15 percent inclusionary housing requirement and its impact on achieving the RHNA, development activity, and City goals.
- If inclusionary requirements are deemed feasible, pursue the drafting of an ordinance for consideration by City Council.

20. Collaborative Partnerships

As a means of further leveraging housing assistance for lower and moderate income households, the City will encourage partnerships with local organizations and other government agencies that offer housing-related services, such as the development of affordable housing and homeless prevention services. These organizations and agencies will include, but not be limited, to the following:

- Habitat for Humanity
- San Gabriel Valley Council of Governments
- San Gabriel Valley Regional Housing Trust (JPA)
- Regional Center of Orange County
- San Dimas Community Hospital
- Southern California Independent Living

These partnerships, among others, will help to provide and augment the financial and administrative resources needed to implement housing programs and further the goals and policies of the housing element.

Objective(s):

- Continue to work with current housing partners and, as needed, evaluate expanding partnership to augment administrative and financial resources.
- Evaluate the feasibility of joining the San Gabriel Valley Regional Housing Trust and, if beneficial, pursue membership status.

Fair Housing Opportunity

21. Senior Housing

Senior citizens (age 65+) have grown to make up more than one quarter of San Dimas' households, and this age group continues to increase in number. Many seniors live in single-family homes or mobile homes. Among seniors, key housing needs include, among others, income support, home accessibility, affordable rent and property maintenance, and transit. Addressing the housing needs of seniors requires strategies that foster independent living (such as accessibility improvements, ADUs, and rehabilitation assistance, as described under other housing element programs) as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels. City ownership of the 186-space Charter Oak Mobile Home Estates and the Monte Vista Place Apartments provides long-term affordable housing for seniors. Integration of additional mixed-use housing opportunities in the Downtown within walking distance of services can also provide housing suitable for seniors.

Objective(s):

- Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of San Dimas' senior citizens.
- Continue to offer home improvement grants for seniors
- Continue to preserve mobile home opportunities in the city

22. Homelessness Plan

The City's Plan to Prevent and Combat Homelessness has five goals with supporting actions—understand the needs of San Dimas's homeless population, ensure homeless people are entered into the Regional Coordinated Entry System, expand and improve immediate housing solutions, expand opportunities for employment and workforce development, and explore options for preservation of existing affordable housing. The City works with other agencies and nonprofit organizations to address local needs. Housing element law requires cities to facilitate and encourage the development of emergency shelters, transitional housing, and permanent supportive housing. Though the City has periodically made the requisite amendments to the municipal code in compliance with changing state statutes, several zoning code amendments are needed to address amendments in state law.

Objective(s):

- Review and revise, as needed, the definition of transitional housing in the municipal code in accordance with SB 745.
- As required by state law (AB 2162), allow supportive housing as a by-right use in all zones where multifamily and mixed uses are permitted.
- Permit transitional and supportive housing in in all zones which allow for residential uses in the same manner as residential uses are treated.

23. Housing for People with Disabilities

San Dimas has a sizable population of people with disabilities: 13 percent of residents living in housing report a disability, and additional residents living in institutional settings report a disability. San Dimas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards.
- Enforcement of requirements to improve accessibility in housing through the enforcement of building codes and ADA accessibility requirements.
- Single-family rehabilitation grants that include funding for mobile home chair lifts to allow disabled residents to access their home.
- Programs to facilitate affordable housing, including density bonuses and Affordable Housing Development Assistance.

Objective(s):

- Support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with regional service providers to publicize information on available resources for housing and services.

24. Fair Housing

AB 686 requires the City to identify meaningful actions to affirmatively further fair housing (AFFH) and address fair housing issues identified in the Assessment of Fair Housing. These actions shall address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

Objective(s):

- Implement Programs 2, 4, and 7 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., Programs 15, 16, 20, and 21) and facilitating affordable housing in high opportunity areas (e.g., Programs 6, 10, 18, and 19).
- Provide information and a link to the Los Angeles County portal of available affordable housing units on the City’s website to connect lower-income households with housing opportunities.

- Within one year of Housing Element adoption, develop educational materials for the public on who affordable housing serves to address community opposition to lower-income housing.
- Survey residents to understand their preferred methods of communication and need for translation services to improve effectiveness of City outreach efforts and encourage public participation in planning processes.
- Coordinate annually with the Housing Rights Center to provide public workshops or training in collaboration with the City on fair housing laws and requirements.
- Continue to offer the Mobile Home Lift Program annually, as funding is available, for accessibility modifications.
- Maintain links to the Housing Rights Center fair housing resources and information on the City’s website, update as needed.

The following table summarizes the City of San Dimas’ quantified objectives for the 2021-2029 Housing Element planning period. The objectives include the City’s new construction objectives to meet its regional housing needs assessment; rehabilitation objectives which reflect the owner occupied Rehabilitation Program; and housing conservation objectives to reflect maintaining the City’s 900 mobile homes and preservation of assisted apartment properties.

Table HE-5.3 Quantified Objectives			
HCD Household Income Level/ Housing Affordability Level	Housing Production	Housing Preservation	Housing Rehabilitation
Very Low Income	384	133 Apts	320
Low Income	220	909 MHPs	
Moderate Income	206	-0-	-0-
Above Moderate Income	438	-0-	-0-
Total	1,248	1,042	-0-

Source: City of San Dimas, 2020
 Notes: Housing quantified objectives are based on HCD Income limits

5. HOUSING PLAN

Table HE-5.4 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
1	Housing Code Compliance	<ul style="list-style-type: none"> ■ Require adherence to local property and building code regulations and requirements. ■ Conduct inspections of potentially substandard residences. ■ Inform residents of available resources to address code violations. 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-1.1 HE-1.5
2	Housing Rehabilitation	<ul style="list-style-type: none"> ■ Assist 10 households annually under the CDBG program and ■ Assist about 25 households under the Mobile Home program 	CDBG	San Dimas Comm. Dev.	2021-2029	HE-1.2 HE-1.3
3	Historic Preservation	<ul style="list-style-type: none"> ■ Continue to encourage the preservation of historic homes. ■ Implement Town Core Design Guidelines as applicable. ■ Encourage applications for and market the Mills Act program. 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-1.4
4	Neighborhood Beautification	<ul style="list-style-type: none"> ■ Consider reestablishment of the Neighborhood Beautification program. ■ Identify areas needing improvement through a community survey. ■ Seek sources of funding to reestablish the program. 	To be determined	San Dimas Comm. Dev.	2021-2029	HE-1.3 HE-1.5
5	Housing Sites Inventory	<ul style="list-style-type: none"> ■ Maintain an inventory and map of sites available for residential development; provide upon request. ■ Complete required rezoning (see Program #9) within three years of adoption of the housing element. ■ Monitor sites to accommodate unmet RHNA. If there are insufficient sites, rezone sites within 180 days to ensure needed capacity 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-2.1
6	Accessory Dwelling Units	<ul style="list-style-type: none"> ■ Evaluate and adopt incentives to encourage production of ADUs ■ Record progress in ADU production in the annual progress report for the housing element every calendar year. ■ If ADU production levels fall short of anticipated goals, select additional sites to address the shortfall. ■ Encourage construction of ADUs in areas of high opportunity to encourage housing mobility for lower-income households. 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-2.5
7	Downtown Specific Plan	<ul style="list-style-type: none"> ■ Create general plan land use or zoning designations and redesignate sites by 2025. ■ Rezone up to 98 acres in accordance with the site inventory as follows: <ul style="list-style-type: none"> ■ 6.3 acres multifamily housing at 16-24 du/ac ■ 5.8 acres multifamily housing at 25-35 du/ac ■ 20.1 acres for mixed uses at 25-35 du/ac ■ 66.0 acres for mixed uses at 35-45 du/ac 	LEAP; SCS, General Fund; other	San Dimas Comm. Dev.	Prepare and adopt DTSP by 2025	HE-2.4

Table HE-5.3 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
8	Design Guidelines	<ul style="list-style-type: none"> ■ Prepare comprehensive downtown development and design guidelines to apply to the Downtown Specific Plan area. ■ Prepare and adopt objective development and design guidelines for other areas of the city in accordance with SB 35. 	SB 2 grant	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-2.3
9	Density Bonus	<ul style="list-style-type: none"> ■ Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345). ■ Consider additional density or regulatory relief tailored to San Dimas to encourage the type of housing desired in the city. 	General Fund	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-3.2
10	MF-30 Zone Standards	<ul style="list-style-type: none"> ■ Revise parking reductions for studio units and smaller units that more closely approximate the vehicle ownership of households ■ Review and, if necessary, revise standards to address the cumulative effect of open space requirements 	General Fund	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-3.1
11	Lot Consolidation	<ul style="list-style-type: none"> ■ Research effectiveness and practical use of incentives that encourage the consolidation of lots into parcels large enough for housing and mixed use. ■ Draft an ordinance that offers incentives that encourage consolidation of lots for consideration by the Planning Commission and City Council. 	General Fund	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-3.2
12	Minor Modification Process	<ul style="list-style-type: none"> ■ Extend Chapter 18.24 of the SDMC to include a similar process for multiple-family residential zones with either an AHO designation or within a MF-30 zone. 	General Fund	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-3.2
13	Streamlined Permitting	<ul style="list-style-type: none"> ■ Establish a written policy or procedure to allow a streamlined approval process and standards for eligible projects, as set forth under Government Code 65913.4 ■ Periodically review the process and, if needed, revise features of the process to ensure that statutory timelines are met. 	General Fund	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-3.4

5. HOUSING PLAN

Table HE-5.3 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
14	General Plan updates	<ul style="list-style-type: none"> ■ Amend the general plan, create an overlay, or other suitable tool to allow for the land uses envisioned for the Downtown ■ Update the safety element to address, among other topics, climate change and resiliency and environmental justice. 	General Fund; Grants	San Dimas Comm. Dev.	Adopt within 3 years after adoption of housing element	
15	Housing Choice Vouchers	<ul style="list-style-type: none"> ■ Continue to participate in the Housing Choice Voucher program. ■ Make available a housing resource brochure at City Hall. ■ Encourage landlords to register units with the Housing Authority to increase housing mobility. ■ Advertise the program at the City Hall. 	Federal HUD	County Housing Authority	2021-2029	HE-4.5
16	Mobile Home Preservation	<ul style="list-style-type: none"> ■ Continue to retain affordability of the Charter Oaks Mobile Home Park and regulate space rental credits. ■ Renew the Mobile Home Accord to provide stability in space rents for the five mobile home parks. ■ Continue to implement the conversion ordinance to protect tenants living in mobile home parks. 	CDBG	San Dimas Comm. Dev.	2021-2029	HE-4.3
17	Preservation of Assisted Housing	<ul style="list-style-type: none"> ■ Initiate discussions with owners of at-risk properties. Based on the outcome, the City will: 1) identify preservation incentives; 2) work with priority purchasers; 3) coordinate technical assistance and education to affected tenants; and 4) explore funding options for preserving the units. 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-4.2
18	Affordable Housing Overlay	<ul style="list-style-type: none"> ■ Extend AHO designation to sites in the downtown and, if needed, other sites in the city to facilitate the development of sites with housing affordable to lower income households. ■ Periodically review progress in using the AHO designation along with supporting programs (minor modifications and MF-30 zone standards) to facilitate the production of affordable housing. 	General Fund	San Dimas Comm. Dev.	Prepare and adopt by 2023	HE-3.3
19	Inclusionary Housing	<ul style="list-style-type: none"> ■ Evaluate the feasibility of a 15 percent inclusionary housing requirement and its impact on achieving the RHNA, development activity, and City goals. ■ If inclusionary requirements are deemed feasible, pursue the drafting of an ordinance for consideration by City Council. 	General Fund	San Dimas Comm. Dev.	If feasible, adopt within 3 years following adoption of housing element	HE-4.6

Table HE-5.3 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
20	Collaborative Partnerships	<ul style="list-style-type: none"> Continue to work with current housing partners and, as needed, evaluate expanding partnership to augment administrative and financial resources. Evaluate the feasibility of joining the San Gabriel Valley Regional Housing Trust and, if beneficial, pursue membership status. 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-4.4
21	Senior Housing	<ul style="list-style-type: none"> Continue to actively pursue a range of housing options to address the diverse needs of senior citizens. Continue to offer home improvement grants for seniors Continue to preserve mobile home opportunities in the city 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-4.3
22	Homelessness Plan	<ul style="list-style-type: none"> Review and revise, as needed, the definition of transitional housing in the SDMC per SB745. Per AB2162, allow supportive housing as a by-right use in all zones where multifamily and mixed uses are permitted. Permit transitional and supportive housing in in all zones which allow for residential uses in the same manner as residential uses are treated. 	General Fund; Measure H funds	San Dimas Comm. Dev.	2021-2029	HE-4.2
23	Housing for Disabled People	<ul style="list-style-type: none"> Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, Work with regional service providers to publicize information on available resources for housing and services. 	General Fund	San Dimas Comm. Dev.	2021-2029	HE-4.4
24	Fair Housing	<ul style="list-style-type: none"> Provide information on the Los Angeles County portal of available affordable housing units on the City's website. Develop educational on who affordable housing serves. Coordinate with the Housing Rights Center to provide public workshops or training on fair housing laws and requirements. Survey residents to understand their preferred methods of communication to improve effectiveness of City outreach efforts. Continue to offer the Mobile Home Lift Program. 	General Fund	San Dimas Comm. Dev.	Portal information by end of 2022, educational materials by 2023, survey by 2023; and Mobile Home Lift Program as requested.	HE-5.1-HE-5.5

5. HOUSING PLAN

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Appendix A. Housing Sites

Site #1: SP-23a

Site #1 is a 3.2-acre parcel that is currently occupied by a construction yard. Directly adjacent to the Gold Line rail extension, this site is bordered by residential neighborhoods to the north. Existing uses include an aging metal shed, limited site improvements, with a mix of unpaved and paved onsite driveways. The site is highly underutilized given its location, significant land value, and confirmed developer interest. Given its proximity to the downtown and neighborhoods to the north, this site could accommodate condominiums, townhomes, and other attached products at a density of 12-16 units per acre. The site has been proposed for new townhomes in recent years by a developer/builder and developer interest remains very high for this site.

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1961
Current Zoning:	SP-23	Building/Lot Ratio:	14
Assess. Parcel:	8386-006-010 (primary) -025, -026, -027, -028	Improvement/Land Ratio:	<0.1
Parcel Acreage:	3.2	Developer Interest:	High
Ownership:	Single Owner	Anticipated Use:	MF Residential
Condition:	Aging structure	Proposed Density:	12-16 du/acre



Figure A-1 SP-23a

Site #2: SP-23b

Site #2 is a 3.1-acre site that is currently occupied by various industrial uses, including a general pump company and a truck dispatch yard. Directly adjacent to the Gold Line, this site is bordered by residential neighborhoods to the north, and is located to the east of Site #1 along the Gold Line railroad tracks. The site is highly underutilized given its location, value of land, value of onsite improvements relative to land value, expansive nonimproved areas for storage, and significant developer interest. Given its proximity to downtown and transit, this site could readily accommodate higher density residential uses. Because the site is adjacent to residential neighborhoods, however, the most feasible proposal for residential development would likely be condominiums, townhomes, or other attached products at a density of 12-16 units per acre.

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1945
Current Zoning:	SP-23	Building/Lot Ratio:	8%
Assess. Parcel:	8386-015-014, -814, -815 8386-015-019 to -024; 8386-016-035	Improvement/Land Ratio:	<
Parcel Acreage:	3.1	Developer Interest:	Unknown
Ownership:	3 Owner (incl RR)	Anticipated Use:	MF Residential
Existing Use:	Aging structure	Proposed Density:	12-16 du/acre



Figure A-2 SP-23b

Site #3: SP-23c

Site #3 is a 2.87-acre site occupied by a contractor and sales storage yard. Directly adjacent to the Gold Line extension, this site is bordered by residential neighborhoods to the north and east. It is highly underutilized given its location, value of land, value of onsite improvements relative to the land value, and significant and repeated developer interest. Two buildings are historic, included in the historic survey, and may lend themselves to restoration and repurposing, like the Anaheim Packing House or rail-oriented projects in cities like Claremont or Moorpark. Given its proximity to the downtown and transit, this site could accommodate higher density multiple family residential, mixed use, or other attached housing at a density of 25–35 units per acre. To facilitate development, this site may be redesignated as part of the Downtown Specific Plan.

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1908
Current Zoning:	SP-23	Building/Lot Ratio:	7%
Assess. Parcel:	8386-016-002 & -084	Improvement/Land Ratio:	<0.13%
Parcel Acreage:	2.87	Developer Interest:	Unknown
Ownership:	Single owner	Anticipated Use:	Mixed Use
Condition:	Poor condition	Proposed Density:	25-35 du/acre



Figure A-3 SP-23c

Site #4: San Dimas Town Center

Site #4 consists of 5.2-acres on a commercial shopping center on Bonita Avenue. The 5.5-acre portion consists of the western portion of the shopping center; the Albertson center on the east side is not included. CVS is the primary anchor, but their lease is coming due. All other tenants are on three year leases. To the south is an affordable senior project. The site is underutilized due to its significant surface parking area, developer interest, parcel shape, and location adjacent to the Gold Line station. The General Plan will require mixed uses for properties fronting Bonita Avenue in the Downtown area. As such, these parcels would likely be redeveloped to mixed uses at a density of 35–45 units per acre with attached or structured parking to the rear of the site. To facilitate development, this site would be redesignated for mixed uses as part of the Downtown Specific Plan.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1963/2003
Current Zoning:	CG-2	Building/Lot Ratio:	42%
Assess. Parcel:	8390-017-029 to -031 8390-017-041 to -045	Improvement/Land Ratio:	<0.58
Parcel Acreage:	5.2 total	Developer Interest:	unknown
Ownership:	5 owners	Anticipated Use:	Mixed Uses
Condition:	Functioning center	Proposed Density:	35-45 du/acre

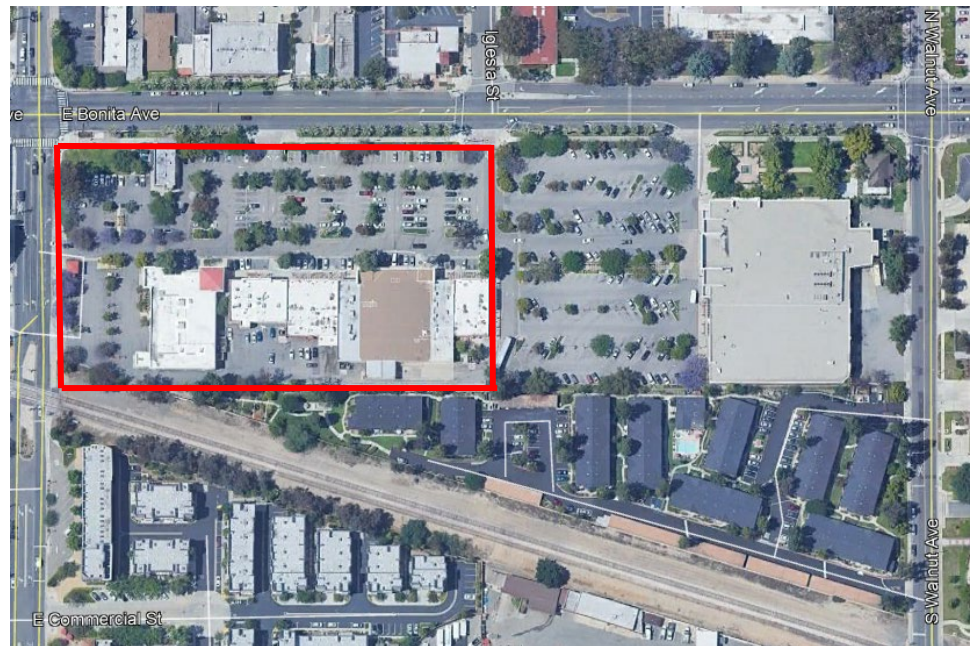


Figure A-4 San Dimas Town Center Site

Site #5: Walnut/Arrow

Site #5 is a 12.1-acre group of parcels located directly adjacent to the Gold Line Station. Metro is proposing to purchase the 1.5 acre City yard and potentially the 3.0-acre primarily vacant site to the south of the current City yard. Given Metro’s interest in the site, the remainder of the surrounding parcels would likely be developed concurrently or shortly following acquisition of the core sites. These sites are currently designated with the AHO-2 overlay. However, given their location, it would be anticipated that this site would be redesignated as part of the Downtown Specific Plan update for residential and/or mixed uses at a higher density, similar to other sites adjacent to Metro parking. Higher densities would be deemed suitable and would not pose incompatibilities with adjacent land uses.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	varied
Current Zoning:	M-1 / Public/Semi Public	Building/Lot Ratio:	19%
Assess. Parcel:	8390-018-023, 040, -045 - 046, -027, -197, -066; and -907, -908, -909	Assessed Imp/Land Ratio:	<0.84
Parcel Acreage:	11.5 acres	Developer Interest:	High
Ownership:	8 owners	Anticipated Use:	Mixed Uses
Current Uses:	Storage, City Yard, Office, gas station, auto repair, etc.	Proposed Density:	35-45 du/acre

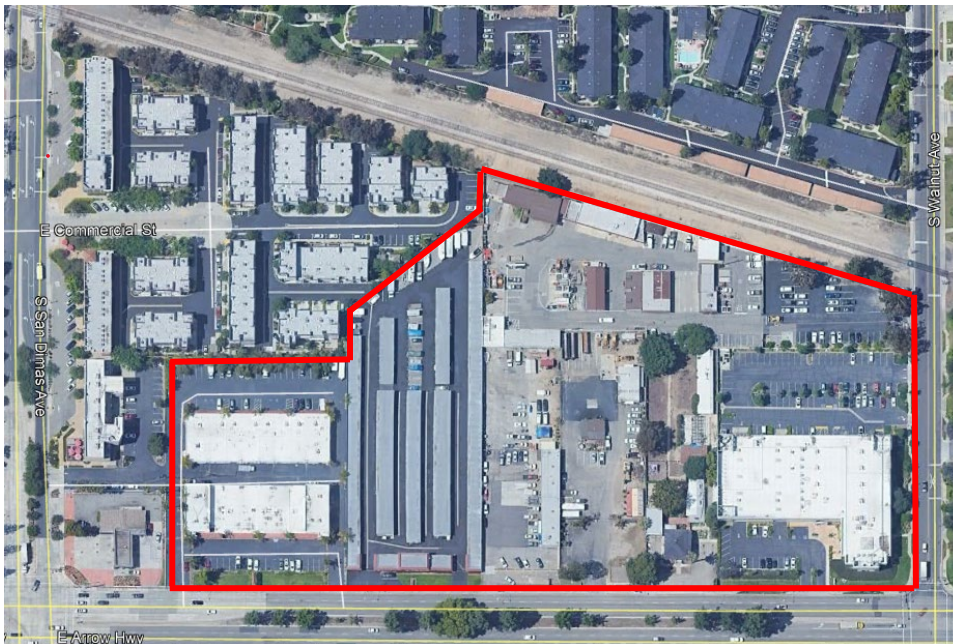


Figure A-5 Walnut/Arrow Site

Site #6: Bonita/Cataract

Site #6 consists of a vacant parcel that has been cleared by the city. As of 2021, the City is working to redevelop the site into a potential mixed residential, commercial, and hotel complex. This site is ripe for immediate development and is anticipated to be a signature development that anchors the greater downtown. To facilitate development, Site #6 would be redesignated as part of the proposed the Downtown Specific Plan to accommodate the mix of desired land uses. Conversely, a Planned Development or other tools could be used to facilitate the development of this site. In either case, the City has an Exclusive Negotiating Agreement with a designer/developer to develop a concept for the site. Once an accepted design alternative is approved and environmental clearance complete, the most appropriate tool for processing the project will be decided.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	N/A
Current Zoning:	CG-2	Building/Lot Ratio:	0%
Assess. Parcel:	8386-021-913	Assessed Imp/Land Ratio:	<0.0
Parcel Acreage:	4.4 acres	Developer Interest:	High
Ownership:	1 owner	Anticipated Use:	Mixed Uses
Current Uses:	Vacant	Proposed Density:	Project specs



Figure A-6 Bonita/Cataract

Site #7: Bowling Alley

Site #7 consists of two parcels, one vacant and the other developed with a bowling alley. Both sites together comprise 5.6 acres. The site is directly north of an apartment complex, and west of a vacant site that is proposed to be developed with a mixed residential, commercial, and hotel complex. These sites are ripe for immediate development, either individually or in combination, due to the vacant status and surface parking lots. Both owners have expressed a strong interest in recycling their sites to accommodate higher density mixed uses. These sites are highly underutilized given their proximity to the Gold Line, land value, and significant owner interest. To facilitate development, Site #7 would be redesignated under the proposed Downtown Specific Plan to accommodate higher density multiple-family/mixed uses at a density of 25–35 units per acre.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1989
Current Zoning:	CG-2	Building/Lot Ratio:	21%
Assess. Parcel:	8386-017-028 & -029, 8386-017-043 & -044	Assessed Imp/Land Ratio:	<0.6
Parcel Acreage:	5.6 total	Developer Interest:	High
Ownership:	2 owners	Anticipated Use:	MFR/Mixed Use
Current Uses:	Vacant + bowling alley	Proposed Density:	25-35 du/acre



Figure A-7 Bowling Alley

Site #8: Warehouse Site

Site #8 is a 5.8-acre rectangular shaped parcel that contains a single-use warehouse with significant surface parking on the property. Organic Milling, a local manufacturer of energy bars, stores and ships products from that site. The site is considered to be underutilized evidenced by a low structure to land value ratio, expansive parking lot, limited utilization, and proximity to downtown and the Gold Line extension. The site is considered to be underutilized and appropriate for multiple-family residential uses as it is bordered by residential uses to the north and east. San Dimas also has a significant shortage of apartments in downtown; and therefore, this project could fulfill an unmet need and support commercial development. To facilitate development, Site #8 would be redesignated under the proposed Downtown Specific Plan to accommodate higher density multiple-family uses at a density of 35–45 units per acre.

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1980
Current Zoning:	M-1	Building/Lot Ratio:	21%
Assess. Parcel:	8386-017-031	Assessed Imp/Land Ratio:	<0.4
Parcel Acreage:	5.8 total	Developer Interest:	Unknown
Ownership:	1 owners	Anticipated Use:	Multi-family housing
Current Uses:	Tilt up warehouse	Proposed Density:	35-45 du/acre

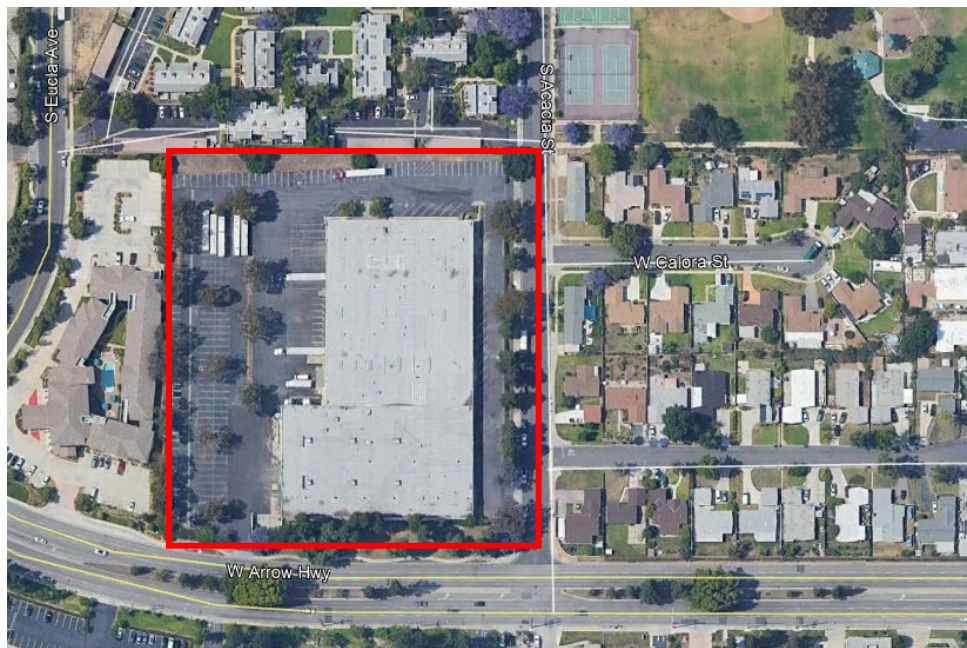


Figure A-8 Warehouse Site

Site #9: Bonita North Site

Site #9 consists of four parcels totaling 2.8 acres. One of the parcels is occupied by a commercial condominium with multiple owners. The other sites are occupied by an office building, a former dry cleaner, and a operating restaurant. The buildings are older structures that occupy approximately 10 percent of the site. The improvement to land value ratio is 1.0. The site is generally considered to be underutilized evidenced by increasing land values for housing, and proximity to downtown and the Gold Line. To facilitate development, Site #9 would be redesignated under the proposed the Downtown Specific Plan to accommodate higher density multiple-family or mixed uses at 35–45 units per acre. As specified in the Housing Plan, lot consolidation incentives may apply, although properties could be developed independently as well.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1950-1980s
Current Zoning:	CG-2	Building/Lot Ratio:	10%
Assess. Parcel:	8386-016-010, 013, 006, 034	Assessed Imp/Land:	<1.0
Parcel Acreage:	2.8 total	Developer Interest:	Unknown
Ownership:	multiple owners	Proposed Density:	35-45 du/ac
Current Uses:	Office, Commercial Condominiums, Restaurant, Vacant site	Anticipated Use:	Mixed Uses MF Housing



Figure A-9 Bonita North

Site #10: Bonita/Eucla

Site #10a consists of three parcels totaling 3.1 acres. The site is occupied by two smaller office buildings and light industrial uses. The buildings are older structures that occupy approximately one-quarter of the site. The improvement to land value ratio is 0.65, indicative of an underutilized site. While the site has three current owners, it is located adjacent to one of the few vacant sites in downtown. The site is considered to be underutilized evidenced by a low improvement to land value ratio, increasing land values for housing, and proximity to downtown and the Gold Line. To facilitate development, Site #10 would be redesignated under the proposed the Downtown Specific Plan to accommodate higher density multiple-family residential a density of 35–45 units per acre. As specified in the Housing Plan, lot consolidation incentives would also be available.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1957, 1989
Current Zoning:	CG-1	Building/Lot Ratio:	26%
Assess. Parcel:	8386-007-087, 089, 090	Assessed Imp/Land Ratio:	<0.65
Parcel Acreage:	3.1 acres	Developer Interest:	Unknown
Ownership:	3 owners	Anticipated Use:	MFR
Current Uses:	Office, Lt Industrial	Proposed Density:	35-45 du/acre



Figure A-10 Bonita/Eucla Corner

Site #11: San Dimas Station North

Site #11, San Dimas Station north, is an 12.4-acre site adjacent to the SR-57. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to the freeway and transit station. San Dimas Station North is comprised of 9 parcels owned by 7 entities. One business owns approximately 60 percent of the land. Several property owners have expressed interest in the potential for redeveloping the site. This site is considered underutilized due to the high land value and potential value of improvements that could be built should allowable residential densities and commercial intensities be increased. To facilitate development of this site, this property would be redesignated for mixed uses as part of the preparation of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1980s
Current Zoning:	CG-1	Building/Lot Ratio:	30%
Assess. Parcel:	8386-007-063 thru-073 8386-007-091	Assessed Imp/Land Ratio:	1.0
Parcel Acreage:	12.4 acres	Developer Interest:	Some
Ownership:	7 owners	Anticipated Use:	Mixed Use
Current Uses:	Commercial	Proposed Density:	35-45 du/acre



Figure A-11 San Dimas Station North

Site #12: San Dimas Station South

Site #12, San Dimas Station south, is an 11.3-acre site also adjacent to the SR-57. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to both the freeway and transit station. San Dimas station south is comprised of 10 parcels owned by 10 separate property owners. One business owns almost two-thirds of the land. Several property owners have expressed interest in the potential for redeveloping the site. This site is considered underutilized due to the high land value and potential value of improvements that could be built should allowable residential densities and commercial intensities be increased. To facilitate development, this site would be redesignated for mixed uses as part of the preparation of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1980s
Current Zoning:	CG-1	Building/Lot Ratio:	23%
Assess. Parcel:	8386-007-074 to -081 -061, 062, 052, 916, 8940-106-015	Assessed Imp/Land Ratio:	1.24
Parcel Acreage:	11.3 acres	Developer Interest:	Some
Ownership:	9 owners	Anticipated Use:	Mixed Use
Current Uses:	Commercial	Proposed Density:	35-45 du/acre



Figure A-12 San Dimas Station South

Site #13: Red Roof Inn

Site #13, the Red Roof Inn, and immediately adjacent sites encompass a total of 9.0 acres. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to the freeway, transit station, and downtown. There are five property owners for the entire site. However, four of the five sites are larger than 1 acre and could accommodate a multi-family residential project. This site is underutilized due to the high land – improvement value and the low building to lot size ratio. This area also experiences generally lower visitation and sales volumes due to its location. With proposed intensity increases, significantly higher utilization is achievable. To facilitate development, this property would be redesignated for multi-family residential as part of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1980-2010
Current Zoning:	CG-1	Building/Lot Ratio:	33%
Assess. Parcel:	8386-008-020 to 8386-008--024	Assessed Imp/Land Ratio:	1.25
Parcel Acreage:	9.0 acres	Developer Interest:	N/A
Ownership:	5 owners	Anticipated Use:	MF Residential
Current Uses:	Commercial	Proposed Density:	35-45 du/acre



Figure A-13 Red Roof Inn

Site #14: San Dimas Trails

The Trails at San Dimas is an 288-unit apartment complex at 444 N. Amelia Avenue that was built in 1979. The project is located west of site SP-23a, and adjacent to the north side of the Gold Line tracks. The apartments rent for rates affordable to moderate income households. Although the project is complete, the site is bounded by a land easement owned by the property owner of SP-23a, who has indicated an interest in selling the easement to the Trails. The owner of the Trails has expressed written interest in converting the southern portion of the site along with the SP-23a easement to additional housing at 25 to 35 units per acre should the land be designated as such. Approximately 80 apartment units could be built by reconfiguring the southern portion of the property. No formal development application would be submitted until the property is redesignated.

Site Specifics		Property Specifics	
General Plan:	Multifamily Residential	Building constructed:	1979
Current Zoning:	MF-16	Building/Lot Ratio:	30%
Assess. Parcel:	8386-006-015, -029	Assessed Imp/Land Ratio:	2.0
Parcel Acreage:	3 developable	Developer Interest:	High
Ownership:	2 owners	Anticipated Use:	Multi-family
Current Uses:	Apartment project	Proposed Density:	16-25 du/acre



Figure A-14 San Dimas Trails

Site #15: Via Verde Shopping

Site #15, the Via Verde shopping center, is a 9.5-acre site located along Via Verde on the southwestern portion of San Dimas. The shopping center serves residents of the Via Verde neighborhood and offers direct access to State Route 57 and Interstate 10. This site is considered underutilized due to the high land value, older structures on the shopping center site, and value of structures that could be built. Assuming the Vons store remains in place, the remaining commercial and office uses would likely be concentrated on either edge of the property. The property across Via Verde has been approved for the Terrace at Via Verde, an assisted living facility. To facilitate development, this property would be redesignated for mixed use, but the property is outside the downtown specific plan area. Regulatory incentives for lot consolidation would be available.

Site Specifics		Property Specifics	
General Plan:	Commercial and Office	Building constructed:	1980s
Current Zoning:	CN & AP	Building/Lot Ratio:	43%
Assess. Parcel:	8448-022-012 to -016; 8448-022-026	Assessed Imp/Land Ratio:	0.86
Parcel Acreage:	9.5 ac, 4.75 developable	Developer Interest:	Unknown
Ownership:	3 owners	Anticipated Use:	Mixed Use
Current Uses:	Shopping Center	Proposed Density:	35-45 du/acre



Figure A-15 Via Verde Shopping

Site #16: USDA Forestry Site

The USDA Forestry site is located at 444 East Bonita Avenue in San Dimas. The site is occupied by governmental uses, including the USDA Forest Service. The site contains a solar farm, detention basin, and the regional offices of the US Forestry Department. However, the eastern portion of the site encompasses 8.3 acres of vacant land. This site is the largest vacant piece of developable land in the greater downtown. In past years, the site was considered by Los Angeles County for multiple-family residential uses. This site is appropriate for housing given its adjacency to residential uses adjacent on the east side of the property. While the disposition of this site is undetermined, it is proposed as an alternative site that could be considered for rezoning should other sites previously identified as part of the housing element site inventory not be developed as anticipated.

Site Specifics		Property Specifics	
General Plan:	Public/Semi Public	Building constructed:	none
Current Zoning:	same	Building/Lot Ratio:	0%
Assess. Parcel:	8390-016-906	Assessed Imp/Land Ratio:	vacant
Parcel Acreage:	8.3 acres	Developer Interest:	Unknown
Ownership:	1 owner	Anticipated Use:	MF Residential
Current Uses:	Vacant	Proposed Density:	25-35 du/acre



Figure A-16 USDA Forestry Site

Table A-1 Vacant Infill Parcels Allowing Single-Family Homes						
APN	Address	GP	Zoning	Density	Acres	Units
8665002015	Terrebonne	SF:VLE	SF-H	1 du/ac	5.6	1
8382011019	De Anza Heights Dr.	SF:VLE	SF-H(PH)	1 du/ac	1.1	1
8382011022	De Anza Heights Dr.	SF:VLE	SF-H(PH)	1 du/ac	6.2	2
8382011023	S. Walnut Ave.	SF:VLE	SF-H(PH)	1 du/ac	1.9	1
8382011031	S. Walnut Ave.	SF:VLE	SF-H(PH)	1 du/ac	2.8	1
8382011046	402 De Anza Heights.	SF:VLE	SF-H(PH)	1 du/ac	1.7	1
8382011050	De Anza Heights Dr.	SF:VLE	SF-H(PH)	1 du/ac	1.0	1
8382012020	S. Walnut Ave.	SF:VLE	SF-H(PH)	1 du/ac	1.0	1
8665001010	N. Cataract Ave.	SF:VLE	SP 25	1 du/ac	0.7	1
8385020041	S. Valley Center	SF:VL	SFA-16000	3 du/ac	0.4	1
8385020042	S. Valley Center	SF:VL	SFA-16000	3 du/ac	0.4	1
8385020043	S. Valley Center	SF:VL	SFA-16000	3 du/ac	0.5	1
8392015020	Chaparral- Cody	SF:VL	SFA-16000	3 du/ac	0.5	1
8392015041	W. Gladstone	SF:VL	SFA-16000	3 du/ac	0.9	1
8448038032	1514 Calle Cristina	SF:VL	SP-11	3 du/ac	2.2	1
8448038040	1562 Calle Cristina	SF:VL	SP-11	3 du/ac	3.0	1
8448038045	2057 Paseo Lucinda	SF:VL	SP-11	3 du/ac	1.0	1
8448038051	Calle Cristina	SF:VL	SP-11	3 du/ac	1.0	1
8448038052	Calle Cristina	SF:VL	SP-11	3 du/ac	1.7	1
8448038053	1551 Calle Cristina	SF:VL	SP-11	3 du/ac	1.8	1
8448038054	Calle Cristina	SF:VL	SP-11	3 du/ac	1.7	1
8448056002	1042 Via Romales	SF:VL	SP-12	3 du/ac	0.7	1
8386005068	Gladstone St.	SF:VL	SP-3	1 du/ac	0.8	1
8386005072	Gladstone St.	SF:VL	SP-3	1 du/ac	0.5	1
8386005071	Gladstone St.	SF:VL	SP-3	1 du/ac	0.5	1
8382017004	Puddingstone	SF:VL	SP-8	3 du/ac	1.2	1
8382017011	Puddingstone	SF:VL	SP-8	3 du/ac	1.1	1
8382017018	Puddingstone	SF:VL	SP-8	3 du/ac	0.9	1
8382017019	Puddingstone	SF:VL	SP-8	3 du/ac	1.0	1
8382017024	Puddingstone	SF:VL	SP-8	3 du/ac	0.9	1
8382017025	Puddingstone	SF:VL	SP-8	3 du/ac	2.0	1
8426021006	End of Valley Ctr.	SF-L	SP-4	6 du/ac	19.0	18
8383001046	N. Darwood Ave.	SF-L	SF-7500	6 du/ac	0.4	1
8396001021-027	Paseo Aldeano	SF-L	SF7500	6 du/ac	8.0	7
8392015048	W. Gladstone	SF-L	SFA 16000	6 du/ac	0.2	1
83922050029	W. Gladstone	SF-L	SFA 16000	6 du/ac	1.1	1
8392006075	N. Walnut/Allen	SF-L	SFA-20000	6 du/ac	0.5	1
Total					75.8	61

APPENDIX A. HOUSING SITES

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Appendix B. Detailed Sites Inventory

APPENDIX B. DETAILED SITES INVENTORY

Appendix C. Public Outreach

The City of San Dimas implemented a focused outreach and engagement strategy to solicit input from the community during development of the draft element. This included a housing subcommittee, community survey, webpage dedicated to the housing element update, consultations with specific stakeholders, and public hearings. The results of the outreach and engagement are summarized as follows.

Housing Subcommittee

The City appointed a housing advisory committee of residents. Their responsibility was to oversee the preparation of the housing element, provide input and direction on housing needs, and provide feedback on goals, policies, and programs to address unmet needs and state mandates. The housing advisory committee convened four times over the course of eight months.

Specific meeting dates and topics were:

- October 22, 2020: Housing Element 101. This included a discussion of recent legislation, its impact on the housing element, and an introduction to the contents of housing element.
- November 17, 2020: Housing Needs. This included a discussion of key housing needs (demographic, housing affordability, special needs, etc.) in the community based on the community profile.
- March 30, 2021: Housing Sites. This included a discussion of potential sites for new housing opportunities and credits toward the RHNA. A specific focus was placed on accessory dwellings and housing in the downtown.
- June 1, 2021: Housing Goals, Policies and Programs. This included a discussion of the goals, policies, and programs of the housing element, including the programs necessary to remove potential constraints.

The Committee understood the challenges facing the City in meeting its higher RHNA goals, particularly with the lack of vacant residential land in the community. The Committee also agreed with the unmet housing needs, much of which is due to the unaffordability of housing in San Gabriel Valley and Pomona Valley. The City's RHNA is triple the allocation of any past housing element cycle, presenting significant challenges to identifying sites for housing development.

The Committee expressed support for the strategy of increasing housing opportunities (including apartments, condominiums, townhomes, accessory dwellings) in the community. The Committee also agreed that the downtown presents the most feasible option for new housing, as it is located near transit, can be carefully integrated as part of an overall specific plan process, and can leverage demand from the future Gold Line (Foothill) extension.

Consultations

From March to April 2021, the City reached out to service organizations, housing development, real estate, and fair housing organizations. The intent of the interviews was to obtain information on existing unmet housing needs, opportunities to address the needs, and potential constraints to meeting those needs. In addition, each stakeholder was asked to provide their perspectives as to contemporary fair housing challenges affecting their industry.

Harriman Realty Group
City Ventures
Mercy Housing
Licensed Architect
Service Center for Independent Life

Dept of Fair Employment & Housing
HUD Office of Fair Housing
Housing Rights Center

Interviews with stakeholders revolved discussion around six general questions pertaining to housing needs, housing barriers and opportunities, and fair housing. Below are the types of questioned asked from stakeholders.

- **Housing Barriers/Needs:** What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs presently in San Dimas?
- **Opportunities and Concerns:** What are the 3 top opportunities you see for the future of housing in San Dimas? What are your 3 top concerns for the future of housing in San Dimas?
- **Housing Preferences:** What types of housing do your clients prefer? Are there opportunities for adequate rental housing or home ownership? Are there accessible rental units for seniors and persons with disabilities?
- **Housing Density:** What densities work best in San Dimas? What density is appropriate for an affordable housing project? Are there additional development standards needed to facilitate housing?
- **Housing Conditions:** How would you characterize the physical condition of housing in San Dimas? What opportunities do you see to improve housing in the future?
- **Equity and Fair Housing:** What factors limit or deny civil rights, fair housing choice or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

Common Themes

The common themes from the consultations are summarized below. Insights from the consultations informed the needs assessment and the analysis of potential market and government constraints to development. The findings from these interviews, along with other insights gathered from the outreach process were woven into the goals, policies, and programs of the housing element.

Affordable Housing

There was consensus about the need for diverse housing types and affordable housing to meet the City's growing housing needs. Each stakeholder presented ideas and projects for how they are working to accomplish the housing demand. For affordable housing, City Ventures discussed the importance of re-zoning to increase sites for housing development. SCIL stressed the importance for community outreach so that people are aware of which properties are affordable or where to get information about finding affordable housing. Mercy Housing aims to build housing that ensures accessibility for a wider range of incomes. Harriman Realty Group discussed the opportunity to provide for more homeownership opportunities and support multigenerational housing.

Housing Density

There was consensus that zoning for higher density would encourage the development of a broader range of housing types at different affordability levels and promote more integrated (mixed-income) communities. City Ventures explained that if the City offered opportunities for medium density housing at 16-24 du/ac, it would attract developers, including affordable housing developers. If the City offered a density of 30-40 du/acre, it would be sufficient for apartments affordable for low and very low income households. Mercy Housing noted that in order for a project to be feasible, the site would need to accommodate at least 50 units and a density of 25-30 units/acre. All housing projects would also need to support ongoing support services to help promote self-sufficiency.

Common Barriers to Housing

Stakeholders identified similar barriers to accessing affordable housing, such as lack of outreach and lack of supply. For affordable housing production, common barriers included zoning and land use restrictions, lack of vacant land, and high construction costs. Reducing the uncertainty of development approvals is also key to improving the certainty and feasibility of development. Regulations or processes that can impede the development of affordable housing include the allowed density of development, building heights (e.g., two story limits), parking requirements that exceed normal vehicle occupancy rates, low impact development standards that are added to open space requirements, building spacing requirements, and the length of the permitting processes.

Housing for People with Special Needs

Stakeholders working with people with special needs or disabilities expressed the urgent need to house people in permanent housing with support services. The SCIL commented that the most common type of housing requested by clients seeking housing assistance is for Section 8 housing, and they receive about five phone calls per week from consumers requesting housing resources. In efforts to challenge negative attitudes and stereotypes about affordable housing or Section 8 housing, more community outreach is needed. To create more integrated communities, Mercy Housing and SCIL agree that the location of housing sites is important; it should be spread out across the city and in high resource areas, near transit, public resources, and other support systems.

Importance of Education

The most common type of opportunity expressed by stakeholders to help increase the production of affordable housing is education. City Ventures believes that developers and planners could work together to educate the public on the benefits of medium or high- density housing, and garner support for more diverse housing types. Mercy Housing believes that the outreach process during the preparation of the Housing Element could be a good opportunity to educate the community and work together to address complex issues. In terms of homeownership, Harriman Realty discussed the need for financial education and an understanding of housing options and loan opportunities. The need for education and community support for affordable housing is echoed not only by the consultations but also by responses from the City's community survey.

Fair Housing Opportunities

The Housing Rights Center (HRC) is the local fair housing provider for most San Gabriel Valley cities. HRC provided data on fair housing and discrimination complaints for San Dimas. Across the region, the most common bases for discrimination complaints are disability, familial status, and race. In San Dimas, there have been 23 cases for discrimination and 167 inquiries regarding housing cases since 2013. Over this period, very few housing discrimination cases were reported by the Department of Employment and Fair Housing or federal Department of Housing and Urban Development.

In San Dimas, the majority of fair housing complaints were made by white residents (47%), reflective of local demographics; 63% of households were extremely low and 19% of households were very low income households. Amongst special needs groups, 19% of complaints were made by disabled people. Tenants were more likely to make a complaint (77%) compared to landlords (4%), and the most common type of housing issues were notices (20%), followed by rent increase (13%) and substandard housing conditions (11%). It should also be noted that only 1 hate crime was recorded between 2016 and 2018, suggesting that these crimes are indeed rare occurrences in the community.

Housing Survey

As part of San Dimas' outreach, a survey was published through Survey Monkey, asking for residents' opinions and thoughts on housing issues within the City. The City invited residents to take the survey through the City social media accounts, comprised of Facebook, Instagram and Twitter, placed a link to the survey on the City website and asked our Housing Element Update Subcommittee to share the survey among their social networks. The City also sent out emails directly to the managers of all apartment complexes and mobile home parks in the City, as well as the Director of Student Outreach at Life Pacific University, asking them to share an invite to take the survey with all of their residents or students.

The City received 399 responses to the survey. Of the respondents, 82% owned their home and 14% rented, and 4% answered other. The majority of respondents, 69%, resided in single-family homes, with 12% residing in mobile homes and 11% in condominiums or townhomes. The majority of respondents were older residents, with 55% of respondents over 55 years of age and less than 10% of the respondents were under the age of 34. Approximately 35% of residents had children under the age of 18 in the household. Of respondents younger than 55, 68% had children under the age of 18 in their household.

Early in the survey, respondents were asked about which types of housing were needed in San Dimas with survey takers being able to choose more than one answer. The majority of respondents answered single family homes, however sizable numbers also choose senior housing (34%), condominiums or townhomes (26%), accessory dwelling units (16%) and apartments (13%). While this shows that there is still a high demand and desire for single family residences, it also shows that many residents are amenable to other types of housing, housing that includes high density residential. Of particular note, 47% of all respondents answered that they probably or definitely would consider building an ADU.

To gauge residents' feelings on mixed-use projects, respondents were asked how they feel about adding these types of projects in San Dimas. 32% said they either strongly approved or approved of mixed-use developments while 30% said they either disapproved or strongly disapproved. When asked if they would be in favor of mixed-use or multifamily developments in the Downtown area, which would help bring new dining and entertainment options, over 73% of respondents said they would be in favor of these types of projects.

The survey also illustrates several disconnects. When asked what issues the City should address for the Housing element update, 62% of respondents selected affordability. This contrasts directly with how respondents answered what types of housing are needed in San Dimas, where 69% answered that single-family homes are needed. A large number of people who answered affordability also did not agree with having low income housing in San Dimas. This suggests a continued need for understanding the income limits that demarcate low income residents and concerns regarding poorly developed housing in adjacent cities.

APPENDIX C. PUBLIC OUTREACH

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