

# CITY OF SAN DIMAS

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## HOUSING ELEMENT 2021–2029 UPDATE



Adopted September 27, 2022  
Resolution No. 2022-50



## ACKNOWLEDGMENTS

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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.

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

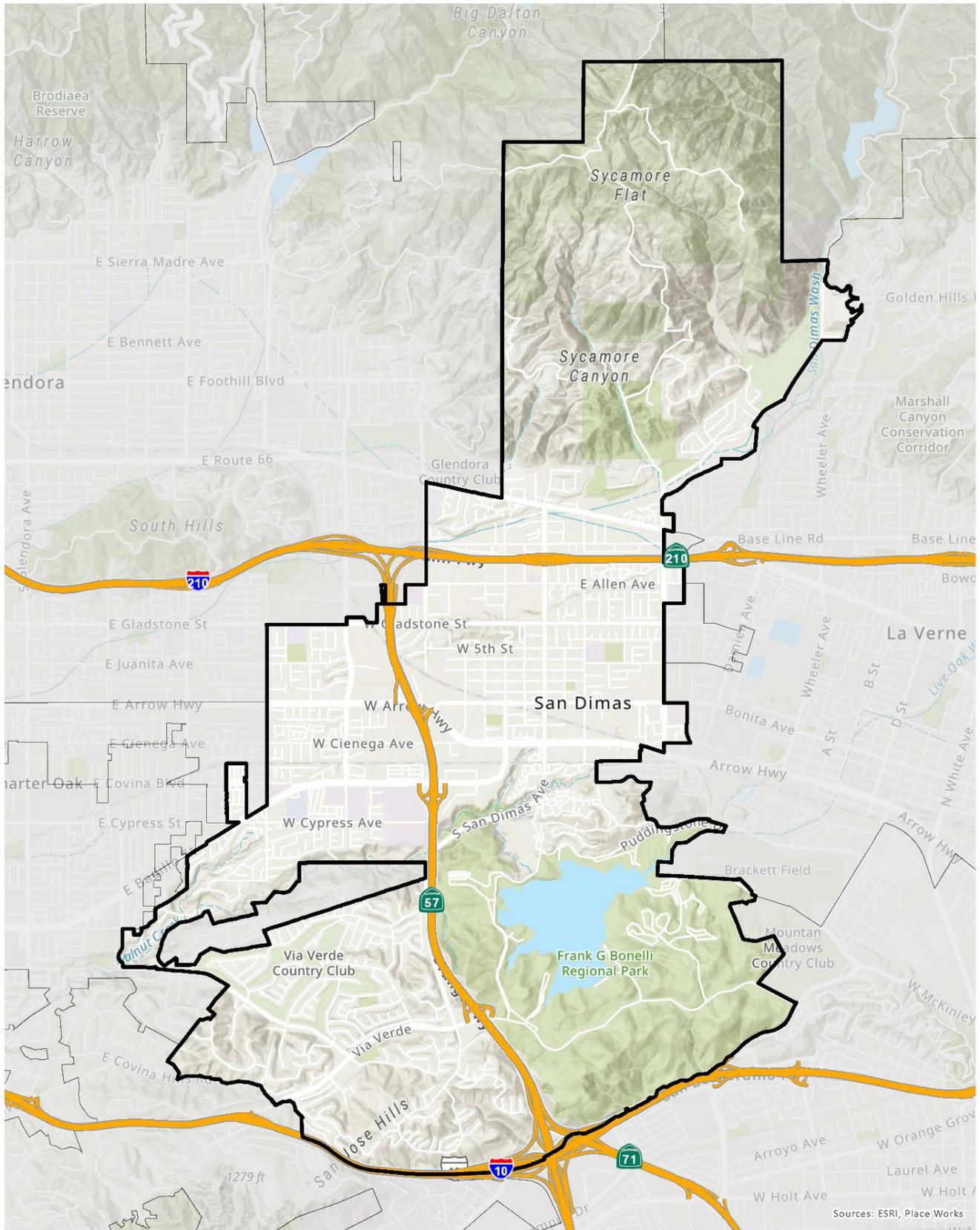


Figure HE-1.1 City of San Dimas Boundary Map

## 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 as well as in Appendix A 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. After HCD comments were incorporated, public hearings were also held, and all hearings were duly noticed to the public. The 2021-2029 Housing Element was adopted on September 27, 2022 pursuant to Resolution 2022-50.

## 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 to 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 adjacent cities.

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).

**Table HE-2.1 Population Growth, San Dimas and Region, 2000-2030**

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 a key 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 declined 11 percent after 2010, the next oldest age group (65 years and above) increased by 26 percent, the largest gain 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.

**Table HE-2.2 Population Characteristics 2010-2020**

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.

Table HE-2.3 Household Characteristics 2010-2020					
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%
+ Married w/Children	3,830	32%	3,338	27%	-13%
+ Married No Children	4,849	40%	5,248	43%	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 as described below and in Table HE-2.6.

- **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 Household Income Characteristics, 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.

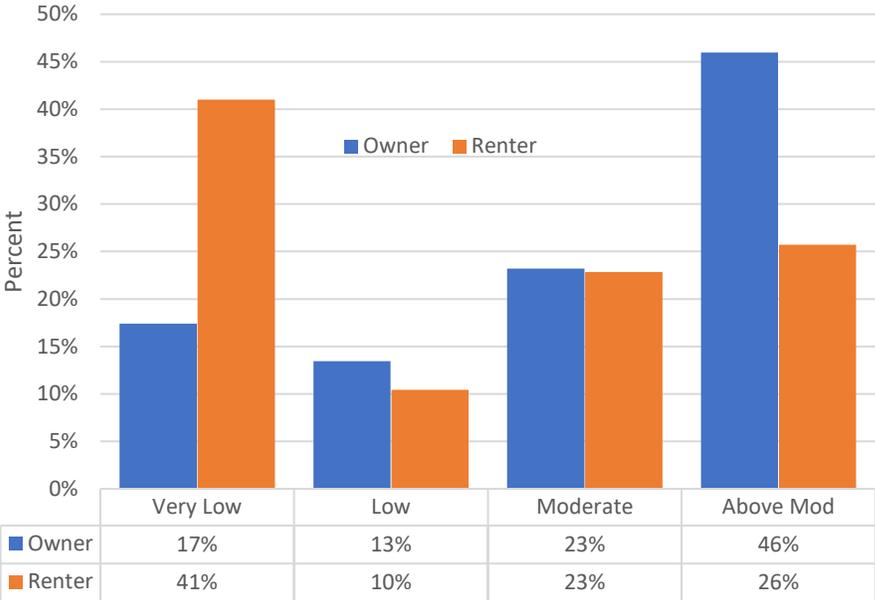
Note: Total may exceed 100% due to slight rounding of information

*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 collectively are often referred to 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, 2013-17**

## 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, 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 see a 10 to 15 percent increase in housing production 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

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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.



The city is also seeing an increase in accessory dwelling units (ADUs). 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, students or other tenants.

## 2. COMMUNITY PROFILE

### *Multifamily Housing*

Multiple-family housing includes apartments, townhomes, and condominiums. 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 (18 percent of the housing stock), 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 should be added to the 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.

## 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. 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.

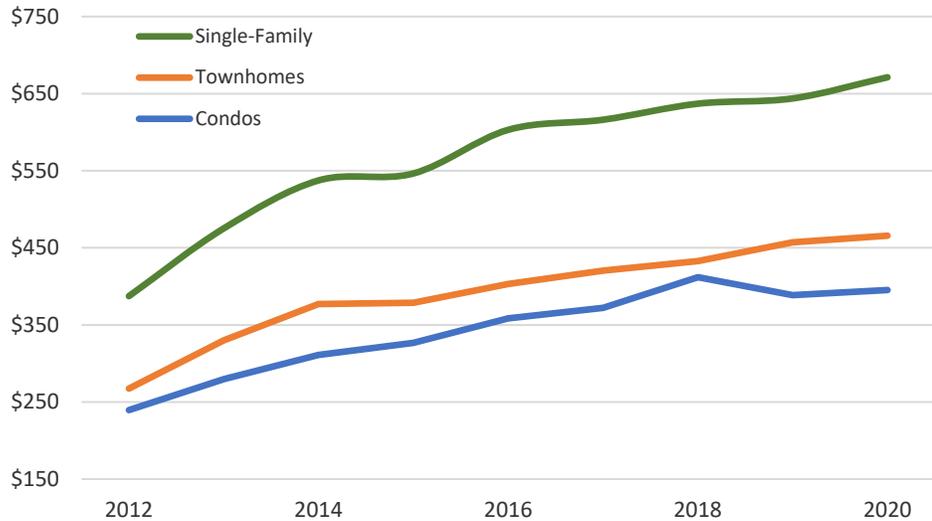
Table HE-2.9 shows trends and characteristics in housing tenure and vacancy in San Dimas from 2010 to 2020.

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%
<b>Vacancy Rate</b>				
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 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, condos 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
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.

<b>Table HE-2.11 San Dimas Apartment Rents, 2020</b>				
<b>Characteristics</b>	<b>Apartments by Bedrooms</b>			
	<b>Studios</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>
<b>Surveyed Properties</b>	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
<b>Property Rents</b>				
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 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 what a household can afford to pay in mortgage or rent.

**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)
<b>Maximum Income Limits by Household Income Categories<sup>1</sup></b>					
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
<b>Maximum Affordable Home Price by Household Income Category<sup>2</sup></b>					
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
<b>Maximum Affordable Rent by Household Income Category<sup>3</sup></b>					
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 maximum home price of \$249,000 or 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 ensures high property values, attracts residents to a city, and also contributes to the quality of neighborhoods. Presently, the City does not have a recent housing survey or code enforcement data that can be used to track housing conditions in the community. Therefore, in lieu of that data, the age of a housing unit is used to infer the condition of housing. Table HE-2.13 shows the decade in which housing was built in San Dimas.

Residential units generally show normal “wear-and-tear” 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 survey; however, a general estimate would be that two percent of single-family homes and two percent of multiple-family units would require repair, maintenance, and/or rehabilitation. To address these needs, 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 (ELI) 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 ELI can be especially challenging. ELI households typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, college students, and others—all of whom have difficulty finding affordable housing. Table 2.24 documents the prevalence of ELI households in San Dimas.

The prevalence of ELI households shows common patterns. In San Dimas, the race/ethnicity with the highest share of ELI 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 ELI 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 ELI 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
<b>Race and Ethnicity</b>			
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%
<b>Tenure</b>			
Renter-occupied	3,295	860	26.1%
Owner-occupied	8,575	685	8.0%
<b>Household Type</b>			
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.** 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
<b>Total households<sup>1</sup></b>	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
<b>Percent of households<sup>1</sup></b>				
None	39%	64%	98%	97%
Moderate	27%	22%	1%	<3%
Severe	34%	14%	1%	<1%
<b>Low Income Households<sup>2</sup></b>				
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 housing needs refer to those that are associated with specific demographic or occupational groups and that call for specific program responses. Section 65583(a)(7) of the Government Code specifically requires that the housing element includes an analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and homeless people.

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

**Table HE-2.16 San Dimas, Special Housing Needs Groups**

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 <sup>1</sup>	15-20	<1%
Farming, Fishing, and Forestry Occupations <sup>2</sup>	63	<1%

Source: American Community Survey, 2014-2018 unless otherwise noted  
Notes:  
Plan to Prevent and Combat Homelessness, City of San Dimas, June 2018  
Southern California Association of Government, 2020 Housing Element data package.

The housing element does not contain a detailed section on agricultural workers due to their limited number in the city. The census reports that 63 people are employed in the farming, fishing, and forestry industries, but most are in horticulture, gardening, and other similar industries that are not farm labor. The USDA Forest Service 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

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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 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 income, 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.

Table HE-2.17 San Dimas, Housing for Seniors			
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	See Table HE-18	Market Rate
Total Projects/Units	6	862	

Source: City of San Dimas, 2020

Support services are provided by the City, nonprofit and for-profit agencies. 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

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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/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
Intermediate Care	1	6
Total Facilities/Residents	21	868

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

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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 3,221, of which 350 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

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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 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 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.

**Table HE-2.19 Assisted Multifamily Housing 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 mobile home parks in the city, their project characteristics, and the affordability controls for each property.

**Table HE-2.20 Affordable Mobile Home Parks in San Dimas**

Project Name and Address	Occupancy	Affordability Restriction <sup>1</sup>	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.

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 provided financial assistance to preserve one mobile home park. On June 18, 1998, the City 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.

### Land Availability and Cost

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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.

## Construction Costs and Financing

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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 cost from \$125 to \$150 per square foot.

### *Construction Financing*

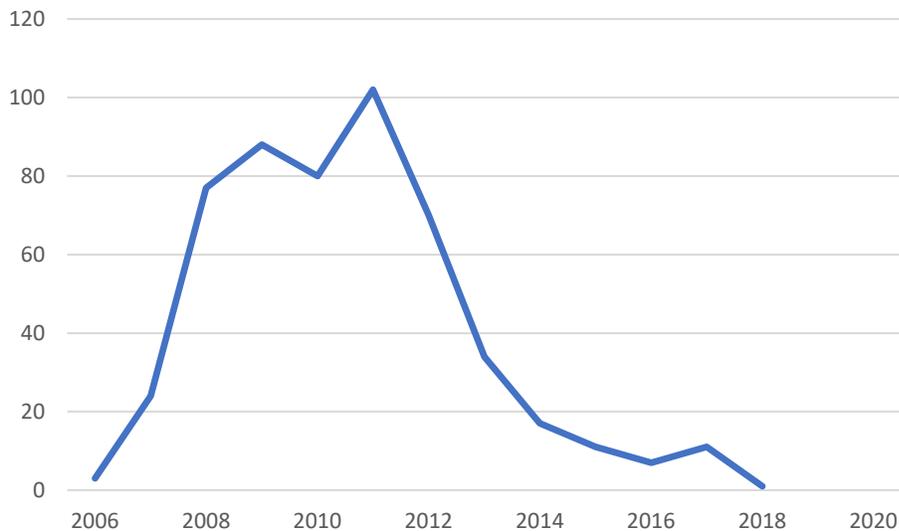
Construction financing is also a key concern. While larger construction firms are often well capitalized and have sufficient capital reserves to finance the acquisition of land and development costs, smaller developers depend on securing construction financing that is often subject to the economy. In 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."

## 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 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.

## Developer Fees and Exactions

San Dimas charges development fees to cover the cost of processing permits and ensuring that adequate public facilities, services, and infrastructure are available to support new development. Additional fees are charged by outside agencies. The City’s development fees are shown in Table HE-3.1. The City is in the process of updating its residential development fees as they are acknowledged to be well below comparable cities and the fees are insufficient to recoup costs of service. In compliance with new transparency requirements, all fees can be found online at: [https://sandimasca.gov/news\\_detail\\_T2\\_R23.php](https://sandimasca.gov/news_detail_T2_R23.php).

Table HE-3.1 Planning and Development Fees	
Local Agency Services	Fee
<b>Planning Fees</b>	
+ General Plan Amendments	Cost + \$3,000 deposit
+ Municipal Code Text Amendment	Cost + \$3,000 deposit
+ Zone Change	Cost + \$3,000 deposit
+ Specific Plan	Cost + \$3,000 deposit
+ Tentative Tract Map Review / Revision	\$1,530 + \$55/lot   \$1,092 + \$55/lot
+ Vesting Map	Cost + \$3,000 deposit
+ Minor Deviation	\$184
+ Lot Line Adjustment, Combination, Merger	\$ 656 each
+ Certificate of compliance	\$ 437
+ Conditional Use Permit	\$1,092
+ Development Agreement	Cost + \$3,000 deposit
+ Environmental Review	Actual Cost of Consultant
<b>Building and Engineering Fees</b>	
+ Building Permit (Electrical, Mechanical, Plumbing)	Varied per Adopted Schedule
+ Grading Plan Check	Varied per Adopted Schedule
+ Engineering Plan Check (including sewer)	\$50,000 value is 5% of value
+ NPDES – SUSMP/SWPP	\$318 minimum
+ Traffic Study Review	Actual Costs + initial \$212 deposit
<b>Impact Fees</b>	
+ 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	\$400/1bd unit + \$100 for each add'l bedroom
+ Quimby Fee (for land subdivision only)	Appraiser's value of 457 sqft/each MFR unit and 643 sqft/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. Total fees per unit were approximately \$15,400 per multiple-family unit and \$57,000 per single-family unit.

<b>Table HE-3.2 Development Fees by Housing Product Type</b>		
<b>Development Fee Burden</b>	<b>Fee Per Unit</b>	
	<b>Multi-Family (Apartments)</b>	<b>Single-Family (Condos)</b>
Planning-Fees	\$845	\$5,419
Building-Related Fees	\$2,436	\$12,429
Engineering Fees	\$577	\$4,815
Parks and Recreation	\$481	\$500
Quimby Fee	\$3,962	\$17,438
Local School Fee	\$4,137	\$11,370
County Sanitation	\$3,000	\$4,700
Fees Per Unit	\$15,438	\$56,971
Development Cost/Unit	\$265,385	\$600,000
Fees as Percent of Cost	6%	9%

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 vary for each project.

Presently, there are no surveys in the San Gabriel Valley cities to determine how developer fees in San Dimas compare with surrounding jurisdictions. The higher fees for the single-family development are due primarily to the fact that the project was a custom design, large lot single-family residential project. However, as luxury units, fees still represented less than 10 percent of the project cost. Given that the sale price for each home far exceeds \$1 million, the fees would not be assumed to constrain development as they are a fraction of the sales price.

Multiple-family residential fees are relatively low and represent only 6 percent of total capital costs. 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 associated with services provided by the City. 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.

## Other Nongovernmental Constraints

The housing element must analyze nongovernmental constraints to the development of housing. These include the length of time between receiving approval for a housing development and the submittal of an application for building permits for that development. The intent is to determine whether nongovernmental constraints hinder the construction of a locality’s share of the regional housing need.



- Timing of Development.** The length of time between receiving entitlement for a housing project and submittal of an application for a building permit varies. If the tract requires infrastructure, the developer could delay submittal for a building permit until they retain a civil engineer and install infrastructure. The City also requires a soils report, which the applicant begins after entitlement. Soil reports are completed by project applicants and are often required given the geologic/topographical and liquefaction hazards throughout the city. The timeline is entirely dependent on the engineer hired by the applicant.

While the overall process can vary from 1 to 2.5 years, the actual time from building permit submittal and issuance is 6 months to 1 year.

<u>Residential Project Name</u>	<u>Units</u>	<u>Project Entitled</u>	<u>Submitted Permit Appl.</u>	<u>Bldg Permit Issuance</u>	<u>Time-table</u>
Cody Tract	4 SFR	10/27/16	10/30/17	05/23/19	2.5 yrs
Commercial St.	5 SFR	04/26/18	08/14/18	01/28/20	1.7 yrs
Saddlecreek	28 SFR	12/18/17	09/11/18	01/31/19	2.1 yrs
Terraces	32 rms	06/12/18	04/17/19	10/21/19	1.3 yrs

- Public Health Emergencies.** Like cities across the state, the COVID pandemic has impacted the timing of residential development. It was not uncommon for projects to be stalled due to labor shortages, public health directives, or other side effects (e.g., shortages and price increases for lumber). COVID also affected municipal staffing levels, which may affect project timing as well. These types of temporary market disruptions affect all cities in California and will subside as the economy returns to normal. This is particularly the case for ADUs, which are sensitive to prices in materials.

Taken together, there are currently no nongovernmental factors in place in San Dimas that would hinder or unduly delay the development of housing commensurate with the City’s share of the regional housing need allocation.

## 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.

### General Plan Residential Land Use

The General Plan land use element establishes the basic types and density of residential development and the intensity of commercial/industrial in the city. The zoning code provides further specifics about the types of housing allowed and the development standards associated with each zoning district. 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. Zoning and development standards can be accessed on the City's website at [https://sandimasca.gov/departments/administration/city\\_clerk/municipal\\_code.php](https://sandimasca.gov/departments/administration/city_clerk/municipal_code.php).

**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; Zoning and development standards can be accessed at [https://sandimasca.gov/departments/administration/city\\_clerk/municipal\\_code.php](https://sandimasca.gov/departments/administration/city_clerk/municipal_code.php)

#### *Specific Plans*

In 2010, the City adopted a mixed use general plan land use designation to allow mixed use developments in the downtown. 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.

The City's Creative Growth Area Plan 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 offer an attractive 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.

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.

## 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
<b>Conventional Housing</b>						
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					
<b>Special Needs Housing</b>						
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:

P = permitted; C = conditionally permitted; blank = not permitted.

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.

### 3. CONSTRAINTS ANALYSIS

#### *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 by right in all primary residential zones (S-F, SF-H, SF-D, MF, and MF-D zones) in San Dimas. As discussed below, manufactured housing is also allowed in the same zones as other single-family residential land uses. Residential care serving 6 or fewer residents, discussed later, is an allowed use in single family homes, as 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**

ADUs 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 DPRB, removed the requirement for a rent covenant, and made other substantive changes to ensure that municipal codes are consistent with state law.

### Multifamily Residential

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, Program #7, includes a commitment to redesignate identified parcels within the downtown where multiple-family uses and mixed uses are allowed by right.

### 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.

Three mixed use projects have been developed within the City's downtown area, which include the 12-unit Monte Vista Place Apartments, 75-unit Grove Station, and the most recent project, the 19-unit Johnstone Station completed in 2017. 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.

### 3. CONSTRAINTS ANALYSIS

#### *Housing for Homeless People*

State 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 this use 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 Gov’t Code 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 and low barrier navigation centers as a by-right use in all zones where multifamily and mixed uses are permitted if the proposed project meets specified criteria. The Housing Plan includes a program to revise city ordinances to ensure consistency with SB 745 and Gov’t Code 65660 following adoption of the housing element.

## *Housing for Disabled People*

The City provides housing suitable for people living with a disability—residential care, assisted living, and single-room-occupancy uses, described 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 requirements 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. Per SDMC 18.186.030, a community care facility serving six or fewer persons is considered a residential use and is permitted by right in all residential zones, including specific plans. Larger care facilities have been permitted; however, this use is not explicitly codified in the SDMC. To comply with state law, the Housing Plan contains a program that commits the City to amending zoning and permit procedures to allow group homes for seven or more persons in all residential zones with objectivity to promote approval certainty.

### **Single-Room Occupancy**

The SDMC defines SRO uses as “a guest room or efficiency unit, as defined by the Health and Safety Code §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.” SROs are allowed with a conditional use permit in the MF-30 overlay zone. The City has also designated MF-30 parcels through an Affordable Housing Overlay (AHO) zone that accommodates high density apartments. However, there are no remaining vacant sites that are presenting zoned MF-30. In an effort to comply with stater law and provide suitable sites and zoning for SROs, the Housing Plan proposes a program to allow SROs with an approved conditional use permit in the MF zones in accordance with Gov’t Code §65583.

### **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 allowing for single-family uses.

## 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
<b>Building Features</b>						
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%
<b>Lot Area Requirements</b>						
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
<b>Minimum Unit Size</b>	<b>SF Zone Generally</b>			<b>MF Zone Generally</b>		
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 / addt'l bedroom		
	1,600 in the S-F 10,000			250 sf / addt'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 SDMC 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.

**Table HE-3.6 Residential 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.

### 3. CONSTRAINTS ANALYSIS

#### *Cumulative Impact of MF Zone Land Use Controls*

The City recognizes that residential development standards have not been revised in years and modifications are needed to facilitate the types of housing envisioned. Therefore an architect was consulted to analyze the cumulative impact of land use controls on development feasibility in both the MF-30 MF-30 Zone/Affordable Housing Overlay, and MF zones. Separately, as discussed later in the outreach section, the City interviewed two experienced developers in San Gabriel Valley. These efforts and the implications for housing programs are described below.

For the MF-30 Zone/Affordable Housing Overlay, the assessment found that the City's land use controls could yield a maximum 25 units per acre on rectangular lots of optimal dimensions. Narrow, triangular, or small lots would not be able to accommodate maximum density. The primary issues that precluded the achievement of maximum density were threefold-- parking space requirement for one-bedroom units, building spacing, and dedicated areas separately for open space and on-site drainage. Developer interviews confirmed the analysis and also recommended flexibility mechanisms to address these contingencies.

To remove constraints, Program #10, MF Standards, includes an objective to determine optimal parking, open space, and other standards needed to facilitate new multiple family housing for City Council consideration. It is also recognized that it is infeasible to draft development standards to address every contingency in lot size and configurations. While a variance can be used to grant flexibility, this tool can add significant time and cost to a project. Therefore, Program #12, Minor Modifications, proposes a municipal code text amendment (MCTA) that will allow the City to grant flexibility in standards needed to facilitate new housing.

For the other MF Zones, the City worked with a developer and determined that proposed housing on smaller MF-zoned sites is constrained by the open space requirement. For example, a 10,000 square foot lot with a four-unit project would need to provide 3,000 square feet of usable open space (750 square feet per unit). The 3,000 square feet open space requirement would not include any of the front yard setback and the project would still need to provide driveways and parking. Cumulatively, the open space requirement would significantly limit the buildable area for the project and therefore the achievable density on the parcel.

On May 19, 2022, the City Council directed staff to initiate a MCTA to explore and amend the open space requirements on MF zoned sites. Staff will review best practices for amending and removing building constraints caused by the current open space requirements. City staff will then draft open space standards that allow for the on-site open space amenities that residents would require, but allow for flexibility to ensure that the requirement does not constrain the feasibility of proposed projects. City Staff is on track to present MCTAs to the Planning Commission and subsequently to City Council in a few months. Programs #10 and #12 contain the specific objectives for these related efforts.

## *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 adopted an Affordable Housing Overlay (AHO) to designate areas suitable for higher density residential. The AHO allows 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 appropriate to accommodate lower income households, and to ensure integrated design and unified control of design. The AHO does not prohibit uses 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. However, due to extensive density incentives now allowed in state law, the AHO is no longer needed and will be sunsetted following adoption of the 2021-2029 housing element.

### 3. CONSTRAINTS ANALYSIS

#### 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 application process 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 are needed at this time.

## Building Codes and Infrastructure

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

### *Building Codes*

The Health and Safety Code requires cities to adopt the California Building Standards Codes (aka 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.

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
- 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 building 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. The City encourages 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 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. 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 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.

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 often 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 street improvement standards for residential tracts 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 in San Dimas.

## Development Permit Process

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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 may be required for certain residential land uses. The planning commission announces its actions by resolution, including findings. The commission must make the following findings: 1) the site is adequate to accommodate the use and all required features; 2) the site relates to streets and highways adequate to carry the quantity and kind of traffic generated by the proposed use; 3) 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; and 4) the use provides for continued growth and orderly development and is consistent with the elements and objectives of the general plan and CEQA.

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 CEQA 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

Source: City of San Dimas CDD, Planning Department

The length of time between receiving approval for a housing project and submittal of an application for a building permit will vary. Residential projects require about 3 to 6 months from project approval. A recent example is the Commercial Street 5-unit single-family residential project, for which the building permit application was submitted 6 months after receiving approval. No apartment projects have been recently built to assess the time frame between project approval and building permit issuance, although the timeframe would likely be the same.

## Design Review

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Proposals for single-family development are subject to review by the Development Plan Review Board (DPRB) to ensure compliance with the general plan goals, policies, and objectives with an emphasis on architectural design and treatment of building that will compliment adjacent properties. Single family development in the Town Core is limited to previously approved architectural styles with clear objective standards. The DPRB process includes noticing neighbors, but it is not a public hearing, which serves to streamline the process.

The DRPB approve design review provided three findings are made:

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

Proposals for multiple family developments are subject to DPRB and Planning Commission (Conditional Use Permit) review and approval. Findings for DPRB (discussed above) and CUPs are written to be development friendly and not create development impediments. The CUP findings consist of the following:

- The site is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features;
- The site relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- The proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the intended character of the area as set forth by the general plan and applicable zoning ordinances;
- The proposed use provides for continued growth and orderly development of the city and is consistent with elements and objectives of the general plan;
- The proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the CEQA.

Concern has been expressed that design review can take a considerable time and that this can create lengthy delays for certain projects. As noted in the Housing Plan, Program #8 commits the City to develop objective development and design guidelines for the downtown and other areas of the city that will provide greater certainty regarding the City's expectations, eliminate unnecessary delays, and lead to the more expeditious approval of residential projects. An additional performance audit is also being conducted of the development review process with the ultimate goal to streamline the City's development process.

## Historic Preservation

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 reduction in property taxes for historic properties that qualified after Prop 13. To date, seven homeowners 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 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 to “guide the architectural rehabilitation of the historic building fabric of the Town Core and Bonita Avenue areas.” The intent is to preserve historic resources and enhance the historic downtown. While these codes may affect individual structures, they are intended to preserve the downtown and not necessarily constrain the development of the downtown.

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

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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 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.<sup>1</sup>

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

*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)*

## Outreach and Engagement

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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 A.

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

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### *Patterns of Integration and Segregation*

The AFH requires that cities address any patterns of segregation that may disproportionately affect persons of protected classes. To inform this assessment, data were collected on 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, with a median household income of \$80,600. San Dimas's median household income, at \$86,000 as of the 2015-2019 ACS, straddles the middle-income ranges of these dozen cities in the East San Gabriel Valley, yet is higher than the median.

Southern San Dimas (Via Verde) has the highest median income, ranging from \$131,000 to \$147,000. On the southern border, the median income is \$108,000. In Vista Verde, the median income ranges from \$72,656 to \$104,250. The East San Gabriel Valley is a part of the vastly larger Los Angeles County with a population of over 10 million persons. While San Dimas has a significantly higher median income than Los Angeles County (\$71,358), many cities in the east San Gabriel Valley more closely reflect income patterns in San Dimas, including Claremont, Glendora, and Walnut. Figure HE-3.2 shows income by RHNA categories.

The Downtown has the lowest median income, ranging from \$61,900 to \$92,600. Though the downtown has a lower median income, 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 it contains the majority of the city's apartment complexes.

Household income varies by household characteristic. For instance, owners earn a median income of \$101,800 versus \$63,000 for renter households. The median household income is approximately \$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. In comparison, across the east San Gabriel Valley, the median income for owners was approximately \$96,900 and \$55,600 for renters. The median income was \$87,100 for White non-Hispanics, \$85,300 for Asians, and \$75,600 for Hispanics.

### Race and Ethnic Concentrations

San Gabriel Valley has become home to an international population. San Dimas is predominantly White, as shown in Figure HE-3.3, though the racial and ethnic composition has been changing. 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, approximately 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. Asians comprise 15 percent of residents, and Hispanics make up 34 percent. While San Dimas' proportion of Whites is similar to the east San Gabriel Valley (41 percent), a higher share regionally identifies as Hispanic/Latino (55 percent) and Asian (24 percent).

Since 2010, the City's demographics have been changing rapidly to more closely mirror the region. Asians increased 40 percent, Hispanics increased 8 percent, and Whites decreased 11 percent. Although similar trends in changing racial and ethnic demographics occurred within the east San Gabriel Valley and countywide, the diversification in San Dimas over the past decade is much more pronounced. 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 hold a very slight majority in downtown, particularly in the eastern portion, where most of the city's apartment complexes are located.

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.

Consistent with University of Minnesota (UOM) research used by HUD in the 2015 AFFH rule, a racially concentrated area of affluence (RCAA) is defined as a census tract where 80 percent or more is White Nonhispanic and has a median income greater than \$125,000 annually (2X the regional median income). San Dimas' higher-earning-income households reside in northern/southern San Dimas, and small pockets may exceed the \$125,000 RCAA threshold, but none of these tracts in San Dimas exceed the UOM race/ethnicity RCAA criteria. In summer 2022, HCD lowered the UOM threshold for a RCAA to 25 or more percent of the average share of total white population in a COG and to 1.5 times the median income of the COG. This change significantly increased the number of census tracts designated as RCCAs within the region, which now includes southern San Dimas as well.

### 3. CONSTRAINTS ANALYSIS

#### Familial Status

As with much of suburban Los Angeles County, San Dimas has historically been a highly family-oriented community, largely due to the predominance 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. Single parents are a much smaller share of households than most cities.

Female headed households generally comprise approximately 28 percent of all households, which is about average among east San Gabriel Valley cities, which ranges from 21 to 40 percent of all households with an average of 26 percent. While the prevalence of female headed households without a spouse is generally the same across census tracts, there is a higher concentration in the west San Dimas between West Arrow Highway and Walnut Creek, with 40 percent reflecting this type. Affordable mobile home parks are in this area.

Single-parent households are particularly at risk of paying too much (overpaying) for housing or potentially displacement as the household must live on one income while also likely incurring higher expenses, such as health care, child care, and other costs. Communities in the east San Gabriel Valley range from 4 to 10 percent of all households being single parents with children with an average of approximately 6 percent. San Dimas has one of the lowest portions of single parents with children at only 4.2 percent.

Discrimination based on familial status, while often common in many cities, is uncommon in San Dimas; no inquiries or cases regarding familial status have been filed with the Housing Rights Center, and only one case has been filed 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 is not a significant fair housing issue in San Dimas.

In 2022, the City published a resource guide to assist families in contacting local, state, and federal agencies for services, including assistance. With respect to housing opportunities, the County's Housing Authority provides rental vouchers while the City has many affordable rent stabilized mobilehomes and assisted units. Dave and Maggie's Center in neighboring City of La Verne provides low cost household goods for income qualified households. Many other local nonprofits and faith-based organizations provide supportive services to San Dimas households. Innovative programs include "City Serve." Life Pacific University has also volunteered on community projects in San Dimas. Recently, City Serve focused on improvements to the McKinley's Children Center, a youth and family service and school for disadvantaged children in San Dimas.

### Persons with Disabilities

In San Dimas, 13.5 percent of the noninstitutionalized population had at least one disability, of which 48 percent of them were seniors (65 years+). The rate of people with a disability varies from 10 to 15 percent of census tracts. Regionally, the prevalence of disabled people ranges from 7 to 14 percent of the population among cities in the east San Gabriel Valley. Disability is age related; 34 percent of seniors reported a disability. The prevalence of poverty is slightly higher among disabled people who are of working age than nondisabled working age adults (11% versus 9%), and seniors who are disabled versus non disabled (13% vs. 10%).

To meet the housing needs of disabled people in San Dimas, 21 residential care facilities for the elderly and one adult residential care facility provide 868 beds. However, only 11 beds are available for non-seniors. Only a small percentage of apartments in San Dimas are fully accessible to disabled people. 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 residents 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 allows residential care facilities as required by law (Program 23). The City requires new housing to comply with accessibility requirements of Title 24 of the State 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). Finally, the City is implementing its Transition Plan to retrofit City parks, facilities, and infrastructure to make it easier for residents with a disability to live independently in the City.

Many nonprofits and forprofits work in the city and in surrounding communities. In San Dimas, California Mentor, who assists adults and children with intellectual and developmental disabilities build independent lives through tailored programs that combine personal choice and community integration with professional oversight, family involvement, and stability. Other organizations include the Center for Independent Life (SCIL), based in Claremont and 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.

### 3. CONSTRAINTS ANALYSIS

#### *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**

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. Overall, 3 percent of households experience overcrowding (2 percent of renter and 4 percent of owner households). Among lower income households, overcrowding is slightly higher among renters (5 percent) than owners (2 percent). In either case, overcrowding in San Dimas is significantly lower than within the east San Gabriel Valley, where 10 percent of households are overcrowded, including 6 percent of homeowners and 17 percent of renters. Lower income renters in the east San Gabriel Valley report the highest incidence of overcrowding.

#### **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 in the east San Gabriel Valley, where almost 40 percent of households overpay for housing, more specifically 56 percent of renters and 35 percent of owners, as well as across the SCAG region and in much of the state.

Over the past decade, the rate of housing overpayment among renters has remained relatively stable, while overpayment among owners declined slightly. However, it is unclear as to how the job losses during the pandemic affected overall housing overpayment. 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 the conditions in the San Gabriel Valley much of the SCAG region, where overpayment has remained an issue among renters while slightly decreasing among homeowners. While not a conscious decision, overpayment increases displacement risk for those no longer able to afford their housing.

## Homelessness

The Los Angeles Homeless Services Authority (LAHSA) divides Los Angeles County into eight Service Planning Areas (SPAs) so the organization and individual jurisdictions can better serve and meet the needs of the communities in these areas. San Dimas is within Service Planning Area 3 (SPA-3): San Gabriel Valley, which includes the eastern portion of Los Angeles County. The 2020 Homeless Point-in-Time count conducted by LAHSA counted a total of 4,555 homeless persons in SPA-3, of which 16 were identified as residing in the City of San Dimas (less than 0.5 percent of the SPA-3 homeless population).

In SPA-3, 66 percent of homeless people were unsheltered, and 33 percent were residing in shelters. San Dimas had 15 to 20 unsheltered persons, and no homeless reported as living in a shelter facility. About 44 percent of this population lived on the streets, 33 percent in a vehicle, and 22 percent in a temporary outdoor structure. Additional demographic information reflects that 40 percent were aged 41 to 55 years, 34 percent 25 to 40 years old, 13 percent 18 to 24 years, and 13 percent older than 55 years. Most of San Dimas's homeless population have been homeless for longer than two years.

According to the LAHSA, in 2020, 49 percent of the total homeless population in SPA-3 identified as Hispanic/Latino, 23 percent as Black, and the remaining 3 percent as other groups. Additionally, 28 percent were experiencing serious mental illness, 25 percent had a physical disability, 7 percent had a developmental disability, 8 percent were seniors, and 4 percent were veterans. Given the extremely small size of San Dimas' homeless population, it is unlikely that all of these protected classes are represented given the distinct differences between cities in the west versus eastern part of San Gabriel Valley.

In order to address the needs of the homeless population, the City has set forth Policy HE 5-2 to support regional efforts to address the needs of the homeless population and Program 22 to implement the City's Plan to Prevent and Combat Homelessness. Further, the City supports partnerships with nonprofit, faith-based organizations, and/or other partners in addressing the needs of homeless people. The City will implement Program 22 to ensure that zoning code amendments and proactive outreach is undertaken to assist in finding housing solutions:

- Amend municipal code to amend definitions as needed and to allow supportive housing and low barrier navigation centers by-right in all zones where multifamily and mixed uses are permitted
- Amend municipal code to amend definitions and permit transitional and supportive housing in all zones allowing residential uses like any residential use in the same zone in accordance with state law
- Retain LACDA to provide (bi)weekly street outreach, housing navigation, mental health support, case management, homelessness prevention, and support services to connect clients to health services and housing

### 3. CONSTRAINTS ANALYSIS

#### Housing Condition

San Dimas' housing stock continues to age; 87 percent is older than 30 years, which closely reflects the age of the housing stock in east San Gabriel Valley (89 percent). This is the age at which housing begins to require major reinvestments to maintain its quality and utility. Some homeowners have conducted ongoing maintenance to maintain the value of their home, while others have purchased older 1950s homes and significantly upgraded them. This has resulted in higher home prices, particularly around the original downtown.



*Homes in the Downtown District*

Although the City's housing stock is in good condition, there is a demand for City-provided assistance with home rehabilitation grants, particularly among seniors and mobilehome occupants. Typically 40 households are on the waitlist for funding, and about 30 receive grant assistance annually due to budget limitations. There are some older pockets of 1950s and 1960s homes south of the downtown near Arrow Highway; many are in good condition, while others appear to require some maintenance and rehabilitation. And although neighborhoods north of downtown are well intact, some homes in that area may have rehabilitation needs. Other than an occasional few homes and mobile homes needing repairs, San Dimas does not have concentrated areas where dilapidated housing exists.

To prevent potential displacement due to poor housing conditions, the City will provide financial assistance to both single-family- and mobile-home owners and will conduct a code enforcement inspection of potentially substandard units to target marketing of rehabilitation programs to these neighborhoods (Program 1). The City will also provide rehabilitation grant and loans, as available (Program 2). Cal-Home program is designed to provide low interest loans (2%) ranging from \$10,000-\$40,000 for rehabilitation work . Specifically, rehabilitation projects that eliminate health hazards and correct safety problems. The City is also planning on restarting its Neighborhood Beautification program (Program 4).

### 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. During the past cycle, one affordable project converted to market rents and Sunnyside Apartments will convert 33 units of senior housing to market rents in 2024. 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.

Besides the publicly subsidized affordable apartments, the primary source of housing for lower income residents is the City's mobile home parks. The City's five mobile home parks provide more than 900 units of low-cost and affordable mobile home spaces. Should these mobile homes convert to market rents, the City's lower income seniors and families would face significant displacement risk. However, for nearly 25 years, the City has worked with the property owners to agree to a voluntary Mobile Home Accord to restrict rents for mobile home park spaces. The City also provides grants or low-cost loans to assist occupants to retrofit and improve their homes, promoting greater housing security.

If property owners reinvest in their homes, some have expressed concern over possible ramifications for gentrification and increases housing costs. For instance, the AFFH mapper identifies areas most at risk of displacement. The downtown is not shown as an area at risk of displacement. However, an area west of SR-57 is at risk of displacement. These areas resemble neighborhoods in the downtown, except that the housing stock was built in recent decades and does not contain historic structures or the amenities east of the SR-57. Nonetheless, as housing demand continues to grow, existing homeowners or new homeowners may begin to reinvest in this area, resulting in increasing home values and prices.

As highlighted earlier, overpayment is a significant issue affecting both renters and homeowners. 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 housing in the city (Programs 20 and 24). The City will evaluate 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. These actions should help mitigate potential displacement pressures facing residents.

## Access to Opportunity

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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. These amenities are described later. The high resource designation is supported by this assessment of fair housing, which identifies the primary barriers to fair housing as the price and availability of housing rather than patterns of segregation or limited access to opportunities.

Regionally, the City of San Dimas is very similar in “resource” designation to neighboring communities that generally run parallel to and north of the SR-210. These include Glendora, La Verne, Claremont, and Upland. To the south, similarly higher resourced communities run along the SR-57, such as Walnut, Chino Hills, Walnut Diamond Bar, and Brea. Each of these cities share similar demographics and income levels. However, other areas of east San Gabriel Valley and adjacent Pomona Valley have large areas which are low resource, such as the cities of El Monte, La Puente, Pomona, Azusa, Irwindale, and Baldwin Park.

### *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 in most of

the surrounding cities in east San Gabriel Valley (Figure HE-3.7). The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports that 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. San Dimas has access to higher concentrations of jobs than all of the surrounding suburban cities in east San Gabriel Valley, suggesting that persons that live in San Dimas have access to job opportunities, though they may choose to work elsewhere. The same findings were found with respect to economic opportunity reported by TCAC for the east San Gabriel Valley.

### *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 (considered among the 25<sup>th</sup> percentile worse of all cities statewide) is denoted by its higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community.

According to OEHHA, healthy conditions are prevalent throughout San Dimas, regardless of neighborhood (see Figure HE-3.8). While the City has an industrial base, it is generally limited, with the majority of jobs provided by retail, services, and office/professional sectors. The city also benefits from ample regional parks (Walnut Creek, Bonelli Park, and San Dimas Canyon Park) and many local parks dispersed citywide that offer green space and other amenities.



*San Dimas Park*

San Gabriel Valley cities with a high incidence of disadvantaged areas are located along Interstate 10, the Pomona Freeway, and other major transportation corridors which connect the Valley's historical industrial and manufacturing areas. These communities include El Monte, South El Monte, Industry, Pomona, Irwindale, etc. These cities are known for their significant industrial and transportation (including rail) sectors that employ thousands of people, but also generate substantial levels of environmental pollutants. In addition, these communities have larger portions of low and moderate income residents.

### 3. CONSTRAINTS ANALYSIS

#### *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.

San Dimas has a historical rail of the Southern Pacific Railroad that traverses its historic downtown. The Metro Gold Line Foothill Extension Construction Authority is completing an extension of the Foothill Gold Line, which will connect San Dimas eastward to the broader region and west to Pasadena. Construction is underway and the transit station is scheduled to be completed and operational by 2025.



*Rendering: Proposed San Dimas Station*

Cities surrounding San Dimas have limited local transit. The foothill topography and income levels of residents typically result in a lower demand for traditional bus transit than in other cities. With general lower residential densities than urban cities (El Monte, Baldwin Park, Pomona, West Covina, etc.), the City's transit routes follow major arterials. However, multiple park-ride lots are in San Dimas for commuters who travel to Pasadena and Los Angeles along the SR-210 or to Orange County along the SR-57. These routes are heavily congested during most weekdays and weekends.

Due in part to the aging demographics of foothill communities, Pomona Valley 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 trip. Local hospitals also offer transit opportunities for residents needing local service to and from facilities.

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 and 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 quality education for all schools within the community (Table HE-3.8). The California Department Education dashboard notes that San Dimas’ scores are similar to Glendora, Monrovia, Claremont, and Diamond Bar. School districts in Pomona, Azusa, Covina, Baldwin Park, El Monte, and other east Valley cities routinely score lower in the orange and yellow categories.

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 <sup>1</sup>		
Grace Miller Elementary		
Bonita High <sup>1</sup>		
Marion Roynon Elementary		

Source: California Department of Education, 2018 (latest available)  
 Note: 1. These schools serve predominantly students from surrounding cities.

High performing) Low Performing

To increase access to schools, Bonita USD offers transit for eligible elementary students that live further than ¾ 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 San Dimas schools perform well, access to quality schools is available for all neighborhoods. However, across San Dimas, students with disabilities, socioeconomically disadvantages, and English learners have the lowest school performance. Bonita USD’s Local Control Accountability Plan identifies proposes strategies to address them. In the meantime, Bonita USD manages \$56 million in general obligation bonds for the construction, reconstruction, rehabilitation, and replacement of school facilities.

### 3. CONSTRAINTS ANALYSIS

#### *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.

### *Other Relevant Factors*

Other relevant factors in the community can also have implications for housing opportunities and affirmatively furthering fair housing to varying degrees. Items with fair housing implications include the City's history and pattern of development, neighborhood conditions, and reinvestment trends.

### **History of San Dimas**

The community that has become San Dimas was originally named Mud Springs. Explorers, early settlers, and cattle ranchers trickled into the region throughout the following century. However, the completion of the Santa Fe Railroad in 1887 that operated through the area triggered a land boom. This boom was one of four such bursts of population and development in the southern part of the state in the half century between 1876 and 1923. The newly formed San Jose Ranch Company laid out streets and lots, and the first business, a hardware store, was opened by land agent E.M. Marshall at the corner of Bonita and Depot streets.

San Dimas evolved into a thriving agricultural community with citrus the primary crop, becoming a prominent shipping center for the region's citrus growers. By 1900, San Dimas had its first packing house and growers worked with local associations and exchanges to pack fruit and ship to markets all over the nation. In 1908, a packing house was built next to the rail line just west of downtown. A core residential neighborhood was developed around the growing 10-block downtown of well-kept homes, including historic homes, which remain today. The citrus industry disappeared in the early-mid 1900s as the post-World War II housing boom led to the conversion of land for suburban development.

In response to recent annexations and incorporations in the area, San Dimas incorporated in 1960, becoming the 70th city in Los Angeles County. Following cityhood, the remaining groves transitioned to residential tracts and supporting businesses. The opening of the SR-57 and SR-210 served to ease building and transportation pressures and position the City to take advantage of access routes. With the advent of specific plans and popularity of single developer subdivision tracts, 72 percent of the City's housing was built between 1970 and 1990. Areas were later redeveloped near downtown and new professional, industrial, and commercial centers were added on the westside of the SR-57 and along SR-210.

At the present time, there is limited vacant land remaining for residential projects, except for the foothills, which are geologically challenging and cost prohibitive for housing except at very low densities. Other areas of the City are built out. The City is looking to direct residential and mixed-use development in its downtown, which will support transit and economic activity for local business. The intention is to provide a mixed-income district offering a range in types and prices of housing. Planning for this effort is underway as the City prepares a Downtown Specific Plan. Program 7 in the housing element articulates the City's plans for the DTSP.

### 3. CONSTRAINTS ANALYSIS

#### 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.

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).

### Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure; acquisition of land; and major equipment. Historically, investment in San Dimas has been prioritized based on public health and safety considerations, community, or neighborhood need, and those that will provide the greatest public and community benefit. In recent years, the City has focused investment in its broader downtown, the primary commercial, office, professional, and industrial employment district.

The City adopted a Creative Growth Area Plan (in the Land Use Element) and implemented Redevelopment Plans in the early 1970s. These plans resulted in gradual reinvestment in the downtown; however, stable residential areas north of downtown were not designated for significant change. When complete, the DTSP will replace the Creative Growth Area Plan and stimulate investment and development with communitywide benefits. Transit incentives (e.g., reduced parking within ½ mile of the train station) will further incentivize development. The DTSP will facilitate redevelopment of underutilized sites for mixed-use and higher density residential projects affordable to all ranges of incomes which is needed to fulfill the City’s 2021-2029 RHNA requirements.

Along with these investments, the Metro Gold Line Authority is completing the 12.3-mile Foothill Gold Line extension, adding stations in the cities of Glendora, San Dimas, La Verne, Pomona, Claremont, and Montclair. As with Pasadena to Azusa, the extension from Glendora to Montclair is planned to be built along the former Atchison, Topeka and Santa Fe (ATSF) right-of-way. This is a massive \$2.1 billion public works project that is intended to create significant new economic activity, employment opportunity, and opportunities for housing along the route.



*Simulated design of Bonita Avenue, looking eastward into San Dimas*

## 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.

### *Local Data and Knowledge*

The Housing Element process, in particular the relationship between the assessment of barriers to fair housing and input from the outreach program participants, indicates a need for diverse housing types and affordable housing to meet the City's housing needs. Although there are no areas of concentrated poverty in the City, small pockets of households experience significant issues. Renter households, of which 47 percent earned below \$50,000, cannot afford market rate rents. In addition, multi-family housing stock with units reserved for lower income households in the City is limited and falls short of providing adequate resources for lower income households. This stock will be further diminished by conversion of 33 assisted senior units to market rate in 2024.

Analysis shows that median incomes in the downtown are lower than in northern and southern reaches of the city, particularly in the area east of San Dimas Avenue between Bonita Avenue and the rail line where most apartments are located. Overcrowding and overpayment, more predominant among renters, is also highest in this area. Hispanics comprise a slight majority (at 39 percent of residents), particularly in the eastern portion, correlating with the concentration of more affordable rental housing, rather than discriminatory practices. There is also a pocket of households identifying as White with a slightly higher poverty rate west of SR-57. This concentration corresponds with five mobile home parks, the most affordable housing in the City, particularly for seniors.

Fair housing issues in the City, identified during the outreach process and concluded from Housing Element data analysis, fall into a few major categories:

- **High Housing Prices:** The primary barriers to having affordable housing in San Dimas is the high prices for single family homes and rents common—barriers found throughout the San Gabriel Valley. This is compounded by the lack of vacant land in the City. To address these issues, the recommended strategy entails the conversion of underutilized commercial and industrial properties to accommodate mixed-use and high-density multi-family units in downtown, concurrent with and following the completion of the Gold Line extension. This will aid in improving housing mobility options in high resource areas, and will locate mixed-income residents near commercial centers and transit corridors. To further promote mobility in other areas of the city, ADUs were supported by survey respondents. Finally, maintaining existing affordability protections for mobilehomes, housing choice vouchers, and assisted affordable properties will provide housing security for lower income residents.
- **Residential Density:** The price of housing units has increased to the point where all single-family homes in San Dimas are only unaffordable to above moderate-income households. Only mobile homes and subsidized units, though limited in supply, are affordable to lower-income households. Respondents during the outreach process identified a need to allow higher density designations to accommodate development of affordable housing. ADUs may help support multigenerational families and homeownership

### 3. CONSTRAINTS ANALYSIS

opportunities, as shown by 47 percent of survey respondents indicating they probably/definitely would consider building an ADU. The City has included Programs 10, 11, and 18 to encourage the development of higher density residential uses to promote greater affordability.

- **Lack of Vacant Land and Regulatory Barrier:** Given the built-out nature of the City, and the regulatory constraints inherent in the Municipal Code, the options for meeting housing requires focused development on underutilized non-residential sites. Citizen survey responses, stakeholder interviews, Advisory Committee feedback and Council/Commission opinion supports the conclusion that the downtown area presents the most feasible option for new housing, as it is located near transit, can be carefully integrated as part of the overall DTSP process, and can leverage demand from the future Gold Line (Foothill) extension. Survey respondents largely supported locating higher density residential and mixed-use in the Downtown area. Coupled with land availability, municipal codes must be revised to facilitate and encourage the development of housing, including multiple-family housing.
- **Increased Community Outreach:** Participants in the outreach process expressed a need for increased outreach to help residents at risk of displacement or facing fair housing issues, identify affordable housing as well as where to seek information and assistance. In terms of homeownership, realtor input emphasized the need to disseminate financial information regarding housing options and navigate the complexities of the loan process. The lack of knowledge about available housing resources can be compounded by language barriers associated with the City's increasing diversity. The City conducts extensive outreach in an attempt to engage all residents, but has had mixed success. Therefore, the City has included Program 25 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.
- **Community Concern with Affordable Housing:** While redlining occurred prior to the City's incorporation, the modern driver of segregation has been a lack of affordable housing, including community opposition to high density. Stakeholder feedback emphasized the need to educate the public on what "affordability" means within the context of income and characteristics of low-income residents. For example, while 62 percent of survey respondents felt that affordability was the most pressing issue to address in the Housing Element Update, a greater number (69 percent) felt that increasing the supply of single-family homes is a priority. Further, a large proportion of respondents who highlighted the need for affordable housing disagreed with providing low-income housing, particularly rental housing. These survey results, as amplified in public hearings, reflected a concern over who affordable housing serves and the experience of surrounding cities, particularly in the Pomona Valley, which experience higher levels of crime and social problems.

## Fair Housing Implications of Sites

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State law requires the use of use maps prepared by the California Tax Allocation Committee (TCAC) and HCD to assess the impact of housing sites. The rankings for this map are based on job opportunities, schools, safe and clean neighborhoods, and other economic, social, and environmental indicators. 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. This section also examines how sites affect segregation and disproportionate needs.

### *Access to Opportunity*

In Figure HE-3.6, TCAC identified all of San Dimas as a high resource area. Indicators to make this determination include high levels of employment and close proximity to jobs, access to quality educational opportunities for children and adults, low concentration of poverty, and low 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. The housing sites identified in Table HE-4.4 are all in high-resource areas and can access housing, services, jobs, and other resources throughout the city.

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 significantly improve transit opportunities within the area in which housing sites are located as well as the neighborhoods surrounding the downtown as well. The increase in transit mobility will improve access to housing, employment opportunities, 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.

### *Segregation, Disproportionate Need, Displacement*

San Dimas' downtown is encompassed by two census tracts that extend from the State Route 57 east to San Dimas Avenue and a second tract extending eastward from San Dimas Avenue to San Dimas Canyon. The western tract has medium levels of renter overpayment (40-60%) and homeowner overpayment (40-60%), while the eastern tract has high levels of renter overpayment (60-80%) but low levels of homeowner overpayment (20-40%). Overcrowding rates are minimal. Both census tracts have a mixed race/ethnic population. The tract on the west has a White majority (53%) followed by Hispanics (34%) and Asians (9%), while on the east, the majority is Hispanic (39%), followed by White (38%) and Asian (18%). It should be noted that distinctions based on census tracts can be challenging given that they do not necessarily approximate neighborhood boundaries.

### 3. CONSTRAINTS ANALYSIS

Proposed development will broaden the incomes in this neighborhood. While different race-ethnic and age groups in San Dimas have a correlation with income levels, the primary distinction is relative to tenure. Renters have a median income of \$57,000 versus homeowners whose median income is \$102,000. New rental and ownership housing will be dispersed across an area of 1.0 x 0.5 square miles. Although it is not possible to predict the race/ethnicity, age, familial status, disability, or other status of future residents, the increase in affordable housing in this neighborhood would be expected to draw a broader mix of residents with different incomes and ages, which affirmatively furthers fair housing opportunity. Further, none of the housing sites will require the demolition of existing housing, therefore, eliminating the potential displacement of any residents.

#### *Concentration of Affordable Housing*

In assessing the concentration of affordable housing, San Dimas' land use patterns and wildfire hazards largely define allowable areas for different types of housing. San Dimas' northern front is at the base (foot) of the San Gabriel Mountains, resulting in all areas north of Baseline and Foothill designated within a very high fire hazard severity zone. Similarly, areas on the southern side (except for Bonelli Regional Park and Puddingstone Reservoir) are in a very high fire severity zone. Therefore, the primary residential and nonresidential areas in San Dimas are within a two by one and a half square area in the downtown and center core. This relatively compact area has a wide mix of housing types and income levels.

Therefore, the City is relying on housing sites in the broader downtown to satisfy the majority of the 2021-2029 RHNA goals. As noted in Appendix A, the area will contain a mix of housing types (e.g., single-family, condos, apartments, and mixed uses) that are affordable to different household income levels. Further, the City is assuming that each housing site will have a percentage of housing units dedicated as affordable (e.g., to moderate and lower incomes). The intent is to avoid overconcentration in any one location, and therefore, foster a more balanced pattern of land uses, housing, and household incomes in each project and area.

To complement the DTSP, the City will also focus on improving and increasing housing opportunities for extremely low, very low, low, and moderate income residents in northern and southern San Dimas as follows:

- Aggressively market and promote ADUs by directly contacting HOAs and implementing financial and regulatory incentives (Program #6)
- Contacting all HOAs and apartments and distributing mailers regarding source of income protections and benefits of federal vouchers (Program #15)
- Develop urban lot split and small home development ordinance consistent with SB 9 and AB 803 and fire hazard severity zone requirements to expand starter home supply in High Resource single-family zones

## Contributing Factors and Priorities

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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

As further detailed in the community outreach summary in Chapter 5, discussions with stakeholders and fair housing advocates, community survey, interviews with experienced developers, and this AFH, four key fair housing issues were identified.

- **Issue #1:** Displacement concerns due to housing insecurity
- **Issue #2:** Community concern regarding affordable housing
- **Issue #3:** Barriers to multiple family and mixed use housing, including in high opportunity areas (Downtown)
- **Issue #4:** Barriers to developing special needs housing

Table HE-3.10 provides a summary of each issue and meaningful actions to address them. Subsequent descriptions of the housing programs indicate how programs address displacement and community preservation, improve access to opportunity, increase housing choices (for special needs and other groups), and expand affordable housing choice in high resource areas (e.g., Downtown).

### 3. CONSTRAINTS ANALYSIS

Table HE-3.10 Contributing Factors to Fair Housing		
Contributing Factors	Meaningful Actions with Program Reference (P#)	Time Frame and Metrics
<b>Issue #1: Displacement due to housing insecurity</b>		
San Dimas, like the rest of the San Gabriel Valley has seen significant increases in rents, sales prices, rehab costs, and enhanced difficulty of securing/maintaining affordable housing.	<p>Continue to implement, market, and promote the federal housing voucher choice program. (Program #15)</p> <p>Preserve mobile homes through the Mobile Home Accord and capital investments in Charter Oaks (Program #16)</p> <p>Preserve all assisted projects at risk of conversion subject to funding and property owner interest (Program #17)</p> <p>Provide rehab grants &amp; loans; target lower income residents, mobile home parks, and special needs (Program #2)</p>	<p>Metrics:</p> <ul style="list-style-type: none"> <li>+ Maintain 200 vouchers</li> <li>+ Extend Accord every 5 year</li> <li>+ Preserve all MHP parks</li> <li>+ Preserve all affordable units</li> <li>+ Issue 35 grants/loans per year</li> </ul> <p>Timing: See respective programs</p>
<b>Issue #2: Community concern regarding affordable housing</b>		
Need to improve knowledge about fair housing laws. Limited communication options that reach all people. Opposition to higher density and affordable “low income” housing.	<p>Work with HRC or other fair housing agency to provide workshops and trainings on fair housing laws, tenants’ rights, and responsibilities (Program #25).</p> <p>Develop educational materials on the website on who affordable housing serves and survey residents on preferred methods of outreach (Program #25).</p> <p>Refer discrimination complaints and landlord tenant issues to the local fair housing provider and publish materials on the website regarding fair housing (Program #25)</p>	<p>Metrics:</p> <ul style="list-style-type: none"> <li>+ Annual workshop for tenant/ landlord rights + responsibilities</li> <li>+ Provide website information on the benefits of affordable housing</li> <li>+ Create and maintain webpage and flyer dedicated to fair housing</li> </ul> <p>Timeline: See programs for dates</p>
<b>Issue #3: Barriers to Multiple-Family and Mixed Use Housing</b>		
Lack of vacant and underutilized land zoned for multi-family housing	<p>Create residential and mixed use land use/zoning designations, redesignate sites, and allow multiple-family and mixed uses by right accordingly (See Program #7)</p> <p>Monitor and evaluate ADU production and affordability, evaluate and adopt ADU Incentives by 2023, and adopt contingency plans should shortfall occur (Program #6)</p> <p>Maintain and inventory and map of available properties and monitor to ensure that there is no net loss in capacity. If loss occurs, rezone additional sites within 180 days.</p>	<p>Metric:</p> <ul style="list-style-type: none"> <li>+ Adopt new zones for XXX acres that add __ unit capacity</li> <li>+ Achieve 25 ADUs permitted</li> <li>+ Adopt incentives for ADUs</li> <li>+ Annually maintain site inventory</li> <li>+ Adopt actions if shortfall occurs</li> </ul> <p>Timing: See programs for dates</p>
Community members, stakeholders, and rate developers cited the need to address zoning + regulatory constraints to the development of new housing	<p>Draft objective design + development standards (Program #8)</p> <p>Amend SDMC to update density bonus code (Program #9)</p> <p>Amend SDMC to revise MF-30 Zone standards (Program #10)</p> <p>Amend SDMC to revise minor modifications (Program #12)</p> <p>Amend SDMC to create streamlined permitting (Program #13)</p> <p>Initiate development process review study (Program #13)</p>	<p>Metrics:</p> <p>Five ordinances + development process review</p> <p>Timing: Within one year of adoption of the housing element</p>
<b>Issue #4: Barriers to Special Needs Housing</b>		
While the community survey noted the need for special needs housing, municipal codes require updates to permit such uses and be consistency with state law.	<p>Amend SDMC for employee housing (Program #24)</p> <p>Amend SDMC for low barrier navigation centers (Program #24)</p> <p>Amend SDMC for single-room occupancy units (Program #24)</p> <p>Amend SDMC for large residential care (Program #24)</p> <p>Amend SDMC for transitional housing (Program #22)</p> <p>Amend SDMC for supportive housing (Program #22)</p>	<p>Metrics:</p> <p>Six ordinances</p> <p>Timing: Within one year of adoption of the housing element</p>

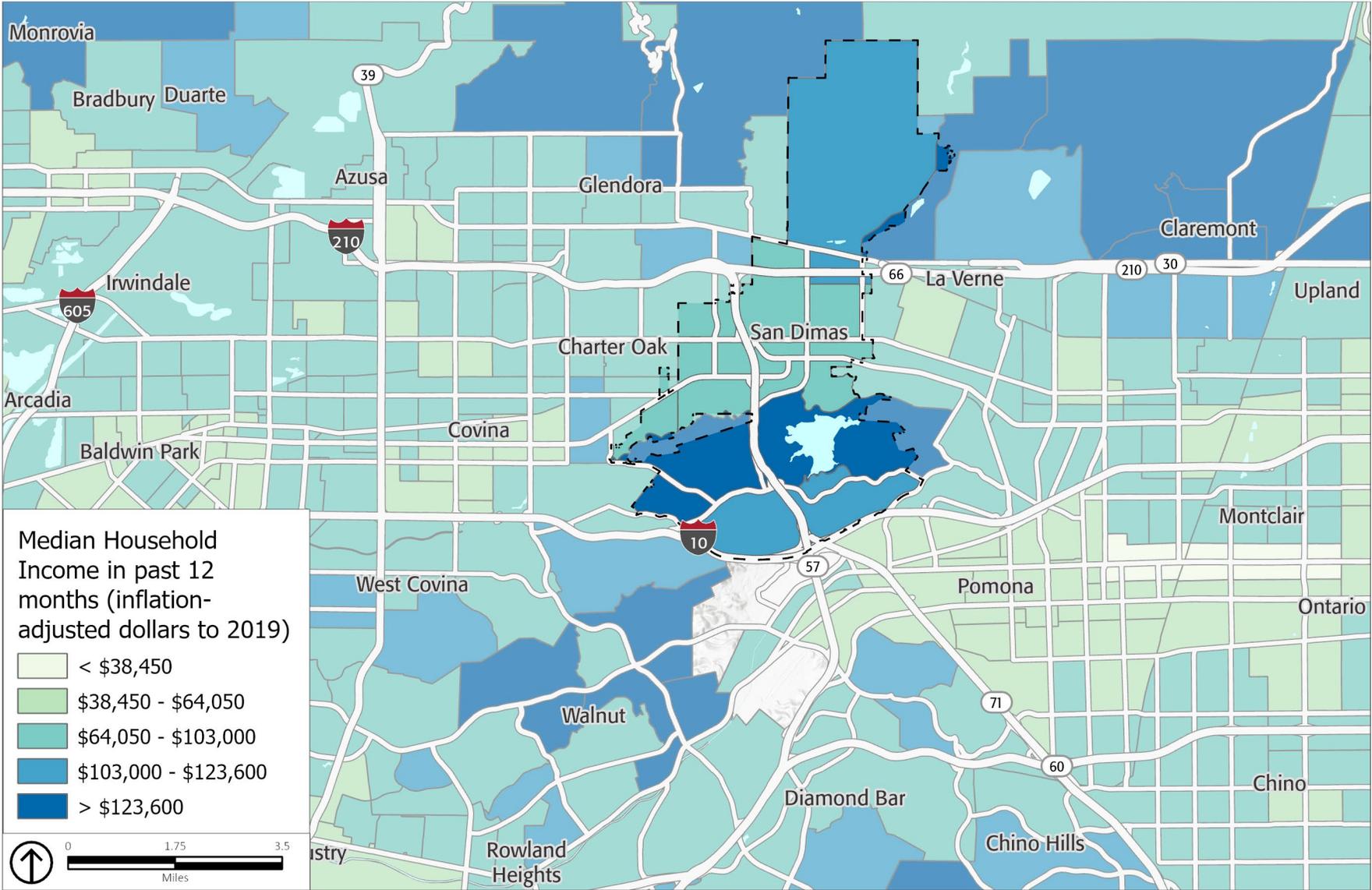


Figure HE-3.2 Median Household Income by Census Tract

### 3. CONSTRAINTS ANALYSIS

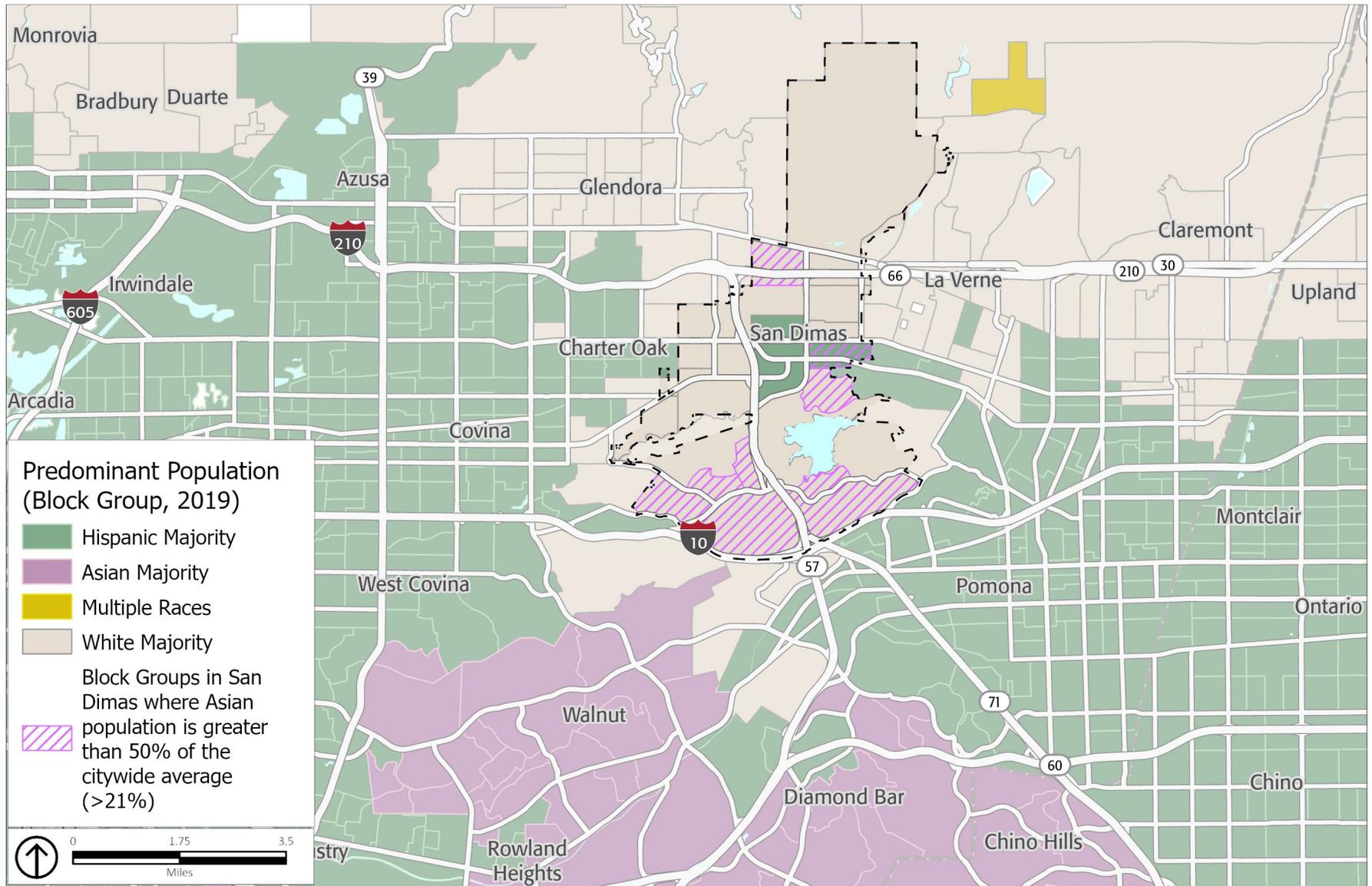


Figure HE-3.3 Predominant Population by Census Block Group

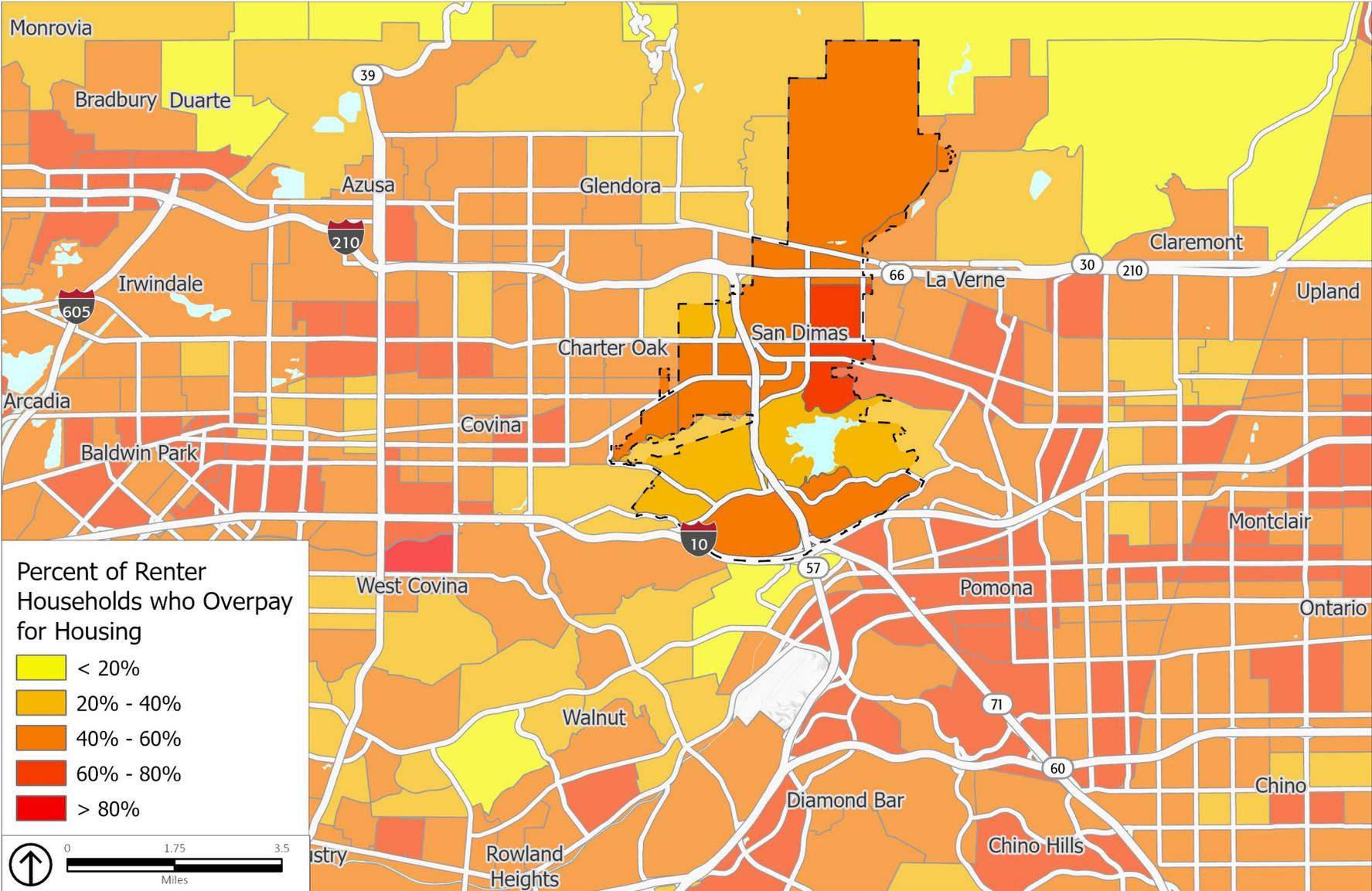


Figure HE-3.4 Housing Overpayment Among Renters by Census Tract

### 3. CONSTRAINTS ANALYSIS

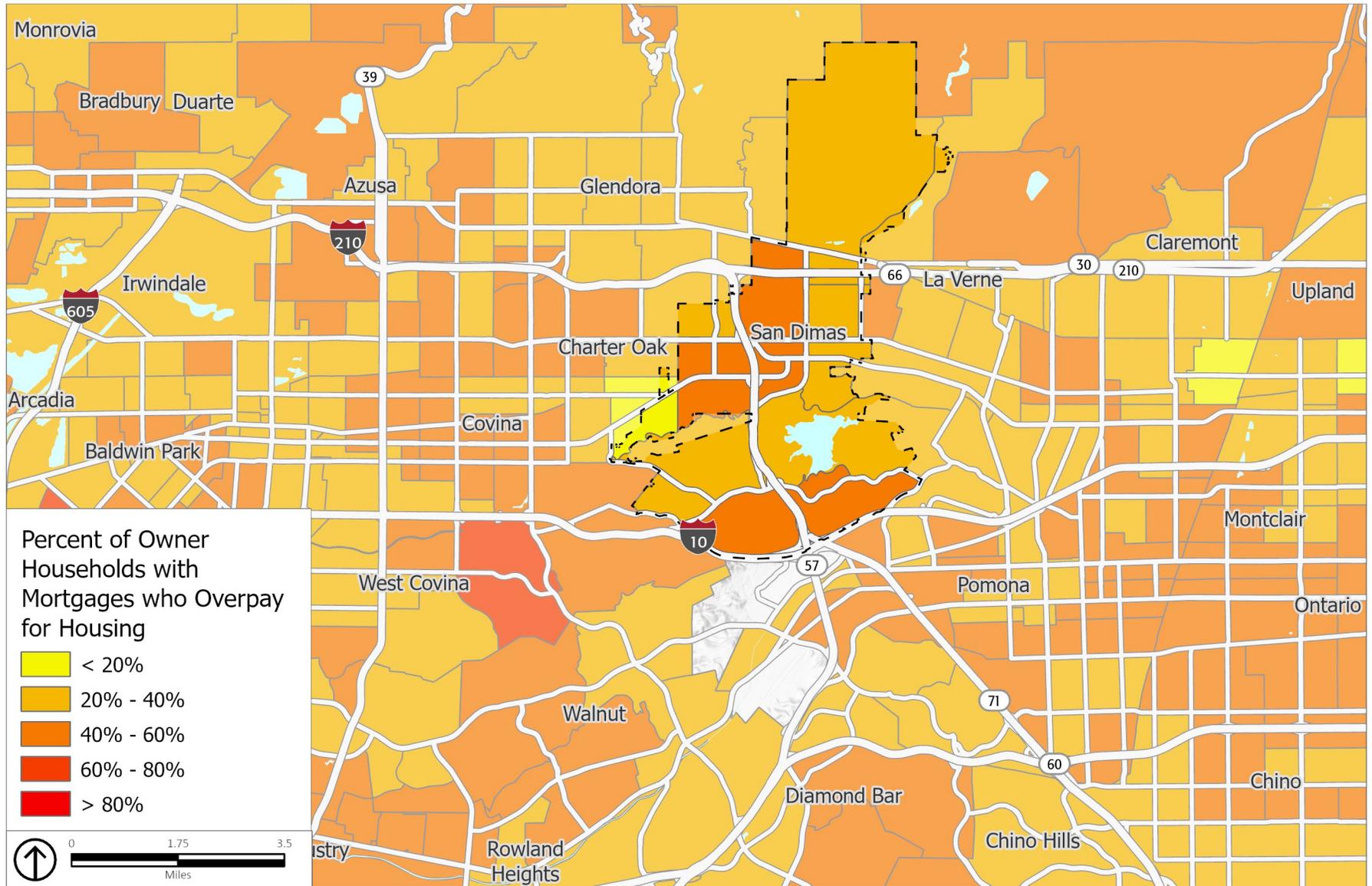


Figure HE-3.5 Housing Overpayment Among Owners by Census Tract

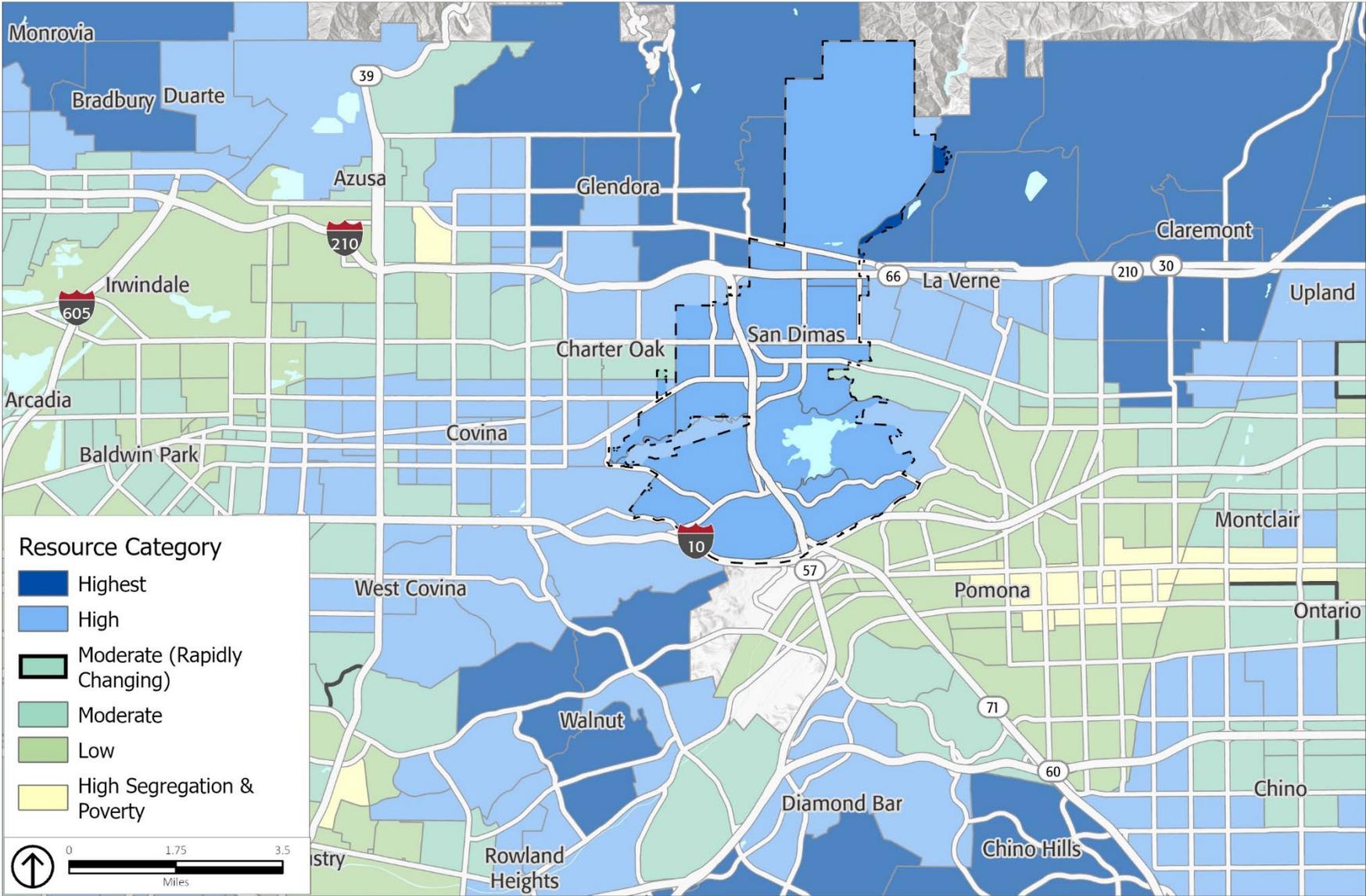


Figure HE-3.6 Housing Opportunity Resource Categories

### 3. CONSTRAINTS ANALYSIS

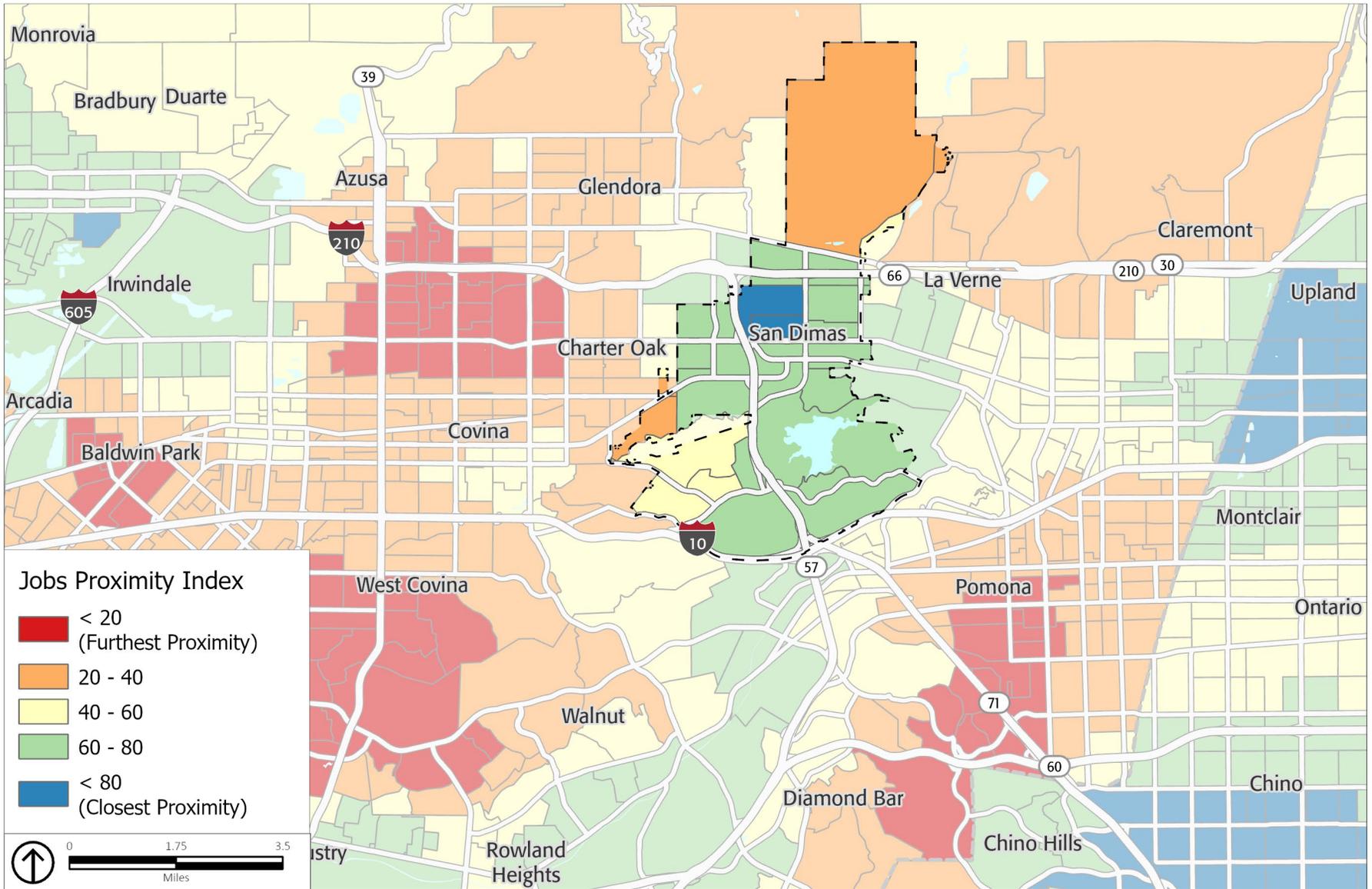


Figure HE-3.7 Job Proximity, San Dimas and Region

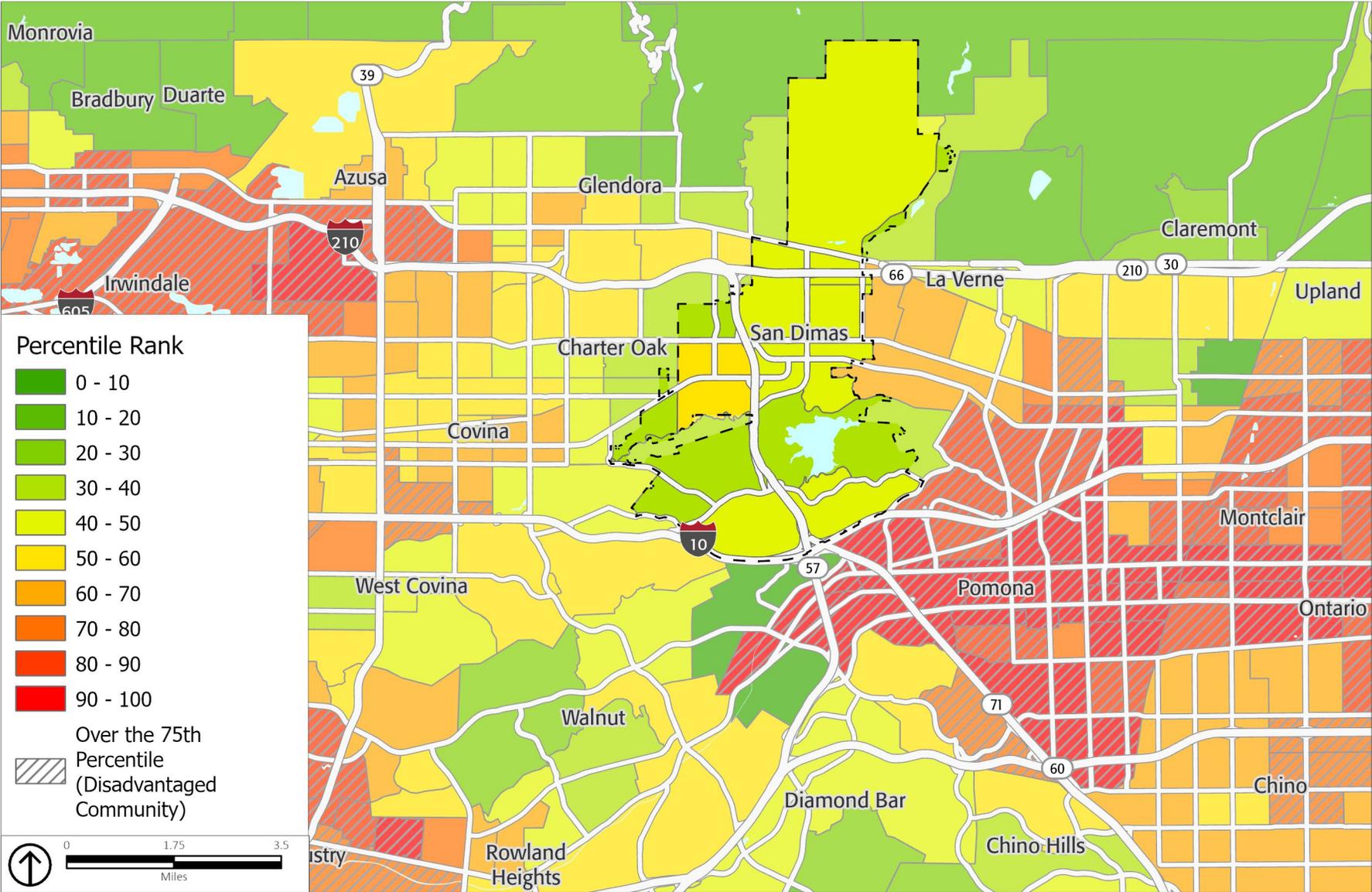


Figure HE-3.8 CalEnviroScreen Score by Census Tract

### 3. CONSTRAINTS ANALYSIS

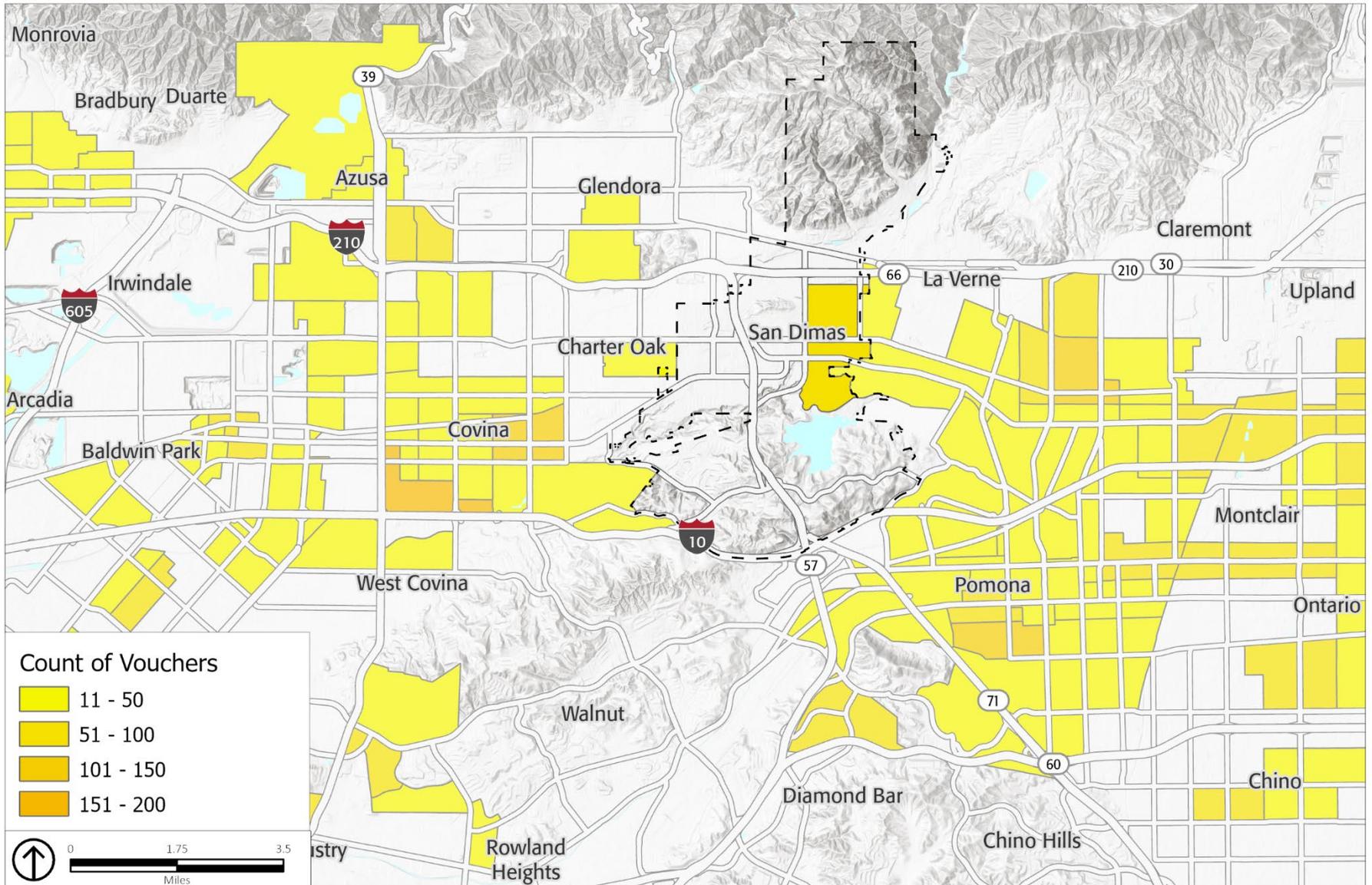


Figure HE-3.9 Rental Housing Voucher Concentrations

# 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.

**Table HE-4.1 Regional Housing Needs Assessment, 2021-2029**

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%
<b>Total</b>		<b>1,248</b>	<b>100%</b>

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 or financially subsidize development of new housing. However, cities are responsible to ensure that adequate sites are available during the planning period that can 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 65583.1c 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.

## 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 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 <sup>1</sup>	Mod <sup>2</sup>	AMod <sup>3</sup>
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 <sup>4</sup>		
<b>Total</b>		<b>176</b>		<b>-0-</b>	<b>-0-</b>	<b>96</b>

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 located on Cherokee Court and north of E. Baseline Road. The project will involve the subdivision of two parcels totaling 1.5 acres into 7 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 7 units. As approved, the project density was increased to 5 units per acre.

## 4. HOUSING RESOURCES

### Terraces at Via Verde

The City continues to approve residential projects suited to the growing elderly population and their 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 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 Development Standards Overlay to ensure compatibility of the project.

## Accessory Dwelling Units

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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 – ADUs and JADUs– in any zone where single-family or multifamily dwelling residential uses are allowed. Additional development standards apply. The SDMC defines these residential uses as follows:

- **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 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.



*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 below and are shown in Table HE-4.3.

- **Type of Unit.** 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 fluid and depends on the market and 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 surveyed property owners regarding anticipated rents for their ADU. 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 Characteristics of ADUs Permitted (2020-2021)**

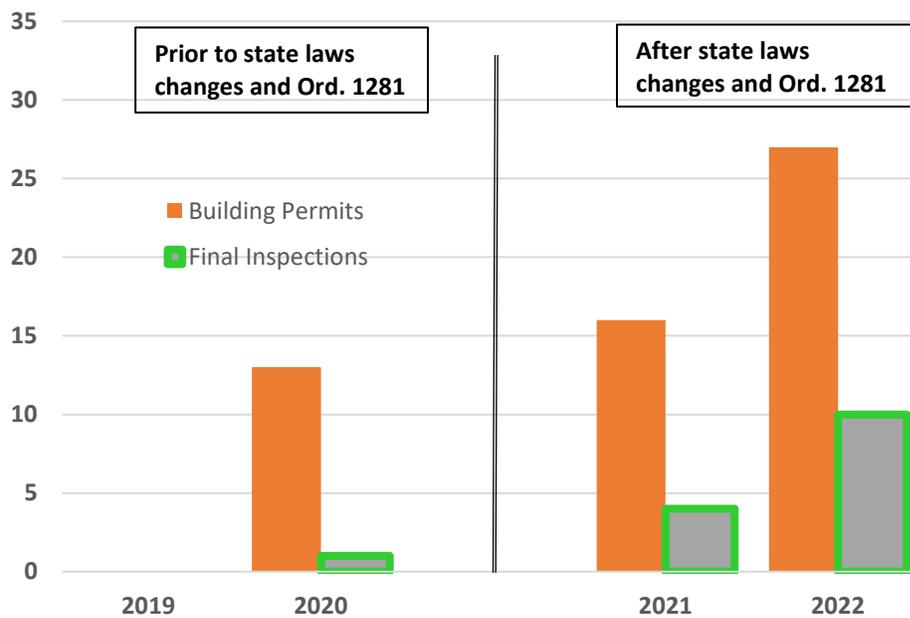
Bedrooms	Total ADUs (Units)	Percent of ADUs by Type		Average Unit Size
		Attached ADU	Detached ADU	
All	37	33%	66%	–
Studio	16%	75%	25%	403
1-bdrm	24%	67%	33%	512
2-bdrm	48%	8%	92%	878
3-bdrm	12%	0%	100%	999

Source: City of San Dimas, Building Permit Records

### ADU Permit Activity

The City has received 66 applications for ADUs since 2019. While only a few were received in 2019, activity picked up in the following years after the Legislature enacted statewide regulations, which San Dimas codified with Ordinance 1281. In 2021 and 2022, the City issued building permits for 16 and 27 ADUs, respectively. The 2022 figure is based on annualized permits from January to September 2022. The City expects an increase level of ADUs receiving a building permit as 23 ADUs are in plan check and have not yet received building permits.

Figure HE-4.1 shows the change in building permit activity due to the adoption of Ordinance 1281 in San Dimas in late 2020.



**Figure HE-4.1 Accessory Units Trend, 2019–2022**

Based on historical trends and resident interest, the City expects an annual production of 25 ADUs (200 units total) during the 2021–2029 planning period. The aforementioned annual production does not include 65-unit Brasada Estates located in northern San Dimas (high resource opportunity area) that is currently under construction and also has pre-approved development plans for 65 casitas. The affordability of projected ADUs is based on SCAG’s ADU survey of the Los Angeles region applied to ADUs that are projected to be built in San Dimas.<sup>2</sup>

<sup>2</sup> [https://scag.ca.gov/sites/main/files/file-attachments/hcd\\_precertified\\_localhousingdata\\_letter082720.pdf?1602114715](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 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 2021-2029 RHNA as the RHNA is three times higher the goal of any prior housing element. However, the City has the opportunity to leverage its location and access to future rail transit to encourage and facilitate the development of housing to address its RHNA.

While the City has significant undeveloped property in its northern reaches, this is located in mountainous area and, due to terrain and fire hazards, is unsuitable for development. Therefore, the City has made a diligent effort to select those sites that are most ripe for redevelopment. As discussed later, the City also contacted residential developers with direct experience in working with infill sites so the City can understand the underlying conditions affecting the feasibility of development and the programs necessary to address and mitigate any potential constraints.

Housing sites were selected that could meet the following minimum criteria:

- The site(s) must be free of environmental hazards and have ready access to water, sewer, road, drainage, and dry utility infrastructure; in other words, significant new infrastructure is not required to serve the project.
- The site(s) must have, be suitable for, and will have general plan land use designations and zoning in place, adequate density, and by right permitting consistent with state density thresholds.
- Any site included must have received inquiries/interest from property owners, realtors, builders, or have conditions (e.g., excess vacancies, code enforcement/property conditions) that affect financial viability.
- The sites do not require the demolition of existing residential uses that would raise displacement concerns or fundamentally affect or alter existing residential neighborhoods.
- Multiple-family sites must be located generally closer to downtown where sites are located near available retail, commercial, and public services and future rail transit along the Gold Line extension.

Based on the above criteria, the City has identified 14 potential sites for redesignation to residential and mixed uses within the central business district of San Dimas which can accommodate the requisite types, density, and affordability mix of housing commensurate with the 2021-2029 RHNA. While there are smaller infill sites in established and predominantly lower density residential neighborhoods, most sites are located within the proposed DTSP.

## Housing Sites for the RHNA

Figure HE-4.2 displays the location of the 14 sites that are anticipated to develop with housing during the 2021-2029 planning period. Table HE-4.4 that follows the map lists each site and general existing site characteristics.



**Figure HE-4.2 Housing Element Sites**

Table HE-4.4 Housing Site List					
Site	Site Name	Address	Acres	Current GPLU	Current Use
1	SP-23a	155 N. Eucla	3.2	SP-23	Construction yard
2	SP-23b	159 N Acacia	2.9	SP-23	Pump company; truck dispatch
3	SP-23c	115 N Cataract	2.9	SP-23	Contractor storage/sales
4	Town Center	110-170 E. Bonita	5.2	CG-2	Mixed strip commercial
5	Walnut Arrow	105-279 Arrow	11.5	M-1; P/SP	Office, storage, gas station,
6	Bonita/Cataract	344 W. Bonita	4.4	CG-2	Vacant Site
7	Bowling Alley	400 W. Bonita	5.5 t	CG-2	Bowling Alley + vacant site
8	Warehouse	305 S Acacia	5.8	M-1	Older Tilt-up warehouse
9	Bonita North	341-451 Bonita	2.8	CG-2	Offices, restaurant, misc.
10a	Bonita/Eucla	502/530 W. Bonita; 133 S. Eucla	3.1	CG-1	Office bldgs., light industrial
10b	Station North	501-678 W. Arrow Hwy	12.4	CG-1	Mixed strip commercial
11	Station South		11.3	CG-1	Mixed strip commercial
12	Red Roof Inn	204 N Village Ct	9.0	CG-1	Hotel; mix of singular uses
13	USDA Forestry	444 E. Bonita	12.5	PSP	Vacant Site
14	The Trails	444 N. Amelia	4.0	MF-16	Apartments + vacant land

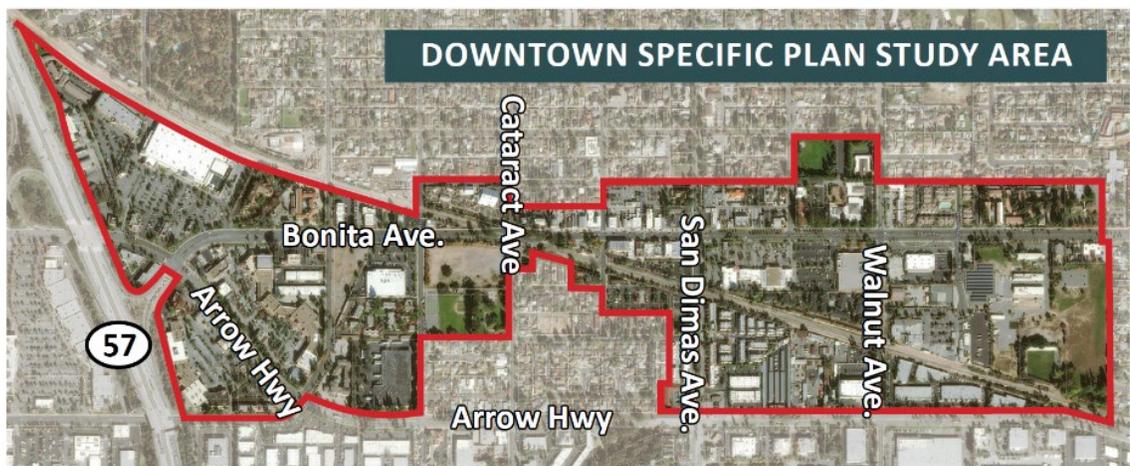
## Downtown Specific Plan

San Dimas’ efforts to address the 2021-2029 RHNA requires an understanding of the drafting of the Downtown Specific Plan (DTSP)—its origin, historic investments, and future opportunities. The DTSP is the culmination of decades of urban planning and reflects the City’s desire to leverage regional transit plans (e.g., Gold Line Foothill extension), local economic revitalization efforts, and its various housing and land use policy together to create a vibrant downtown for the community.



San Dimas’ downtown dates to the early 20<sup>th</sup> century, well before the city was incorporated. At that time, the downtown had developed around the local citrus industry and the Southern Pacific Railroad, which allowed the transport of goods throughout the state and the nation. Residential neighborhoods in a traditional “grid pattern” were built nearby. With the demise of citrus in the 1960s, the downtown eventually fell into disrepair. The City began its efforts to redevelop the downtown with housing, infrastructure, and business attraction strategies.

Gold Line construction began in 2000 and started in the west San Gabriel Valley. As described later, Metro began investing billions of dollars to install new light rail along former railroad right-of-way. As rail was installed, cities in the west valley began to draft downtown specific plans that could leverage housing, transportation and economic development—yielding benefits to their cities. The Foothill extension, approved in 2017, included San Dimas and offered a similar opportunity for the City. As a result, the City initiated a groundbreaking DTSP, described later in this chapter and in the Housing Plan.



### Gold Line Extension and Impact on Housing Demand

For more than a decade, the Metro has been building the Gold Line. The 12.6 mile Gold Line from Pasadena to Azusa was finished in 2015. In 2016, Metro found that the Gold Line generated \$6.7 billion in investment, translating into 12,500 new housing units, 1,400 hotel rooms, and 3.6 msf of commercial space. In short, the Gold Line has been shown to fundamentally change the local economy and demand for housing in communities, particularly near the station locations.

The Gold Line Foothill Extension is under construction and will extend through the remainder of the east San Gabriel Valley, with stations at: Glendora, San Dimas, La Verne, and Pomona with connections to Claremont and Montclair Transcenter. The Metro's Gold Line extension is projected to spur around \$9 billion of investment, including 17,000 residential dwelling units, 10 msf of commercial space, and approximately 250 hotel rooms.<sup>3</sup> Rail and supporting infrastructure is presently under construction in San Dimas' downtown.



**Figure HE-4.3 Gold Line Foothill Extension**

Foothill Corridor cities (e.g., Pasadena, Arcadia, Monrovia, Azusa, and Duarte) have been able to capture the financial benefits from rail construction. As noted in “Urbanize Los Angeles”, local government specific plans have resulted in extensive residential, mixed use, and commercial development near the stations.<sup>4</sup> As stated earlier, San Dimas is embarking on a Downtown Specific Plan with the express intent to leverage the demand for housing, mixed uses, and commercial development that has resulted from the Gold Line extension in adjacent cities.

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

<sup>4</sup> See <https://la.urbanize.city/tags/foothill-gold-line>

## 4. HOUSING RESOURCES

### Adaptive Reuse Opportunities

The City has been experiencing property owner interest in adaptive reuse of historic structures to incorporate mixed uses in the downtown. In 2021, the City Council adopted a municipal code text amendment (MCTA) to allow the adaptive reuse of historic structures with a conditional use permit in the Creative Growth District of downtown. Prior and potential projects are listed below.

The City's history of adaptive reuse dates back 25 years. Built in 1997, the City facilitated development of Monte Vista Place, a 12-unit senior rental project. The City worked with the owner to rebuild the structure and add second story units. The City provided RDA set-aside funds, and the units are deed restricted as lower income units until 2048. This is the first successful mixed use project in downtown San Dimas.



The Johnston building once included at-grade commercial uses with second story housing, until the units were removed many years ago. However, the property owner has approached the City about exploring options for an adaptive reuse project. Upon completion, 18 smaller rental units are anticipated. These units are expected to be smaller efficiency units, most likely affordable to low and moderate income households.



The Fischer Store building was also once a mixed use project. The property owner financed a MCTA to conditionally permit previous mixed uses in the Creative Growth District. While an application has not been submitted, the City anticipates the conversion of the upper story into rental units affordable to low income residents. An application for mixed use is anticipated in the future.



### Other Downtown Mixed Use Projects

In addition to adaptive reuse of historic structures, the City has approved three modern mixed use projects in both horizontal and vertical formats during the prior 15 years (2009–2017). Each represents a different type of mixed use that is built to its surrounding context and individual site dimensions.

Built in 2009, the Grove Station is a 75-unit mixed use project in downtown. To facilitate the project, the City granted a conditional use permit, on-site parking reduction, fee deferral, and other incentives. The project is 100 percent occupied. The project was built at 13 du/ac. The project is affordable to above moderate income households, with 10 units restricted as affordable to moderate income households.



Built in 2014, Avalon Bay occupies a former shopping center lot and is an example of horizontal mixed use. This Class A project has a high level of amenities and surrounds a market and retail and services businesses. The former RDA contributed \$2.6 million to buydown rents on 24 units, ensuring affordability to low-mod incomes. The City also granted a parking reduction and fee deferral. The affordability restriction covers 55 years and will expire in 2069.



In 2017, the Johnstone Station was completed as a vertical mixed use building on San Dimas Avenue. The product has 19 units, including 6 townhomes, 5 single-family homes, and 8 live-work residences. All of the homes and commercial uses are fully occupied and leased. The townhome units are all affordable to above moderate income households. The density of development is 11 du/ac.



## 4. HOUSING RESOURCES

### Downtown Concept

San Dimas is embarking on creating its first Downtown Specific Plan (DTSP). The DTSP will establish a planning and zoning framework for encouraging innovative, transit-oriented development, and mixed uses in the downtown while preserving the character and charm of the historic commercial district. To provide a catalyst for the DTSP, the City is exploring options for a signature mixed use concept (e.g., residential, hotel, and commercial uses) that will anchor San Dimas's downtown and serve as a catalyst for mixed uses envisioned throughout the downtown. This type of mixed use development is consistent with Metro studies of the impact of the Gold Line extension and significant demand for new housing near the station.



Illustration of San Dimas Pioneer Square (Concept for Discussion)

The DTSP is on a two-year planning process. The City is drafting a Vision Statement and Goals to guide the DTSP. Extensive community involvement is underway with surveys, community workshops, and a community advisory committee (CAC). In an effort to provide different avenues for engaging and hearing from the public, the City created an interactive website. The MindMixer website allows community members to comment and provide input through interactive means.

The City has also setup a webpage for the DTSP, which can be accessed at: [www.sandimasca.gov/departments/community\\_development/planning\\_division/downtown\\_specific\\_plan.php](http://www.sandimasca.gov/departments/community_development/planning_division/downtown_specific_plan.php). The DTSP is schedule for completion in 2023. The Housing Plan, Program #7, identifies the land use designations, densities and acreage of land that will be established to address the City's 2021-2029 RHNA.

## Development Feasibility

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While San Dimas has a history of mixed use development in downtown, the City recognizes that proactive programs are required to facilitate development. Experienced residential developers who understand the financials of the building industry can share insights on the feasibility of sites to be redeveloped for housing. As such, the City asked residential developers, with decades of experience in the San Gabriel Valley, to review and assess the City's plans for housing.

Specifically, City planners sought to determine whether the future housing sites identified for the downtown specific plan and housing element were feasible for development. In addition, these developers were also asked about policies and programs that the City could adopt to encourage the development of housing. Three general questions were posed (with a synopsis of the answer below):

- *Given that the majority of sites have existing commercial and industrial uses that would need to be recycled, would any of the uses not be expected to turnover to accommodate residential or mixed uses?*

**Response:** Due to the high demand for housing, along with the proximity of the parcels to the Gold Line, we do not see the existing commercial/residential uses as being a barrier to the redevelopment of the selected properties.

- *What will be the impact of the Gold Line Extension for San Dimas?*

**Response:** With the planned Metro Gold Line Station opening in San Dimas in 2025, we see the potential for the sites located near the future station to redevelop into multiple-family and/or mixed use housing like Pasadena, Monrovia, Duarte, Azusa, and Glendora.

- *What selection criteria do you look for when judging the suitability of a site for purchase and development with residential and/or mixed uses?*

**Response:** The developers cited various criteria, including

- Site size of 0.75 acre or larger
- Density of at least 30 du/ac
- Heights-three stories or 38' for 30- du/ac
- Reduced and shared parking (1 space per unit)
- Reduced open space/setbacks for multi-family residential
- Flexibility in development standards
- Sites that are not historic or have environmental constraints
- Streamlined entitlement and permitting process

The sites selected for the land inventory are consistent with these criteria.

### *Development Assumptions*

San Dimas' downtown is built out; and therefore, new mixed use projects that will be introduced into the downtown will need to be tailored to the specific site. The City is creating design guidelines that will help to clarify these assumptions. Affordability assumptions for each new project are also based on the anticipated product type, density, size, and tenure. Until the design guidelines preparation process is complete, however, the City is relying on conservative assumptions, especially considering that the Pioneer Square project will be highly tailored.

Key development assumptions are as follows:

- **Density Range.** The City is relying on the minimum density of each proposed general plan land use classification and associated density range multiplied by the number of developable acres to estimate development capacity for each site. Where the site is mixed use, the City has a general performance standard (e.g., 50% or 75%) that will govern the percentage of the lot that will be devoted to housing. This performance standard may be adjusted as needed to ensure no net loss and provide flexibility needed to encourage new housing. The assumed density for capacity purposes is the minimum of the proposed range in each zoning district.
- **Usable Lot Area.** Downtown sites are fully served by infrastructure and have utilities, sidewalks, and other street and drainage infrastructure. The City does not anticipate that improvements to infrastructure would require land dedications that might reduce achievable densities. For example, the Pioneer Square project is an example proposed to be built that is achieving close to the maximum developable area (100%) of the residential portion of the lot. However, to ensure that development capacity is realistic, the inventory assumes 20 percent dedication of land for improvements.
- **Housing Affordability.** The Housing Plan proposes reviewing options for inclusionary housing that approximate requirements common in similar cities. In addition, the affordability of the housing product will vary by tenure, with housing costs assumed to be affordable to moderate income households for rentals and above moderate income for ownership/some mixed use. The City has assigned a 20%-30% affordability targets for each site. Should affordability levels differ than original estimates, the Housing Plan contains a program to adjust the inventory assumptions per State law.
- **Site Size.** Per State law, sites smaller than half an acre in size or larger than 10 acres are not considered adequate to accommodate lower income housing need unless sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing. No housing sites are smaller than ½ acre nor require consolidation of multiple lots to achieve a one-half acre size. While larger sites can be challenging, the City developed the 9-acre Avalon mixed use apartment project in the 5th element period.

**Table HE-4.5 Housing Site Inventory**

No.	Site Characteristics					Future Uses			Affordability			
	Address/	Size	GPLU & Zoning	Parcels   Owners	Current Use	Proposed + Assumed Density	Proposed Use/Performance Standard	Summary of Factors Supporting Recycling	LO W	MO D	AMOD	SUM
1	SP-23a 155 N. Eucla	3.2 gross	Industrial: SP-23	5 parcels 1 owner	Construction yard	Proposed 12-16 du/ac  Assumed 12 du/ac	Condos 100% Res	> Mostly Vacant > Only one owner > Underused: I/LV<1% > Developer interest > Meets site criteria	0	6	25	31
2	SP-23b 159 N Acacia	2.9 gross 2.3 net for 1 owner	Industrial SP-23	10 parcels 3 owners	General pump company and truck dispatch	Proposed 12-16 du/ac  Assumed 12 du/ac	Condos 100% Res	> Mostly Vacant > Only one owner > Underused I/LV 44% > Developer interest > Meets site criteria	0	4	18	22
3	SP-23c 115 N Cataract	2.9 gross	Industrial SP-23	2 parcels 1 owner	Contractor storage and sales yard	Proposed 25-35 du/ac  Assumed 25 du/ac	Mixed Use 50% resid. 50% com	> Mostly Vacant > Only one owner > Underused I/LV 13% > Developer interest > Meets site criteria	6	23	--	29
4	San Dimas Town Center	5.2 gross	Commercial CG-2	10 parcels 5 owners	Mixed strip commercial	Proposed: 35-45 du/ac  Assumed 35 du/ac	Mixed Use 75% resid. 25% com.	> Half site is parking > Underused I/LV 58% > Developer interest > Anchor lease expiring > Meets site criteria	22	44	44	110
5	Walnut Arrow 105-279 E Arrow Hwy	12.1 gross	Commercial; M-1; P/SP	8 parcels 8 owners	Mixed – office storage, gas station, etc.	Proposed: 35-45 du/ac  Assumed 35 du/ac	Mixed Use 75% resid. 25% com.	> City owns 20% site > Metro interest in TOD project onsite > Older buildings > Adjacent-mixed use	48	97	97	242

#### 4. HOUSING RESOURCES

Table HE-4.5 Housing Site Inventory												
No.	Site Characteristics					Future Uses			Affordability			
	Address/	Size	GPLU & Zoning	Parcels   Owners	Current Use	Proposed + Assumed Density	Proposed Use/Performance Standard	Summary of Factors Supporting Recycling	LO W	MO D	AMOD	SUM
6	Bonita/Cataract 344 W. Bonita	4.4 gross	Commercial CG-2	1 parcel 1 owner	Vacant Site	Proposed: Based on Final ENA	Mixed Use Based on final ENA	> Vacant site > Developer ENA > Developer interest > Meets site criteria	0	0	97	97
7	Bowling Alley 400 W. Bonita	5.5 gross	Commercial CG-2	3 parcels 2 owners	Bowling Alley + vacant site	Proposed 35-45 du/ac Assumed 35 du/ac	Mixed Use 75% Res 25% Comrc	> Mostly Vacant > Underused I/LV 60 % > Significant interest from both owners > Meets site criteria	23	46	46	115
8	Warehse 305 S Acacia	5.8 gross	Industrial M-1	1 parcel 1 owner	Older Tilt-up warehouse	Proposed 25-35 du/ac Assumed 25 du/ac	MFR, likely apartments 100% Res	> One Owner > Underused I/LV 42 % > Meets site criteria	23	93	0	116
9	Bonita North 341-451 Bonita	2.8 gross	Commercial CG-2	4 parcels 3 owners*	Offices, former dry cleaners; restaurant com.	Proposed 35-45 du/ac Assumed 35 du/ac	Multiple-Family 100% Res	> Underused I/LV 42 % > Meets site criteria > Some developer interest	16	63	0	79
10a	SW Corner Bonita/Eucla	3.1 gross	Commercial CG-1	3 parcels 3 owners	Office bldgs., light industrial	Proposed 35-45 du/ac Assumed 35 du/ac	Multiple-Family 100% Res	> Half site is parking > 1 owner owns 50% site > Meets site criteria	17	69	0	86
10b	Station North	12.4 gross	Commercial CG-1	9 parcels 7 owners	Mixed strip commercial	Proposed: 35-45 du/ac Assumed 35 du/ac	Mixed Use 75% Res 25% Cmrc	> Half site is parking > 1 owner owns half site > Developer interest > 15-20% Vacancy rate > Code Enf. Cases	52	104	104	260

Table HE-4.5 Housing Site Inventory												
No.	Site Characteristics					Future Uses			Affordability			
	Address/	Size	GPLU & Zoning	Parcels   Owners	Current Use	Proposed + Assumed Density	Proposed Use/Performance Standard	Summary of Factors Supporting Recycling	LO W	MO D	AMOD	SUM
11	Station South	11.3 gross	Commercial CG-1	10 parcels 9 owners	Mixed strip commercial	Proposed: 45-55 du/ac Assumed 45 du/ac	Mixed Use 75% Res 25% Cmrc	<ul style="list-style-type: none"> <li>&gt; Half site is parking</li> <li>&gt; 1 owner owns 50% site</li> <li>&gt; Some develop. interest</li> <li>&gt; 25% Vacancy rate</li> <li>&gt; Code Enf. Cases</li> </ul>	61	108	108	277
12	Red Roof Inn 204 N Village Court	9.0 gross	Commercial CG-1	6 parcels 5 owners	Hotel; mix of smaller uses in commercial strip center	Proposed: 45-55 du/ac Assumed 45 du/ac	MFR, Most likely apartments 100% Res	<ul style="list-style-type: none"> <li>&gt; Half site is parking</li> <li>&gt; 1 owner owns 30% site</li> <li>&gt; Owner interested in developing parcels</li> <li>&gt; Dilapidated motel with code enf. cases and high service call</li> </ul>	65	259	0	324
13	USDA Forestry Site 444 Bonita	12.5 gross	Public / Semi Public; same	1 parcel 1 owner	Vacant Site	Proposed: 45-55 du/ac Assumed 45 du/ac	Apartments 100% Res	<ul style="list-style-type: none"> <li>&gt; The site is vacant</li> <li>&gt; 1 owner owns the site</li> <li>&gt; Owner (USFS) has contacted City about intent to sell site to a residential developer</li> <li>&gt; One of the last vacant residential parcels</li> </ul>	135	315	0	450
14	The Trails 444 E. Bonita	17.3 gross 2 acres where new units would be built	Commercial MF-16	2 parcels 2 owners	Vacant Site and Apartments	Proposed: 16-25 du/ac Assumed 16 du/ac	Apartments 100% Res	<ul style="list-style-type: none"> <li>&gt; The site is vacant</li> <li>&gt; 1 owner owns the site</li> <li>&gt; Owner has contacted City about developing it</li> <li>&gt; Owner working with adjacent property to purchase additional land</li> <li>&gt; Owner waiting for new GPLU for the site</li> </ul>	10	41	0	51

Source: City of San Dimas, 2020

#### 4. HOUSING RESOURCES

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### Market Feasibility

Metro’s Gold Line extension studies predicted that the introduction of light rail, in conjunction with local planning, would result in significant economic benefits. City staff reviewed three housing elements of local communities along the Gold Line Foothill extension to identify a range of mixed use and residential projects. This limited review concluded that the market is strong in the San Gabriel Valley for apartments and mixed use projects, even when extensive recycling was required.

As summarized in Table HE-4.6, these cities are seeing mixed use projects that range in density from 22 to 72 units per acre, that contain ownership and/or rental units, and that contain some level of mixed uses. All of the sites required both recycling of existing uses and lot consolidation. In addition, residential uses were the primary land use, with ancillary commercial (nonresidential) uses. In comparison, San Dimas’ plan for mixed use and residential projects in downtown range from 25-45 du/ac and most involve some type of recycling of existing uses.

**Table HE-4.6 Market Demand for Mixed Uses**

City	Project Type	Status	Year	Existing Use	Lot Consol.	Density + Project Size
Azusa	The Orchard – Mixed Use	Under Const.	2021	City owned Parking Lot	Yes	72 du/acre 163 units
Azusa	573-577 Arrow Mixed Use	Plan Check	2021	1960s commercial bldg, sports bar	Yes	23 du/acre 10 units
Duarte	Town Center Mixed Use	Under Const	2022	Auto repair shop, vacant lot	Yes	55 du/acre 161 units
Duarte	Residence (Apts) at Duarte	Building Permit	2022	115,000 sf industrial building built in the 1960s	Yes	79 du/acre 344 units
Arcadia	Huntington Mixed Use Village	Plan Review	2021	Five commercial bldgs. and City-owned parking lot	Yes	22 du/acre 248 units
Arcadia	Santa Anita Mixed Use	Under Const.	2022	Commercial strip, gas station, multi-tenant parcels	Yes	41 du/acre 157 units

Source: Housing Elements, Azusa, Duarte, Arcadia, 2021-2029

Furthermore, as discussed in the following section, the City’s Housing Element includes specific implementation programs to develop a package of incentives to further incentivize residential and mixed use development. Given that the City’s sites are similar to those in cities along the Gold Line and that density and development standards would allow for projects within the “sweet spot” range allowed in other communities, it can be concluded that San Dimas’ plans for redesignation of sites should be sufficient to result in new developments.

### *Development Incentives*

To leverage the economic benefits of the Gold Line, the City will be adopting a Specific Plan (Program #7) to guide the revitalization of Downtown. The Housing Element also includes programs to address the site criteria cited by developers to ensure that housing is feasible. Key incentives are as follows:

#### **Enhanced Density**

The City assigns various affordability to the sites based on density. As noted in the Housing Plan, the City proposes a rezoning program that will apply a mixed use and/or multiple-family residential designation on selected sites. Government Code 65583.2c(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 the density standard. The rezoning proposed for the majority of sites equals or exceeds 30 du/ac. Therefore, most of the sites can accommodate housing affordable to low income households.

#### **Residential by Right**

While residential and mixed use zoning is not currently in place, the City proposes a program to redesignate and rezone the identified properties, some for housing only (e.g., Sites 1-2, 8-10a, and 12-14) and the remainder as mixed uses. Apartments, condominiums, and other multiple family uses will be an allowed use by right in all residential zones. Mixed uses in a vertical or horizontal format will be allowed in other zones. Properties fronting Bonita Avenue may have vertical mixed use at street level, with standalone residential behind the frontage. In any case, the SDMC will permit such uses by right without a discretionary permit.

#### **Housing Incentives**

Based on and in response to the developer input received, the City proposes to draft and adopt development incentives to stimulate and facilitate the production of housing, including mixed uses downtown and citywide. Among others, specific incentives to be drafted following adoption of the housing element are:

- Objective Development/Design Guidelines (Program #8)
- Density Bonus Ordinance Update (Program #9)
- MF-30 revised Development Standards (Program #10)
- Lot Consolidation Incentives (Program #11)
- Minor Modification Process (Program #12)
- Streamlined Permitting (Program #13)
- Development Permit Review Audit (Program #13)
- Inclusionary Housing (Program #18)

### *Infrastructure and Environmental Concerns*

State law requires that the sites identified for the 2021-2029 RHNA have sufficient existing or planned water, sewer, or other dry utilities, including the availability of and access to distribution facilities to accommodate the RHNA. In addition, such sites cannot be subject to known environmental constraints.

#### **Infrastructure Concerns**

Future development in the city would require increased domestic water service, including water supplies, stormwater system, and wastewater treatment capacity, or individual wells and septic systems. According to the IS/ND prepared for the housing element, the residential sites identified in the proposed project are in the city and currently have stormwater drainage, electric power, natural gas, and telecommunications facilities. All future development must comply with the California Building Code, City's Standard Specifications for Public Works Construction, and payment of development impact fees prior to connection.

With respect to water and sewer, the Urban Water Management Plan (UWMP) uses the same population growth estimates from SCAG that the City relies upon for future planning. The UWMP concludes that the Golden State Water Company "...can meet water demands during normal years, single dry years, and a five consecutive year drought periods over the next 25 years" (GSWC 2021). The City evaluates the capacity of utilities and service systems regularly. According to the SDMC, Chapter 14 impact fees are paid at the time of building permit issuance. As these requirements are unaffected by the proposed project, the project would have no impact to the relocation, construction, or expansion of utilities facilities.

#### **Environmental Concerns**

Environmental hazards could preclude the timely development of a housing site. All the 14 sites identified in the housing element land inventory were analyzed to determine whether any site(s) was included on the "Cortese" list per Gov't Code §65962.5. Based on the Cortese list, Geotracker, and Envirostor databases, only two sites showed past activities. Site #2 showed an inactive cleanup as of 2015 with no further information or records available to suggest an issue still remained. Site #6 had past contamination due to a metal plating business that was remediated through a voluntary cleanup agreement with the City in 1994.

All the housing element sites were evaluated for environmental conditions—including wildfire, flooding, inundation, geological and seismic threats, and others. According to the CALOES, California DOC, California DWR, and CALFIRE, none of the sites are in the 100 or 500-year Floodplain, Alquist-Priolo Zone, Dam Inundation Zone, Landslide Zone, Liquefaction Zone, or High or Very High Fire Severity Zone. Only a small portion of Site #5 is in a Liquefaction Zone. However, the site is already developed with structures and any hazard would have been addressed prior to building structures. Therefore, development on the identified sites for the RHNA is not constrained by environmental features.

## 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-4.7 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.

<b>Table HE-4.7 Summary of RHNA Compliance</b>				
<b>Affordability Category</b>	<b>Affordability Level</b>			<b>Total</b>
	<b>Lower</b>	<b>Moderate</b>	<b>Above Mode.</b>	
RHNA Required Units	604	206	438	1,248
<b>Units Planned for 2021-2029 Planning Period</b>				
Projects	0	0	96	96
ADUs	136	4	60	200
Vacant Lots*	0	0	61	61
Housing Sites	479	1,273	538	2,290
<b>Total</b>	<b>615</b>	<b>1,277</b>	<b>755</b>	<b>2,647</b>
<b>Surplus/(Deficit)</b>	<b>11</b>	<b>1,071</b>	<b>317</b>	<b>1,399</b>
<b>Status</b>	<b>RHNA Met</b>	<b>RHNA Met</b>	<b>RHNA Met</b>	<b>RHNA Met</b>

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

\* These sites (Appendix Table HE-A.1) are infill parcels in existing residential neighborhoods. Although these sites were included in the 2014-2021 Housing Element, the sites are not needed to address the 2021-2029 RHNA but are included in the table as development capacity to better reflect potential development that could occur within the community.

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.

### Administrative Resources

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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.

## 4. HOUSING RESOURCES

### **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.

## **Financial Resources**

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The City has access to funding sources for affordable housing development and preservation of affordable units 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 federal Housing Choice Voucher (Section 8) program provides rental assistance to very low-income persons. The program offers a “voucher” equal 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.

### **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.

### **Cal Home**

HCD offers grants to public agencies and nonprofit developers to assist first-time homebuyers through deferred-payment loans for downpayment assistance, home rehabilitation, including manufactured homes, 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.

#### 4. HOUSING RESOURCES

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# 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.

In the 2014-2021 Housing Element, the five specific housing goals, which were supported by several dozen policies and housing implementation programs, were as follows:

- **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 made by the City in meeting the objectives of the 2014-2021 housing element. This is followed by a review of the appropriateness of each housing program and a description of the opportunities and results of the outreach program. The results of this assessment provide the basis for programs in the Housing Plan.

## Quantified Objectives

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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 a 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 and have casitas on each lot.
- **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.
- **Infill Projects.** In addition to multi-unit projects, the City has also received applications for the development of single infill units at various locations specified in the annual progress report.

### *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. As described under the Special Needs accomplishments, many of these loans and grants served seniors, disabled people, large families, and female headed 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 compares these objectives to progress made over the 2014-2021 planning period.

**Table HE-5.1 Progress Toward Quantified Objectives**

Goals and Progress	Household Income Levels		
	Lower Income	Moderate Income	Above Moderate
<b>2014-2021 Housing Goals<sup>1</sup></b>			
Housing Construction <sup>1</sup>	193	77	193
Housing Rehabilitation <sup>1</sup>	160	-0-	-0-
Housing Preservation <sup>1</sup>	183	-0-	-0-
<b>2014-2020 Progress<sup>2</sup></b>			
Housing Permitted <sup>2</sup>	4	7	68
Housing Rehabilitation <sup>2</sup>	245	45	-0-
Housing Preservation <sup>3</sup>	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

### *Special Needs Households*

The City continued to address the housing and supportive needs of residents with special needs—including seniors, persons with disabilities, large families, homeless individuals, and female headed households among others. While the City is not an entitlement jurisdiction with direct subsidies provided for low income and special needs groups, the City provided assistance.

Examples include:

- **Disabled Residents.** The City actively used its housing rehabilitation grants to improve accessibility and homes for disabled residents, particularly for those living in mobilehomes. These included: an annual average of 9 vertical platform lifts for mobile homes, five (5) CDBG rehabilitation grants, and 10 mobilehome rehabilitation grants. The City continued to implement its Transition Plan, including curb cuts citywide, ADA improvements to facilities and City Hall, and installed accessible recreational equipment at four city parks. The City also approved the development of one (1) intermediate care facility for developmentally disabled residents.
- **Senior Residents.** The City continued to serve its senior residents through various programs. More than 4,000 seniors are served monthly through the City's Senior programs, including 120 lunches weekly to seniors, 3,500 seniors participating in classes and exercise classes monthly, and 40 seniors annually have received loans for home rehab over the past eight years. The City also extended its Mobile Home Accord twice, providing housing security to three parks providing housing for over 700 seniors. The City also approved the conversion of three care facilities for the elderly, assisting 18 seniors.
- **Homeless Residents.** In 2017/2018, the City Council adopted its Plan to Prevent and Combat Homelessness to: 1) identify ways to increase access to Measure H-funded strategies, and other County Homeless Initiative strategies, and work with the SPA 3 coordinated entry system lead; 2) create an assessment of the demographics and characteristics of homeless people in order to direct them to services; and 3) coordinate resources and benefits available locally and regionally for them. The City also initiated a program to provide assistance to homeless and at-risk residents; 39 households were assisted in the homeless prevention and diversion grant program.
- **Families with Children.** The City has provided financial assistance to families with children under various housing programs. For instance, the City provided CARE Emergency Rental Assistance to families with children; 20 female headed households and 8 large families were provided rental assistance. For the homelessness assistance program, approximately 24 female headed households and 8 large families received assistance. And for the mobilehome grant program, an average of 11 female headed households were assisted on an annual basis. Additional services have also been provided through park, recreation, and other programs.

## Program Accomplishments

Table HE-5.2 provides an assessment of programs in the 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.	<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 carry 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 incomes.	<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>

5. HOUSING PLAN

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; advertise to residents; encourage landlords to register units and undergo education in the Section 8.	<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 DTSP upon award of funds. Provide 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	Use categorical exemptions as appropriate for 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, considering new legislation regarding the AFH.</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 the ability to address housing for disabled people in 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.</p>

## B. Community 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.

To inform the housing element, 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. Given the COVID pandemic, the outreach involved both in person and electronic meetings, each designed to accommodate public participation while mindful of the restrictions imposed for public health and safety concerns.

The City’s program for participation is listed below:

- **Advisory Committee.** A committee of residents and stakeholders 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.
- **Community Survey.** Early in the process, the City distributed a housing survey to gauge housing needs in the community. The survey garnered 399 responses—twice the level received for the 2014-2021 housing element. The survey was publicized on the website, and the results informed the development of goals, policies, and programs.
- **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.
- **Study Sessions.** Prior to submitting the housing element to HCD, two study sessions were also conducted with the Planning Commission and City Council to present the housing element and discuss alternatives for various housing sites to accommodate the RHNA. An additional two study sessions were also conducted to review potential changes to the housing sites.

## Housing Subcommittee

As was the case for the prior housing element update, the City Council appointed a representative committee of residents, stakeholders, and other parties in San Dimas to guide development of the 2021-2029 housing element. The committee met four times over six months 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.

Four advisory committee meetings were held in the evening. All presentations were posted on a housing element webpage along with introductory information so residents could stay informed. All meetings were held in English and no requests were made to translate materials or meeting agendas.



Date	Meetings	Topic
October 20, 2020	Subcommittee #1	Housing Element 101
November 17, 2020	Subcommittee #1	Housing Needs
March 30, 2021	Subcommittee #1	Housing RHNA
June 1, 2021	Subcommittee #1	Housing Plan

Because the RHNA allocation was three times as large as prior housing element cycles, it became clear that finding appropriate sites to accommodate the housing production goals would be the most challenging task. Initially, alternatives were provided to distribute housing sites throughout the City. However, the committee soon recognized the significant lack of available land in the community and the limited locations where higher density residential and mixed uses could accommodate the units required by the current RHNA allocation.

At the same time, the Advisory Committee recognized that Metro was extending the Foothill Gold Line into San Dimas. The Housing Element would present an opportunity to support reinvestments in the downtown, support economic development opportunities, support ridership on planned rail transit, and locate housing in an area that was closest to current and planned community services.

As a result of this effort, the Advisory Committee advised the selection of sites that could be incorporated into the Housing Element. The committee understood that placing housing units in the downtown, in conjunction with the Gold Line station, would help to revitalize the area and bring much needed investment to the existing historic downtown area. The committee also was given the opportunity to give input into the density and type of development for each site.

## Consultations

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From March to April 2021, the City reached out to service organizations, housing development, real estate, and fair housing organizations. The interviewers were knowledgeable of the housing and service needs of lower income residents. 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.

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<b>Harriman Realty Group</b>	<b>Dept of Fair Employment &amp; Housing</b>
<b>City Ventures</b>	<b>HUD Office of Fair Housing</b>
<b>Mercy Housing</b>	<b>Housing Rights Center</b>
<b>Licensed Architect</b>	<b>Olson Company</b>
<b>Service Center for Independent Life</b>	<b>Innovative Housing</b>

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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/ethnic concentrated areas of poverty into opportunity (without displacement) and make living patterns more integrated.

## *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 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 opportunity expressed by stakeholders to 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 from lower income and/or special need San Dimas residents. 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, most 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 issues were notices (20%), rent increase (13%) and substandard housing (11%). It should also be noted that only 1 hate crime was recorded between 2016 and 2018, suggesting that these crimes are rare occurrences in the city.

## Community Survey

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San Dimas published a survey asking for residents' opinions and thoughts on housing issues in the City. Residents were invited through social media accounts, comprised of Facebook, Instagram and Twitter, and City website. To solicit participation from students and renters (primarily lower income residents), the City also sent out emails directly to the managers of all apartment complexes and mobile home parks (which are home to lower income residents), and the Director of Student Outreach at Life Pacific University, asking them to take the survey.

The City received 399 responses to the survey, twice the level received in the prior 2014-2021 housing element. 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 condos or townhomes. The majority of respondents were older, with 55% over 55 years of age and less than 10% 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.

Respondents were asked about which types of housing were needed. 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.

## Incorporation of Outreach Results

Through the results of GPAC meetings and many supplemental discussions with community stakeholders, new and expanded housing programs were proposed. Further information on each program is found in the Housing Plan.

**Table HE-5.3 Selected Program Changes Based on Outreach**

Goal Area	Issues and Program Changes	
	Synopsis of Issue	New Programs
Goal #1: Housing and Neighborhood Quality	While the City’s housing stock is in good condition, more is needed to help lower income residents, particularly seniors, in improving / maintaining homes. Home/ block beautification efforts may also need in several areas.	New historic preservation program (Program #3) Restart of the home beautification (Program #4)
Goal #2: Balanced Housing Supply	The City’s housing stock is primarily single-family homes with a shortage of apartments, ADUs, and other housing types that serve low and/or moderate income city residents. Residents expressed interest in developing more ADUs.	Program to encourage development of ADUs (Program #6) DTSP to incentivize townhomes, apartments, mixed uses (Program #7)
Goal #3: Market and Regulatory Constraints	During stakeholder meetings, developers expressed concern over specific issues that made it difficult to build on infill and less than perfect rectangular/ square sites—which is typical given the limited vacant land for residential development.  It is important to offer flexibility to be able to fit projects to the dimensions of infill projects. Furthermore, greater certainty in the project review process would aid in the development of residential and mixed uses.	Objective Develop/Design Guidelines (Program #8) Density Bonus Ordinance Update(Program #9) MF-30 Development Standards (Program #10) Lot Consolidation Incentives (Program #11) Minor Modification Process (Program #12) Streamlined Permitting and Permit Audit (Program #13)
Goal #4: Provision and Retention of Affordable Housing	Residents expressed concern over the rising costs of housing, loss of affordable housing and need for new housing for residents, particularly seniors and low-moderate income.	Inclusionary housing program (Program #18) Collaborative partnership program to augment efforts (Program #19) Renew Mobile Home Accord every 5 years (Program #16)
Goal #5: Fair Housing	Affirmatively furthering fair housing is a new requirement for the housing element and residents recognized the need to comply with statute and address local needs.	New goal and policies to further fair housing Included program to remove constraints to a variety of housing types Other programs as well

Source: City of San Dimas, 2020

## C. 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

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San Dimas' residents cherish the neighborhoods they reside in and the peaceful and desirable environment provided. Downtown Historic District, San Dimas Canyon, Via Verde, Puddingstone, Gladstone, and others are well established neighborhoods that offer an 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. The diversity of neighborhoods will require different strategies to maintain quality of life.

**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

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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 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, townhomes, triplexes and fourplexes, and other types that can provide economic and city wide 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, housing programs that address sites include: 5) Sites Inventory; 6) Accessory Dwellings; and 7) Downtown Specific Plan; and 8) Design Guidelines.

## Market and Regulatory Constraints

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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 address constraints include: 8) Design Guidelines; 9) Density Bonus, 10) MF-30 Zone Standards; 11) Lot Consolidation; 12) Minor Modification process, and 13) Streamlined Permitting.

## Provision and Retention of Affordable Housing

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As is the case with cities across California, the private market has been unable to offer housing affordable to lower and moderate income households, since public subsidies are needed to cover the cost of development. Moreover, existing housing projects that are affordable 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 is insufficient to provide 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 residents, including lower and moderate income households, individuals of different ages, and those 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.

In Section C, housing programs that assist in the provision of affordable housing include: 15) Housing Voucher; 16) Mobile Home Preservation; 17) Preservation of Assisted Housing; 18) Inclusionary Housing; and 20) Collaborative Partnerships.

## Affirmatively Further Fair Housing

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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, 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.

**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 support services to facilitate maximum independence and the ability of seniors to remain in their homes or city.

**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.

**HE-5.7 Place-Based Investments.** Continue to encourage and facilitate improvements to public facilities, infrastructure, and programs to neighborhoods that require revitalization.

## D. 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. Table HE-5.4 at the end of this section summarizes program objectives, funding sources, the agency responsible for implementation, and policy addressed.

### Housing and Neighborhood Preservation

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#### 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 improve housing security and safety for all. 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 property inspections and resolve up to 200 cases annually, focusing in broader downtown
- Require adherence to local property regulations and requirements
- Inform residents of available resources to address code violations

#### 2. Home Rehabilitation

The City's Single-Family Rehabilitation Program offers financial assistance for repairing repairs to address conditions that are detrimental to health and safety. Grants are restricted to lower income households. 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. This program helps to improve housing security, reduce potential displacement concerns, address disproportionate housing needs among lower income residents, and address place-based investment needs one home at a time in older areas.

##### *Objective(s):*

- Provide financial assistance for 10 home rehabilitation projects annually
- Provide financial assistance for 15 mobile home rehabilitation annually
- Provide financial assistance for 10 mobilehome chair lifts annually

### 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 and preserve the architectural features, and character of historic homes and commercial and mixed-use areas in San Dimas.

#### *Objective(s):*

- Implement Town Core Design Guidelines; make available on the website and with brochures at the planning counter
- Encourage preservation of historic homes by marketing the Mills Act and by making available brochure on the City's website and planning counter
- Consider codifying the Mills Act into the Municipal Code to facilitate in the preservation of historic homes

### 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, community facilities, and repairing older homes. Neighborhood beautification efforts and a community survey of needs will help to address the need for place-based investment one home at a time.

#### *Objective(s):*

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

## Balance in Housing Types

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### 5. Housing Sites Inventory

The City will rezone acreage shown in Program 7 to a residential and mixed use zoning, allowing density ranging from 25 to 45 units per acre by June 30, 2024. Rezoned sites will permit owner-occupied and rental multifamily uses by right per GC §65583.2 (h) and (i) for developments in which 20% or more of the units are affordable to lower income households. Sites will be selected from Appendix A and will have capacity to accommodate at least 16 units and be available for development with infrastructure in the planning period. Site capacity will incorporate density performance standards (See Program #7) and zoning will establish development standards that encourage maximum density.

#### *Objective(s):*

- Maintain an inventory and map of sites available for residential development and provide at the front counter upon request
- Rezone sites (see Program #7) within two years of adoption of the housing element or upon adoption of the DTSP, whichever is earlier
- 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)

In 2020, the City adopted Ord No. 1281 to facilitate production of ADUs and make its municipal code consistent with recent changes in state law, including removal of the covenant requirement. Based on current trends, 25 ADUs will receive permits annually and be built in higher resource areas, improving housing mobility and integrating affordable housing in higher resource/income neighborhoods.

#### *Objective(s):*

- Monitor and record progress in ADU production and affordability on the housing element APR by April 1 of every calendar year. Monitor and make adjustments if needed at least twice in the planning period, in 2024 and 2027
- Adopt ADU incentives (e.g., expedited review and processing, increased marketing, waive permit issuance fees, development standard modification, expanded technical assistance for applicants, and improve/expanded ADU brochure) to encourage production of ADUs per AB671
- Distribute a flier educating HOAs in north and southern San Dimas about benefits of ADUs, process for securing ADUs + incentives available. Seek to see 40% of new ADUs in those areas.
- If after 1 year ADU production and affordability is below the projected annual average, staff will market the City's ADU program in the City's newsletter for one year, or until the production exceeds the projected annual average. If the deficit persists after 2 years, the City will rezone additional sites if needed

### 7. Downtown Specific Plan

San Dimas envisions 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 extension and the economic activity that accompanies rail construction. To capitalize on these benefits, San Gabriel Valley cities have discovered that specific plans create the integrated design, regulatory, and development contexts that enable vibrant downtowns. To improve housing mobility, provide affordable housing, and improve access to transit and economic opportunity, the City is preparing a downtown specific plan, including broad outreach and engagement effort to residents, that will replace the Creative Growth Area, with completion slated by 2023.

#### *Objective(s):*

- Create general plan residential and mixed use land use/zoning designations and rezone up to 94 acres as follows:
  - > 12-16 du/ac: 5.5 acres multifamily housing
  - > 16-25 du/ac: 2.5 acres multifamily housing
  - > 25-35 du/ac: 5.8 acres multifamily housing; 7.3 acres mixed use
  - > 35-45 du/ac: 5.9 acres multifamily housing; 34.6 acres mixed use
  - > 45-55 du/ac; 21.5 acres for multifamily housing; 11.3 acres mixed use
- Assign performance standards of 50 to 75% residential uses as specified on sites shown in Appendix B that are needed to accommodate the RHNA
- As part of zoning designations, establish developments standards that encourage and facilitate achieving maximum densities.

### 8. Residential Design Guidelines

City staff use SMDC standards and guidelines to ensure well-designed projects. The City is drafting objective development and design standards (ODDS) to provide greater clarity regarding site planning, building location, relationships to other structures on a property, streetscapes, architectural design, and sustainable site development and design. ODD standards will provide a clear and quantifiable direction to streamline the review process by removing subjective design review processes and providing a clear entitlement path for the applicant/ developer. In addition, these standards will improve development certainty and mitigate cost impacts, as projects can be designed to these standards and not require time consuming and costly revisions. Approval and implementation of ODDS will assist in removing constraints to facilitate multi-family development.

#### *Objective(s):*

- Prepare, adopt, and approve ODDS for projects within the DTSP, and for all other multi-family and mixed-use properties citywide in 2023
- Also in 2023, modify approval findings, administrative procedures or other rules to ensure that meeting objective standards satisfies approval findings.

## Market and Regulatory Constraints

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### 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: 1) 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., or 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).

### 10. MF Development Standards

In 2013, the SDMC Chapter 18.44 created a MF-30 residential zone to allow apartments, condominiums, townhomes, and senior housing by right at a minimum density of 30 du/acre. In 2014, this zone was used to facilitate the development of the Avalon Apartments. However, the frequency of its use has been limited due to standards that preclude achieving maximum project density. Specifically, the parking space requirement for studio and one-bedroom units, open space along with on-site drainage requirements, and building spacing constrains the ability of the project to achieve maximum density of the zone. Moreover, in lower density MF Zones, the development of smaller lot projects appears constrained by the open space and setback requirements. As a means to reduce barriers to housing and facilitate quality development, The City will therefore study and propose options for addressing these constraints.

#### *Objective(s):*

- Revise MF-30 parking standards (e.g., studio and 1-bedroom unit parking) and other lot standards that constrain the achievement of maximum density
- Review and revise open space and setback standards in the MF Zone that constrain the development of smaller multiple-family housing projects

### 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 communitywide benefits. Lot consolidation involves merging existing parcels into fewer parcels through the elimination or modification of shared property lines to facilitate cohesive projects. To reduce barriers to improving housing opportunity and choice, the City will draft a lot consolidation ordinance, along with incentives, to encourage the assemblage of sites desired to meet the RHNA. The intent is to use this tool, along with the proposed minor modifications and density bonus ordinances (Program 9 and 12), to facilitate and encourage development of sites to achieve the 2021-2029 RHNA.

#### *Objective(s):*

- Waive lot consolidation planning fees to encourage the consolidation of lots desired to achieve the low and moderate income RHNA.
- Draft and adopt a lot consolidation ordinance that encourages the development of housing sites to address the RHNA.
- Review lot consolidation ordinance mid-term and modify or increase incentives if sufficient consolidations have not occurred.

### 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 community could benefit from adopting a similar process for requesting minor modifications for multiple-family housing. To reduce barriers to housing development and increasing housing opportunity, the City will draft a minor modification ordinance for multiple-family developments.

#### *Objective(s):*

- Extend Chapter 18.24 of the SDMC to include a similar process for granting minor modifications in residential or mixed use zones with either a MF-30 zoning designation or for sites within the DTSP.

### 13. Streamlined Permitting

Consistent with SB330, 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. The City offers predevelopment meetings prior to submission of formal applications to define the information needed to review a project, shorten the review process, and facilitate communication between applicants and City departments. The City currently defers to HCD for the required application process. To improve housing opportunity and reduce barriers (and affirmatively further fair housing), the City will adopt a streamlined permitting process.

*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

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### 15. Housing Choice Voucher (Section 8 or HCV)

The federal HCV program 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 30 percent payment standard if they pay the extra rental cost. Housing vouchers can be allocated to specific projects (project-based vouchers) or allocated to renters (tenant-based voucher), who can use the voucher for any home registered with the Housing Authority. Housing vouchers are accepted at Monte Vista, Charter Oaks, and at Sunnyside. As a means for improving housing mobility and security, the City will encourage participation in and market the program to residents.

#### *Objective(s):*

- Participate in federal HCV program, maintain up to 150 vouchers contingent on continued levels of HUD funding, and take actions to obtain 25% increase
- Augment advertising by posting a web link to the LA County portal of available affordable housing, preparing a housing resource brochure advertising the program, and publicizing at City Hall and on City website
- Distribute a flier educating apartment properties, landlords, HOAs, and condo associations about source of income protection in north and south San Dimas

### 16. Mobile Home Preservation

San Dimas has over 900 mobile home units within its five mobile home parks. The City purchased the 186-space Charter Oaks Mobile Home Park in 1998 and offers a space rental credit program to provide affordability for lower income residents. The Housing Authority dedicates funds to make capital improvements at the park. All mobile home parks are regulated by the Mobile Home Accord, which establishes maximum rents and provides a fair method for resolving disputes. The current Accord runs from 2021 thru June 2026. In addition, City ordinances govern the conversion of mobile home parks to condominiums, establishing specific noticing and other requirements to reduce the impact of conversions on residents. As a means to prevent displacement and improve housing security, the City will continue its mobilehome preservation program with the actions below.

#### *Objective(s):*

- Continue to retain affordability of the Charter Oaks Mobile Home Park and regulate space rental credits
- Renew the Mobile Home Accord every five years to provide stability in space rents for the five mobile home parks
- Continue to make periodic capital improvements to the Charter Oaks MHP with housing authority funds

## 17. Preservation of Assisted Housing

San Dimas has four projects providing 133 rent-restricted units. Sunnyside Apartments will also convert the project to market rents in March 2024. To prevent displacement and improve housing security for lower income residents, 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
- Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months as required per Govt Code §65863.10
- Where property owners express an interest in preservation, conduct an economic analysis to determine the cost of buying-down rents and reach out to qualified entities who might be interested in preservation
- Coordinate technical assistance to preserve the projects long-term covenants with options for a rent buydown, rehabilitation assistance, and/or mortgage refinance in exchange for affordability controls
- 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) coordinate with owners to ensure proper noticing; 2) reach out to qualified entities for preservation options; 3) coordinate technical assistance with property owners; and 4) work with contract specialists to educate tenants.

## 18. Inclusionary Housing

With the enactment of SB 166 (No Net Loss) and loss of redevelopment authority, many cities have explored inclusionary housing ordinances (IHO). This is because as developers use a city's available sites, originally earmarked for low income units or market rate, cities must find additional sites to replace the sites. Typically, IHOs require 15 percent of new housing units built be available at an affordable housing cost and occupied by households of low (in the case of rental) or moderate (in the case of homeowners) income. In June 2022, the City entered into a contract with SGVCOG to complete: 1) a market evaluation and economic feasibility study; 2) recommendations for IHO programs; and 3) template IHO for the City.

### *Objective(s):*

- Prepare market evaluation and economic feasibility study of a 15 to 20 percent inclusionary requirement for rental and ownership units
- Develop options for an in-lieu fee and expenditure policy that includes extremely low and very low income units
- If inclusionary requirements are deemed feasible, draft an ordinance for consideration and adoption by City Council

### 19. 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 partnerships, among others, will help to provide and augment the financial and administrative resources needed to implement housing programs. 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

#### *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

### 20. Extremely and Very Low Income Households

Extremely and very low income households are one of the greatest need groups given their difficulty in affording housing and services. The City addresses the needs of this group in several ways. The City publicizes the County's housing choice voucher program that targets rental assistance to this group (Program #15). City housing rehabilitation assistance targets this group (Program #2). The City works to renew the Mobile Home Accord every five years for this group (Program #16). With respect to new housing, the City is increasing density for residential products to accommodate the lower income RHNA (Program #7) and will be evaluating, and if feasible, adopting an inclusionary ordinance (Program #18).

#### *Objective(s):*

- Implement the County of Los Angeles rental voucher program to improve housing security for extremely low income households
- Implement housing preservation (Mobile Home Accord and rehabilitation assistance) programs to improve housing security for lower income residents
- Evaluate and draft IHO program to encourage affordable housing; prioritize programs and in-lieu fees to encourage development of ELI and VLI units; offer regulatory concessions to affordable projects providing ELI and VLI units
- At least annually and ongoing basis, proactively contact affordable housing developers to identify and pursue opportunities and assist in development, including zoning for a variety of housing types, priority processing, incentives and funding (prioritizing or supporting).

## Fair Housing Opportunity

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### 21. Senior Housing

Senior citizens make up one quarter of San Dimas' households. Many seniors live in single-family homes or mobile homes. Key housing needs include income support, home accessibility, affordable rent, property maintenance, and transit. Addressing the needs of seniors requires strategies that foster independent living and provide supportive services. City ownership of the 186-space Charter Oak Mobile Home Estates and Monte Vista Place Apartments provide affordable housing for seniors. Integration of additional mixed-use housing in the Downtown within walking distance of services can also provide housing suitable for seniors. To continue improving access to opportunities and housing security, the City will continue providing housing and support services to seniors noted below.

#### *Objective(s):*

- Continue to actively pursue a range of housing options to address the diverse needs of senior citizens
- Continue to offer housing security programs (housing rehabilitation grants, mobilehome preservation, etc.)
- Continue to provide the senior center and associated health, education, transit, and other support services

### 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. Though the City has periodically amended the municipal code in compliance with changing state statutes to allow for emergency shelters, transitional and supportive housing, additional zoning code amendments and actions are needed to address state law requirements.

#### *Objective(s):*

- Amend municipal code to amend definitions as needed and to allow supportive housing and low barrier navigation centers by-right in all zones where multifamily and mixed uses are permitted
- Amend municipal code to amend definitions and permit transitional and supportive housing in all zones allowing residential uses like any residential use in the same zone in accordance with state law
- Retain LACDA to provide (bi)weekly street outreach, housing navigation, mental health support, case management, homelessness prevention, and support services to connect clients to health services and housing

### 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.



Mobile home chair lift

#### *Objective(s):*

- Implement housing programs 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.
- Amend zoning and permit procedures to allow group homes for seven or more persons in all residential zones with objectivity to promote approval certainty.

### 24. Zoning for A Variety of Housing Types

State housing element law requires that local governments have municipal code provisions that zone for a variety of housing types. While virtually all cities allow for conventional types of housing, state laws have additional provisions to address the special housing needs of homeless people, agricultural workers, and people with a disability among others. Following adoption of the housing element, the City will amend the SDMC to permit, consistent with state law, the following uses.

#### *Objective(s):*

- Define and allow employee housing serving six or fewer residents in all zones allowing single-family homes accordance with Health & Safety Code § 17021.5
- Define and allow low-barrier navigation centers and supportive housing as a by right use in accordance with Gov't Code §65662 and §65650
- Amend zoning and permit procedures to allow group homes for seven or more persons in all residential zones with objectivity to promote approval certainty.
- Allow transitional and supportive housing in all zones allowing residential uses in accordance with Govt Code §65583 (a)(4)(A); amend emergency shelter parking standards in accordance with AB 139
- Define and allow single-room occupancy units (SROs) with a conditional use permit in the MF zones in accordance with Gov't Code §65583

## 25. Fair Housing

AB 686 requires the City to identify meaningful actions to AFH. 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, Government Code §65008, and any other state and federal fair housing law.

### *Objective(s):*

Implement actions in Table HE-3.10 that are intended to address the following issues and contributing factors to fair housing. Issues include:

- Displacement due to housing insecurity (Programs #2, #15, #16, and #17)
- Barriers to multiple-family housing (Programs #6–#12)
- Barriers to special needs housing (Programs #22 and #24)
- Work with HRC or other fair housing agency to provide annual workshops and trainings on fair housing laws, tenants' rights, and responsibilities
- Develop educational materials (webpage information) on who affordable housing serves and survey residents on preferred methods of outreach
- Refer discrimination complaints and landlord tenant issues to the local fair housing provider and publish materials on the website regarding fair housing

## 26. Greater Downtown Place-based Program

As the oldest area in San Dimas, the Downtown area between Foothill Boulevard and Arrow Highway has the greatest concentration of housing and service needs along with diversity in income levels. In an effort to improve this area in collaboration with programs #1, #2, #4, and #7, the City will continue to make reinvestments as needed to improve and maintain this area.

### *Objective(s):*

- Identify areas needing assistance in the broader downtown through a windshield and mail survey.
- To the extent allowed, prioritize home rehab grants and loans to the greater downtown and areas of need identified by the windshield and mail survey
- Coordinate with Habitat for Humanity, Life Pacific, and other partners to address minor housing repairs and site improvements and beautification
- Complete infrastructure improvements to the downtown including Gold Line station, parking, and road improvements (Gladstone, Bonita, and Arrow).
- Update Bike Master Plan to complement the DTSP and Gold Line transit; complete local projects that support the ESGV Sustainable Multimodal Project
- Improve local parks (Pioneer and Marchant) and the Senior Center serving downtown and the city.

### 27. Affordable Housing in High Opportunity Areas

While the entire City is a high resource opportunity area, the majority of the 2021-2029 RHNA will be accommodated within the downtown. This strategy is undertaken due not only to the predominant land use patterns, built out nature of the city, topography, and fire hazards present in north and south San Dimas, but also due to the recognition that residents will benefit from the nexus of public services, facilities, employment, and mass transit options in the downtown and VMT reductions and climate benefits. However, in recognition of the need to distribute affordable housing citywide, the City will take the following measures to achieve up to 200 affordable units in north and south San Dimas as follows:

*Objective(s):*

- Aggressively market ADUs to HOA and apartments in north/south San Dimas, offer financial and regulatory incentives, and achieve 66% of all ADUs built in both planning areas (see Program #6)
- Aggressively market HCVs to HOAs for condos and apartment owners in north and south Dimas and implement other actions set forth in Program #15 to increase HCV usage by 25%.
- Develop urban lot split and small home development ordinance consistent with SB 9/AB 803 and educational fact sheet to expand starter home supply in High Resource Opportunity areas (single-family zones)

## Quantified Objectives, 2021-2029

Government Code 65583 (b) requires the housing element to establish quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over an eight-year time frame. However, State law also allows, if the total housing needs exceed available resources and the ability for a city to satisfy this need, the quantified objectives need not be identical to the total housing needs.

The housing construction objective refers to the number of units that potentially may be built during the 2021-2029 housing element period given San Dimas' land resources, potential constraints, and proposed housing programs. The City has sufficient underutilized land for housing, and therefore, can accommodate SCAG's regional housing needs allocation. The housing market is anticipated to be robust, with completion of the Gold Line extension.

The housing rehabilitation objective includes the number of units expected to be rehabilitated with City assistance during the 2021-2029 housing element period. The City's housing rehabilitation objective is targeted based on the anticipated amount of funding and historical number of loans extended to lower income homeowners in San Dimas. Additional home rehabilitation projects will continue but will be funded through conventional or FHA-subsidized loans.

The housing conservation/preservation objective refers to the conservation of affordable units at risk of converting to market rate and the preservation of the existing affordable housing stock throughout the projection period. The City's housing conservation/preservation objective is targeted based on the estimated resources, dates for expiration of covenants on assisted apartment properties, and the number of affordable units potentially at risk.

Table HE-5.4 lists the quantified objectives for new construction, rehabilitation, and preservation for the 2021-2029 housing element.

**Table HE-5.4 Quantified Objectives**

HCD Household Income 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-5.5 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
1	Housing Code Compliance	Conduct property inspections and resolve up to 200 cases annually	General Fund	San Dimas Comm. Dev	Annual	HE-1.1 HE-1.5
		Require adherence to local property regulations and requirements	Same	Same	As sites inspected	
		Inform residents of available resources to address code violations	Same	Same	Same	
2	Housing Rehabilitation	Provide financial assistance for 10 home rehabilitation projects annually	CDBG	San Dimas Comm. Dev	As appl's submitted	HE-1.2 HE-1.3
		Provide financial assistance for 15 mobile home rehabilitation annually	CDBG	Same	Same	
		Provide financial assistance for 10 mobile home chair lifts annually	Housing Funds	Same	Same	
3	Historic Preservation	Implement Town Core Design Guidelines; make available on the website and with brochures at the planning counter	General Fund	San Dimas Comm. Dev	Annually	HE-1.4
		Encourage preservation of historic homes by marketing Mills Act and providing brochure on the City's website and planning counter	Same	Same	Annually	
		Consider codifying the Mills Act to assist in the implementation of historic preservation	Same	Same	2025	
4	Neighborhood Beautification	Consider reestablishment of the Neighborhood Beautification program.	TBD	San Dimas Comm. Dev	FY 23/24	HE-1.3 HE-1.5
		Identify areas in the downtown needing improvement through a survey	Same	Same	FY 23/24	
		Seek funding and grants to reestablish the neighborhood beautification program.	Same	Same	Annual	
5	Housing Sites Inventory	Maintain an inventory and map of sites available for residential development and provide at the front counter upon request.	General Fund	San Dimas Comm. Dev	Annual	HE-2.1
		Rezone sites (Program #7) after adoption of the housing element or the DTSP, whichever is earlier.	Same	Same	Within 2 years of adopting DTSP/HE	
		Monitor sites to accommodate unmet RHNA. If there are insufficient sites, rezone sites within 180 days of findings to ensure needed capacity.	Same	Same	Annual	
6	Accessory Dwelling Units	Monitor and record progress in ADU production and affordability for the housing element APR by April 1 every year. Monitor and make adjustments at least twice in the planning period, 2024 & 2027	Same	Same	Annually; for APR; 2024+'27	HE'-2.5
		Adopt ADU incentives (e.g., expedited review and processing, increased marketing, development standard modification, waiver of permit issuance fee, expanded technical assistance, and expanded brochure to encourage ADU production per AB671	General Fund	San Dimas Comm. Dev	2023	
		Distribute a flier educating HOAs in north and southern San Dimas about benefits of ADUs, process for securing ADUs + incentives available. Seek to see 66% of new ADUs in those areas.	General Fund	San Dimas Comm. Dev	By 2023	
		If, after 1 year ADU production and affordability is below the annual goal, market ADU program in City newsletter for one year, If the deficit persists after 2 years, the City will rezone sites if needed.	Same	Same	After APR complete	

Table HE-5.5 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
7	Downtown Specific Plan	Create general plan residential and mixed use land use/zoning designations for the DTSP and rezone 94 acres as follows: <ul style="list-style-type: none"> <li>12-16 du/ac: 5.5 ac MFR;</li> <li>16-25 du/ac: 2.5 ac MFR</li> <li>25-35 du/ac: 5.8 ac MFR; 7.3 ac mixed use</li> <li>35-45 du/ac: 5.9 ac MFR; 34.6 ac mixed use</li> <li>45-55 du/ac; 21.5 ac MFR; 11.2 ac mixed use</li> </ul>	LEAP; SCS, General Fund; other	San Dimas Comm. Dev.	Prepare and adopt DTSP by 2023	HE-2.4
		Assign performance standards of 50 to 75% residential uses as specified on sites shown in Appendix B to accommodate the RHNA	General Fund	San Dimas Comm. Dev.	Upon HE adoption	
		As part of zoning designations, establish development standards that encourage and facilitate achieving maximum densities	General Fund	San Dimas Comm. Dev.	By 2023	
8	Design Guidelines	Prepare, adopt, and approve objective development and design standards for projects within the DTSP, and for all other multi-family and mixed-use properties City wide in 2023	SB 2 grant	San Dimas Comm. Dev.	Prepare + adopt by end of 2023	HE-2.3
		Modify approval findings, administrative procedures or other rules to ensure that meeting objective standards satisfies approval findings.	SB 2 grant	San Dimas Comm. Dev.	Prepare + adopt by end of 2023	
9	Density Bonus	Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345).	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.2
10	MF-30 Zone Standards	Revise MF-30 parking standards (e.g., studio and 1-bdm units) and other lot standards that constrain achievement of maximum density.	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.1
		Review and revise open space and setback standards in the MF Zone that constrain the development of small multiple-family housing.	Same	Same	Prepare and adopt by end of 2023	
11	Lot Consolidation	Waive lot consolidation planning fees to encourage the consolidation of lots desired to achieve the low and moderate income RHNA.	General Fund	San Dimas Comm. Dev.	By mid 2023	HE-3.2
		Draft and adopt a lot consolidation ordinance that encourages the development of housing sites to address the RHNA.	Same	Same	Draft ord. by end of 2023	
		Review lot consolidation ordinance mid-term and modify or increase incentives if sufficient consolidations have not occurred.	Same	Same	Review & Evaluate by 2025	
12	Minor Modification Process	Extend SDMC Chapter 18.24 to include a similar process for granting minor modifications in residential or mixed use zones with a MF-30 zone designation or for sites in the DTSP.	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.2
13	Streamlined Permitting	Establish a written policy or procedure to allow a streamlined approval process and standards for eligible projects, as set forth under GC 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 end of 2023	HE-3.4

## 5. HOUSING PLAN

Table HE-5.5 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
14	General Plan updates	Amend the general plan, create an overlay, or suitable tool to allow land uses envisioned for the Downtown	General Fund; Grants	San Dimas Comm. Dev.	Adopt within 2 years	
		Update safety element to address climate change, resiliency, and environmental justice.	Same	Same	Same	
15	Housing Choice Vouchers	Participate in federal HCV program, maintain up to 150 vouchers contingent on continued levels of HUD funding, and take actions to obtain 25% increase in HCVs	HUD	San Dimas Comm. Dev.	Annual	HE-4.5
		Augment advertising by posting a web link to the LA County portal of affordable housing, preparing a housing resource brochure advertising the program, and publicizing at City Hall and City website	General Fund	San Dimas Comm. Dev.	Annual	
		Distribute a flier educating apartment properties, landlords, HOAs, and condo associations about source of income protection in north and south San Dimas	General Fund	San Dimas Comm. Dev.	Annual	
16	Mobile Home Preservation	Continue to retain affordability of the Charter Oaks Mobile Home Park and regulate space rental credits.	CDBG	San Dimas Comm. Dev.	Ongoing	HE-4.3
		Renew the Mobile Home Accord to provide stability in space rents for the five mobile home parks.	General Fund	Same	Renew every five years	
		Continue to make periodic capital improvements to the Charter Oaks MHP with housing authority funds	Housing Authority	Same	Annual as needed	
17	Preservation of Assisted Housing	Initiate discussions with property owners of at-risk properties. If the property remains at risk, the City will: 1) Coordinate with property owners to ensure proper noticing per state law; 2) Reach out to qualified entities for preservation options; 3) Coordinate technical assistance with property owners; and 4) Work with tenants or contract specialists to provide tenant education	General Fund	San Dimas Comm. Dev.	As projects become or approach at-risk status	HE-4.2
18	Inclusionary Housing	Evaluate feasibility of a 15 to 20% inclusionary requirement (incl. ELI and VLI units, for rental and ownership units).  Develop options for an in-lieu fee and expenditure policy that includes extremely low and very low income units.  If inclusionary requirements are feasible, draft an ordinance for consideration and adoption by City Council	General Fund	San Dimas Comm. Dev.	Evaluate and adopt within 2 years after housing element adoption	HE-4.6

Table HE-5.5 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
19	Collaborative Partnerships	Work with housing partners and, as needed, expand partners to augment administrative + financial resources. Evaluate feasibility of joining the San Gabriel Valley Regional Housing Trust and, if beneficial, pursue membership.	General Fund	San Dimas Comm. Dev.	Annual Within 1 year of housing element adoption	HE-4.4
20	Extremely Low Income Housing	Implement the County of Los Angeles rental voucher program to improve housing security for extremely low income households Implement housing preservation (MHP Accord and rehabilitation assistance) programs to improve housing security Evaluate and draft inclusionary program to encourage affordable housing; prioritize program and in-lieu fees to encourage development of ELI and VLI units; offer regulatory concessions to affordable projects that provide ELI and VLI units At least annually and ongoing basis, proactively contact affordable housing developers to identify and pursue opportunities and assist in development, including zoning for a variety of housing types, priority processing, incentives and funding (prioritizing or supporting).	HUD General Fund General Fund; Grant General Fund	San Dimas Comm. Dev. San Dimas Comm. Dev. San Dimas Comm. Dev. SGVCOG San Dimas Comm. Dev.	Annual Annual; and every five years Within 2 years of HE adoption As project proposed	HE 4-2, 2-3, 4-5, and 4-6
21	Senior Housing	Continue to actively pursue a range of housing options to address the diverse needs of senior citizens. Continue to offer housing security programs (rehab grants, MHP preservation, etc.) Continue to provide senior center and associated health, education, transit, and other support services.	General Fund General Fund General Fund	San Dimas Comm. Dev. San Dimas Comm. Dev. San Dimas Parks and Recreation	Annual Annual Annual	HE-4.3
22	Homeless Plan	Amend municipal code to amend definitions to allow supportive housing and low barrier navigation centers by-right in all zones where multifamily and mixed uses are permitted Amend municipal code to amend definitions and permit transitional + supportive housing in all zones allowing residential uses like any residential use in the same zone. Retain LACDA for street outreach, housing navigation, mental health support, case management, homelessness prevention, and support to connect clients to health services and housing.	Gen Fund; Measure H funds General Fund Grants	San Dimas Comm. Dev. San Dimas Comm. Dev. SGVCOG; LACDA	Within one year of HE adoption Within one year of HE adoption Ongoing weekly Outreach	HE-4.2
23	Housing for Disabled People	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 Amend zoning and permit procedures to allow group homes for 7 or more persons in all residential zones with objectivity to promote approval certainty.	General Fund General Fund General Fund	San Dimas Comm. Dev. San Dimas Comm. Dev. San Dimas Comm. Dev.	Ongoing Ongoing Within one year of HE Adoption	HE-4.4

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Table HE-5.5 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
24	Housing for a variety of Types	Define + allow employee housing serving six or fewer residents in all zones allowing single-family homes (HSC 17021.5)	General Fund	San Dimas Comm. Dev.	Within one year of housing element adoption	HE-4.4
		Define and allow low-barrier navigation centers and supportive housing as a by right use (GC §65662 and §65650)	Same	Same		
		Amend zoning and permit procedures to allow group homes for 7 or more persons in all residential zones with objectivity to promote approval certainty.	Same	Same		
		Define and allow SRO units with a conditional use permit in the MF zones	Same	Same		
		Amend emergency shelter parking standards in accordance with AB 139	Same	Same		
25	Fair Housing	Implement actions in Table HE-3.10 that address the following contributing factors to fair housing. Issues include:	General Fund; Grants	San Dimas Comm. Dev.	See time-frames for each program	HE-5.1
		Displacement due to housing insecurity (Programs #2, #15, #16, #17)				
		Barriers to multiple-family housing (Programs #6-#12)				
		Barriers to special needs housing (Programs #22 and #24)				
		Work with HRC agency to provide workshops and trainings on fair housing laws, tenants' rights, and responsibilities				
Develop educational materials (webpage) on who affordable housing serves and survey residents on preferred outreach	General Fund	Same	By end of 2023	HE-5.1		
Refer discrimination complaints and landlord tenant issues to the local fair housing provider and publish materials on the website regarding fair housing	General Fund	Same	When complaints received	HE-5.1		
26	Greater Downtown Place-based Program	Identify areas needing assistance in the downtown via windshield and mail survey.	General Funds	San Dimas Comm. Dev.	Within year of HEU adoption	HE-5.7
		To the extent allowed, prioritize rehab grants and loans to the greater downtown and areas of need identified by the survey	CDBG/ CalHome	San Dimas Comm. Dev.		
		Coordinate with Habitat for Humanity, Life Pacific, and other to address minor housing repairs and site improvements	General Fund	San Dimas Comm. Dev.		
		Complete improvements to the downtown including Gold Line station, parking, and roads (Gladstone, Bonita, and Arrow).	Federal; SB1 fund	City and Gold Line Authority	1 to 3 years	
		Update Bike Master Plan to complement the DTSP and Gold Line transit; and the ESGV Sustainable Multimodal Project	SB1 funds	San Dimas Comm. Dev.	Within year of HEU adoption	
		Improve local parks (Pioneer and Marchant) and the Senior Center	General Fund; Grants	San Dimas Comm. Svcs.	2025 2028	

**Table HE-5.5 Housing Program Summary**

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
27	Affordable Housing in High Opp. Areas	<p>Aggressively market ADUs to HOA and apartments in north/south San Dimas, offer financial and regulatory incentives, and achieve 66% distribution of ADUs in both planning areas (see Program #6)</p> <p>Aggressively market HCVs to HOAs for condos and apartments in north and south Dimas and implement other actions in Program #15 to increase HCV usage by 25%.</p> <p>Develop urban lot split and small home development ordinance consistent with SB 9/AB 803 and educational fact sheet to expand starter home supply in High Resource Opportunity and single-family zones</p>	<p>General Fund</p> <p>Same</p> <p>Same</p>	<p>San Dimas Comm. Dev.</p> <p>Same</p> <p>Same</p>	<p>Market by 2023 and monitor annually</p> <p>Metric for affordable housing in N/S. San Dimas (2021-29)</p> <p>+ 130 ADUs</p> <p>+ 30 HCVs</p> <p>+ 40 small homes</p> <p>Total of 200 homes</p>	HE-5.6

## 5. HOUSING PLAN

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# Appendices

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### Site #1: SP-23a

Site #1 is a 3.2-acre parcel, with one owner, occupied by a construction yard. It is located directly adjacent to the Gold Line rail extension and residential neighborhoods. Existing uses include a metal shed, small business, and limited improvements. The site is underutilized given its significant land value, aging and obsolete structures, and exceptionally low improvement-land value ratio. The site has generated developer interest and was once proposed for townhomes. All five parcels have the same owner, so lot consolidation only requires an application. There are no infrastructure constraints nor environmental site contaminants that would preclude or delay development. To facilitate recycling, the City will rezone the site for 12-16 du/ac and anticipates it will recycle into 31 ownership condos or townhomes. **This site matches the site criteria cited during the City’s interviews with developers and is expected to develop during the planning period.**

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:	Townhomes
Condition:	Aging structure	Proposed Density:	12-16 du/acre



Figure A-1 SP-23a

## Site #2: SP-23b

Site #2 is a 2.9-acre site occupied by a pump company and truck dispatch yard. It is adjacent to the Gold Line and residential neighborhoods. The site is underused given its land value, aging structures, and high improvement-land value ratio. The primary owner owns 5 adjacent parcels (80% of the site as shown in rent tint in the graphic below), except for a sliver in the southside which includes two RR-owned fragment parcels of .25 acres total, and two parcels of 0.35 acres total (one owner) on the northeast corner. The site could be developed at any time, though it is most desired to achieve lot consolidation. There are no infrastructure constraints nor are there environmental site contaminants that would preclude or delay development. To facilitate recycling, the City will rezone the site for 12-16 du/ac to accommodate 22 housing units. **This site also matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

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:	44%
Parcel Acreage:	2.9 (2.3 acres main)	Developer Interest:	High
Ownership:	3 Owner (incl RR)	Anticipated Use:	Townhomes
Existing Use:	Aging structure	Proposed Density:	12-16 du/acre



Figure A-2 SP-23b

**Site #3: SP-23c**

Site #3 is a 2.9-acre site occupied by a contractor sales and storage yard. It is adjacent to the Gold Line and neighborhoods. The site is underused given its high land value, low improvement values, and aging structures in poorer condition. Two buildings on the site are included within the City’s historic survey, however, and may lend themselves to repurposing as a mixed use project. The housing site contains two parcels, both owned by the same owner, so consolidation is not required, although it would be desirable and only require an application and fee. The site has received repeated developer interest, so the site is considered highly developable. There are no infrastructure constraints on site nor are there environmental site contaminants that would preclude or delay the site from being developed. To facilitate recycling, the City will rezone the site for 25-35 du/ac with an anticipated yield of 29 units. **This site matches criteria cited by developers and is expected to develop during the planning period.**

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:	High
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 (seven parcels) on a commercial shopping center. The site consists of the western portion of the shopping center; the Albertson center on the east side is not included. CVS’ lease, the primary anchor, is due in 2025. All other tenants are on three year leases, except for the Starbucks on the northwest corner which could easily relocate to the east parcel. The site is underused due to its surplus parking, property owner interest, and location near the Gold Line. Four of the parcels (almost 60 percent of the site) are owned by one owner; however, consolidation is still needed with three owners to achieve a cohesive project. There are no environmental or infrastructure constraints on this site. To facilitate development, the City will adopt a mixed land use designation, allow for densities of 35-45 dus/ac, and 110 units. **This site matches the site selection criteria cited by residential developers and is expected to develop during the planning period.**

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:	Some Interest
Ownership:	5 owners	Anticipated Use:	Mixed Uses
Condition:	Functioning center	Proposed Density:	35-45 du/acre

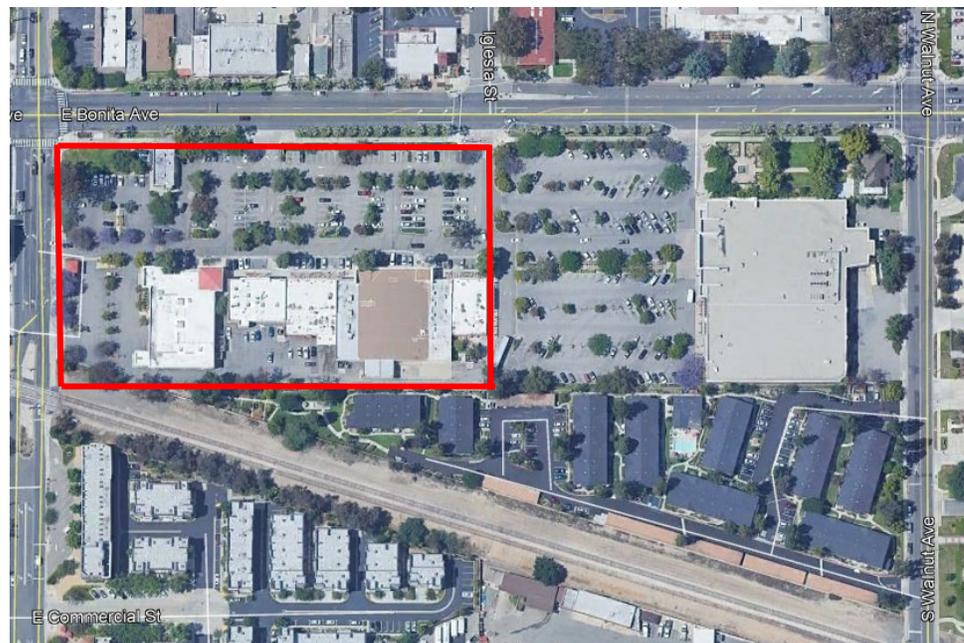


Figure A-4 San Dimas Town Center Site

### Site #5: Walnut/Arrow

Site #5 is a 11.5-acre group of 10 parcels located directly adjacent to the Gold Line station, currently under construction. The site includes a pet service, offices, storage, auto repair, and 2.3-acre city yard. The site is underutilized given its modest improvement-land value ratio and Metro interest in the site. There are no known environmental or infrastructure constraints at the site. The site is primed for mixed use; two mixed use projects are within 300 feet of the subject site. To facilitate development, the City will redesignate the site for mixed uses, allow a density of 35-45 dus/ac, and accommodate 242 units. The prior housing element included this site under the Affordable Housing Overlay. The City owns 20% of the site and one property owner owns 10% of the site and has expressed interest in consolidation. Further consolidation would create the most cohesive project. Program #5 addresses the statutes required to be addressed for this site.

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: Some
Ownership: 8 owners	Anticipated Use: Mixed Uses
Current Uses: Storage, City Yard, Office, gas station, auto repair, etc.	Proposed Density: 35-45 du/acre

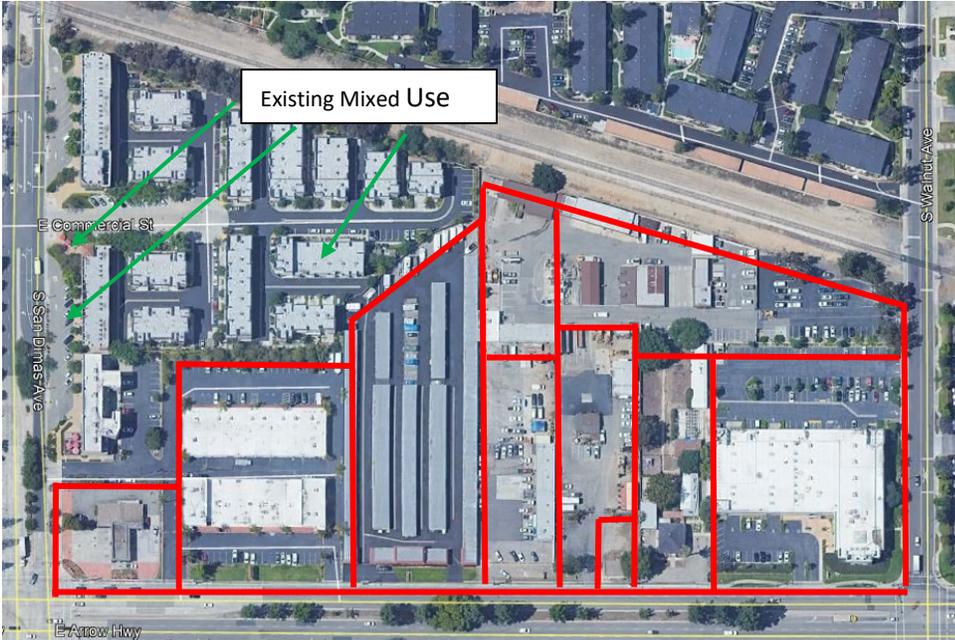


Figure A-5 Walnut/Arrow Site

## Site #6: Bonita/Cataract

Site #6 is a vacant parcel, owned by one entity, that is a signature site for the DTSP. No consolidation is needed. As of 2021, the City is working to redevelop the site into a mixed residential, commercial, and hotel complex—with the intent of it being a signature project that anchors the greater downtown. The site once housed a plating business, but that was remediated in the 1990s. There are no infrastructure constraints on the site nor environmental site contaminants that would preclude or delay development. Site #6 would be redesignated to allow mixed use, including up to 97 units. The City has an ENA with a developer 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. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

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 Use
Current Uses:	Vacant	Proposed Density:	Project specs

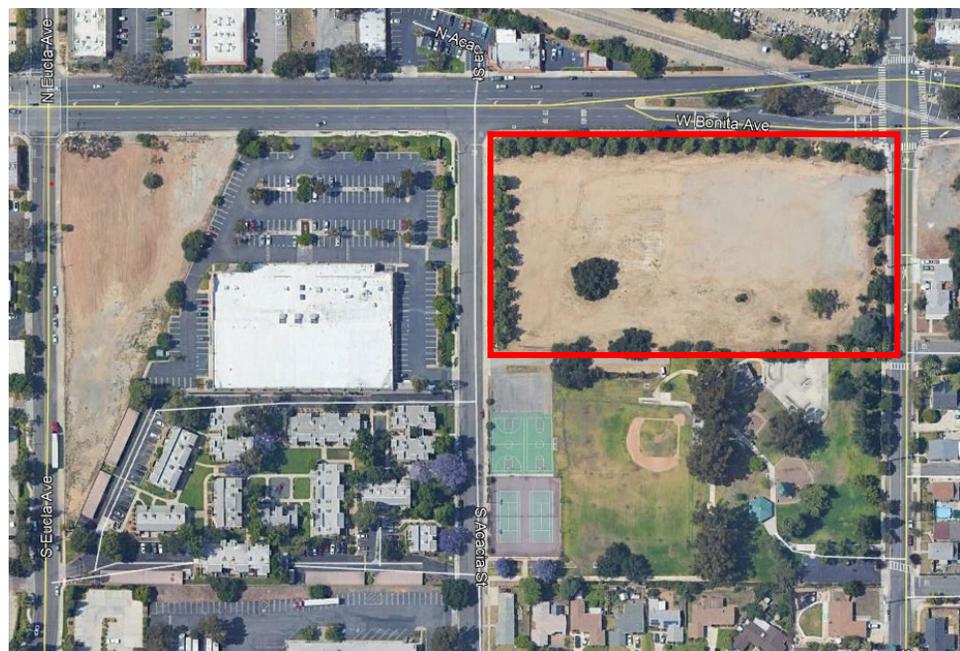


Figure A-6 Bonita/Cataract

### Site #7: Bowling Alley

Site #7 contains two parcels, one vacant and one 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 proposed for a mixed use development. These sites are ripe for development due to proximity to the Gold Line, high land value, and significant interest from both property owners to develop the site. There are no environmental or infrastructure constraints to development and the City has suggested lot consolidation to property owners to achieve the largest and most cohesive development although each parcel could be developed independently. Site #7 will be redesignated under the proposed DTSP to accommodate multiple-family/mixed uses at 35-45 units per acre, and accommodate 115 units. **This site also matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

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:	Apts/Mixed Use
Current Uses:	Vacant + bowling alley	Proposed Density:	35-45 du/acre



Figure A-7 Bowling Alley

## Site #8: Warehouse Site

Site #8 is a 5.8-acre parcel that contains a single low intensity use warehouse. Organic Milling stores products at that site, but has multiple locations (two warehouses and one office location) in the city that, among other vacancies, would alternative locations for storage and distribution. The site is appropriate for apartments as it is bordered by residential uses. The site is underutilized evidenced by a low structure to land value ratio, expansive parking lot, older building, limited utilization, and proximity to downtown. There are no environmental or infrastructure constraints to development and lot consolidation is not required due to the singular ownership. Site #8 would be redesignated to allow multiple-family uses at a density of 25–35 du/ac, and accommodate 116 units. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

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:	25-35 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 condo with multiple owners. The other sites are occupied by an office building, a former dry cleaner (no current tenant), and a restaurant. The buildings are older structures that occupy 10 percent of the site. The site is underutilized evidenced by land values for housing, and proximity to downtown and the Gold Line. There are no environmental or infrastructure constraints to development based on a review of City site records. Site #9 will be redesignated to accommodate multiple-family and/or mixed uses, allow a density of at 35-45 du/ac, and accommodate 79 units. Each of the four parcels exceed 0.5 acre in size and could develop independently, however, lot consolidation would be desired to achieve a larger and more cohesive project and consolidated parking. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

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 #10a: 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 site is underutilized due to a low improvement-to-land value ratio (0.65), aging structures, low low cost coverage, and proximity to downtown and the Gold Line. There are no environmental or infrastructure constraints based on City review of site records. Each parcel exceeds 0.5 acre in size and could redevelop independently; however, lot consolidation would be desired to achieve the most cohesive development. To facilitate development, Site #10 will be redesignated to allow higher density multiple-family residential, a density of 35–45 du/ac, and accommodate 86 units. While lot consolidation is not required, a larger site would be more attractive. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

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 ac (0.8, 0.5, 1.8 ac)	Developer Interest:	Unknown
Ownership:	3 owners	Anticipated Use:	Apartments
Current Uses:	Office, Lt Industrial	Proposed Density:	35-45 du/acre



Figure A-10a Bonita/Eucla Corner

### Site #10b: San Dimas Station North

Site #10b, San Dimas Station north, is an 12.4-acre site adjacent to the SR-57. The site is a key entrance from the SR-57 to downtown and the transit station. The site includes 9 parcels (7 owners), although one owns 75 percent of the entire site (shown in red tint in the graphic below). Several property owners have expressed interest in redeveloping the site. While this site has retail anchors, this site is underutilized due to the high land value, 15 percent vacancy rate, multiple code violations, and demand for mixed use. As a fully developed site, there are no environmental or infrastructure constraints to development. Lot consolidation would be encouraged to facilitate a more cohesive and larger scale development. To further facilitate development, this site will be redesignated for mixed uses, allow a density of 35-45 dus/ac, and accommodate 260 units.

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-10b San Dimas Station North

## Site #11: San Dimas Station South

Site #11, San Dimas Station south, is an 11.3-acre site adjacent to the SR-57. The site is the primary entrance from the SR-57 to downtown and transit station. The 2.3-acre southern segment has a Motel 6 and restaurant pad. The 7.2-acre middle section has strip commercial with two restaurant pads (6.7 acres owned by one property owner shown in red tint below). The 2-acre northern segment has two pads, one is vacated. This commercial center site is highly underutilized, has a 25–30 commercial vacancy rate, and has multiple code enforcement violations. There are no environmental or infrastructure constraints on this site. The City desires to see the property owners use the City’s proposed lot consolidation incentives to facilitate the most cohesive project. This site will be redesignated for mixed uses, redesignated to allow a density of 45-55 dus/ac, and accommodate 277 units.

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:	45-55 du/acre



Figure A-11 San Dimas Station South

**Site #12: Red Roof Inn**

Site #12, the Red Roof Inn and adjacent sites total 9.0 acres, located at the primary entrance from the freeway to downtown San Dimas. There are five property owners; four are larger than 1 acre and could readily accommodate multi-family residential uses. This site is underutilized due to the modest lot coverage ratio, deferred maintenance, remote location, and low visitation and sales volumes. As a developed site, there are no environmental or infrastructure constraint. Several property owners have indicated interest in recycling the site and the City will redesignate this site to ensure the highest density to encourage lot consolidation. This site will be redesignated for multiple-family uses and allow a density of 45-55 dus/ac to accommodate 324 units.



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 -024	Assessed Imp/Land Ratio:	1.25
Parcel Acreage:	9.0 acres	Developer Interest:	Some
Ownership:	5 owners	Anticipated Use:	MF Residential
Current Uses:	Commercial	Proposed Density:	45-55 du/acre



**Figure A-12 Red Roof Inn**

### Site #13: USDA Forestry Site

The USDA site is located at 444 East Bonita Avenue in San Dimas. The site is owned by the USDA Forest Service. The site contains a solar farm, unused basin owned by Southern California Water Company, and USDA regional offices. Lot consolidation is not needed given the site size and independent access to the site. The vacant portion is 12.5 acres. In 2022, USDA notified City staff of their interest to sell the site to a residential developer. This site is appropriate for housing given its adjacency to housing and its ability to anchor the eastern portion of the DTSP area. No environmental constraints exist based on City site records. However, the site would require extension of infrastructure from Bonita Avenue to serve the project. To facilitate development, Site #13 would be redesignated to allow multiple-family uses at a density of 45–55 du/ac, and accommodate 450 units. **This site matches site criteria cited during the City’s interviews with residential developers and, upon sale, is expected to develop during the planning period.**

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:	12.5 acres	Developer Interest:	High
Ownership:	1 owner	Anticipated Use:	Apartments
Current Uses:	Vacant	Proposed Density:	45-55 du/acre



Figure A-13 USDA Forestry Site

### Site #14: San Dimas Trails

The Trails is an 288-unit apartment complex 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. The site is bounded by a parcel owned by the property owner of SP-23a. The Trails property owner has informed City staff about their intent to contact the owner of the easement about acquiring the parcel and consolidating it since the fragment is too narrow to develop alone. The Trails owner has expressed written interest in converting the site’s southern portion (shown in yellow) to housing and is waiting for the City to redesignate the land per the housing element. An estimated 80 units will be accommodated by consolidating existing at-grade parking and stacking units over structured parking. No environmental or infrastructure constraints exist based on City site records. A formal development application is anticipated after redesignation of the site.

Site Specifics		Property Specifics	
General Plan:	Commercial	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:	Apartments
Current Uses:	Apartment project	Proposed Density:	16-25 du/acre



Figure A-14 San Dimas Trails

<b>Table HE-A.1 Vacant Infill Parcels Allowing Single-Family Homes</b>						
<b>APN</b>	<b>Address</b>	<b>GP</b>	<b>Zoning</b>	<b>Density</b>	<b>Acres</b>	<b>Units</b>
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-	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
<b>Total</b>					<b>75.8</b>	<b>61</b>

Appendix B-1

**CITY OF SAN DIMAS  
INVENTORY OF RHNA SITES, 2021-2029**

Site	Site Name	General Plan LU Design	Current Zone	Lot Size	Percent Use	Range of Density	Realistic density	MX-Mult.	Low	Mod	Above	Total Units
1	SP-23a	IND	SP-23	3.20	80%	12-16	12	100%	-	6	25	31
2	SP-23b	IND	SP-23	2.30	80%	12-16	12	100%	-	4	18	22
3	SP-23c	IND	SP-23	2.88	80%	25-35	25	50%	6	23	-	29
4	San Dimas Town C	COM	CG-2	5.20	80%	35-45	35	75%	22	44	44	110
5	Walnut/Arrow	COM/PSQ	M-1/ P/SP	11.54	80%	35-45	35	75%	48	97	97	242
6	Bonita/Cataract	COM	CG-2	4.40	80%	25-35	25	75%	-	-	97	97
7	Bowling Alley	COM	CG-2	5.50	80%	35-45	35	75%	23	46	46	115
8	Warehouse Site	IND	M-1	5.81	80%	25-35	25	100%	23	93	-	116
9	Bonita North	COM	CG-2	2.82	80%	35-45	35	100%	16	63	-	79
10A	Bonita/Eucla	COM	CG-1	3.10	80%	35-45	35	100%	17	69	-	86
10b	San Dimas Stator	COM	CG-1	12.37	80%	35-45	35	75%	52	104	104	260
11	San Dimas Stator	COM	CG-1	11.26	80%	45-55	45	75%	61	108	108	277
12	Red Roof Inn Site	COM	CG-1	9.00	80%	45-55	45	100%	65	259	-	324
13	USDA Forestry Sit	P/SP	P/SP	12.50	80%	45-55	45	100%	135	315	-	450
14	The Trails	RES	MF-16	2.50	80%	16-25	16	100%	10	41	-	51

	Low	Mod	Above	Total
RHNA	604	206	438	1,248
ADUs	136	4	60	200
Vacant Infill + Projects			157	
Sites	479	1,273	538	2,290
Total Cr	<u>615</u>	<u>1,277</u>	<u>755</u>	<u>2,646</u>
Deficit	(11)	(1,071)	(317)	(1,398)

**APPENDIX B. HOUSING SITES DETAIL**

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



October 14, 2022

Chris Constantin, City Manager  
City of San Dimas  
240 East Bonita Avenue  
San Dimas, CA 91773

Dear Chris Constantin:

**RE: City of San Dimas' 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of San Dimas' (City) housing element adopted on September 27, 2022, and received for review on September 29, 2022 with technical modifications received on October 4 and 9, 2022 as authorized by Resolution Number 2022-50. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD expedited the review to assist in meeting statutory deadlines.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical modifications, addresses the statutory requirements described in HCD's November 29, 2021 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program 5 (Housing Sites Inventory)
- Program 6 (Accessory Dwelling Units (ADU))
- Program 7 (Downtown Specific Plan)
- Program 8 (Design Guidelines)
- Program 10 (MF Development Standards)
- Program 11 (Lot Consolidation)
- Program 20 (Extremely and Very Low-Income Households)
- Program 23 (Housing for People with Disabilities)
- Program 24 (Zoning for a Variety of Housing Types)
- Program 26 (Greater Downtown Place-based Program)
- Program 27 (Affordable Housing in High Opportunity Areas)

Chris Constantin, City Manager  
Page 2

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work the housing element update team provided in the preparation of the City's housing element. HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need technical assistance, please contact Alex Contreras at [Alex.Contreras@hcd.ca.gov](mailto:Alex.Contreras@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager







CITY OF  
**SAN DIMAS**