

City of San Dimas

2021-2029 HOUSING ELEMENT



**Housing Element Subcommittee Meeting
June 1, 2021**

Agenda



- **Housing Goals & Policies**
- **Housing Programs**
- **Questions/Discussion**



Housing Element



- **Housing Element Chapters**
 - ❖ Housing Needs Assessment
 - ❖ Evaluation of Housing Constraints
 - ❖ Housing Sites Inventory
 - ❖ **Housing Goals, Policies and Programs**
- **The “Housing Plan” shows how the City will address its existing and future housing needs in a manner that achieves local priorities and statewide mandates.**

Changing Landscape



Much has changed in housing element law since the last housing element was prepared in 2013-2014.

- **State mandates.** Significantly more legislation has been passed in the last 3 years than the last 24 years
- **Accountability.** State law has placed significantly greater measures of accountability for noncompliant elements.
- **Fair Housing.** Probably the most significant change is the inclusion of fair housing mandate.
- **RHNA Goals.** For most cities, the RHNA goals have tripled in number of units since the last housing element

State Law Priorities



State law requires a housing element to:

- **Identify adequate sites to address the entire RHNA**
- **Assist in the development of adequate housing to meet the needs of lower and moderate-income households.**
- **Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing**
- **Conserve & improve the condition of existing affordable-housing.**
- **Preserve assisted multiple family housing developments**
- **Promote and affirmatively further fair housing**

San Dimas Priorities



San Dimas' housing plan also addresses local criteria:

- Consistency with San Dimas General Plan
- Housing sites where market demand is/will be present (e.g., downtown, near future rail, neighborhood infill.
- Addresses full range of unmet housing needs
- Ensure well designed housing, reflecting the character, context, scale, and desired form of districts & neighborhoods
- Preserves and respects important features of the environment (e.g., hillsides, open space, historic fabric, etc.)

Structure of Housing Plan



1. Accomplishments and Evaluation of 2014 Housing Element

2. Housing Element Plan...three levels

Goals ...

An ideal future related to public health, safety, or welfare.

Policies ...

Specific statement that guides decision-making

Implementation Programs ...

Action, procedure, program, or technique that carries out general plan policy

Housing/Neighborhood Quality



- Goal #1: Neighborhoods of well-maintained homes, ample public services and facilities, open spaces and recreation, and well-maintained infrastructure that provide quality places to live.
- Programs
 - Housing and Code Enforcement (no change)
 - Home Rehabilitation Grants (no change)
 - Historic Preservation (no change)
 - Neighborhood Beautification (no change)

Balanced Housing Supply



- **Goal #2: Opportunities for well-designed and appropriate housing that is diverse in type, location, affordability, and tenure that meets the full spectrum of current and future housing needs.**
- **Programs**
 - **Housing Sites Inventory (expanded)**
 - **Accessory Dwellings (expanded)**
 - **Downtown Specific Plan (continued)**
 - **Residential Design Guidelines (new)**

Address Housing Constraints



- **Goal #3: Address and, where appropriate and legally possible, remove or minimize governmental and nongovernmental constraints to the maintenance, improvement, and development of housing**
- **Programs**
 - **Density Bonus Law (expanded)**
 - **MF-30 Zone Standards (revise)**
 - **Lot Consolidation Ordinance (new)**
 - **Minor Modification Process (new)**
 - **Streamlined Permitting (new)**
 - **General Plan updates (new)**

Provision of Affordable Housing



- **Goal #4: Assist in the development, provision, and retention of long-term affordable housing for lower and moderate income households, including individuals and families with special needs**
- **Programs**
 - **Housing Choice Vouchers (no change)**
 - **Mobilehome Preservation (no change)**
 - **Preservation of Assisted Housing (no change)**
 - **Affordable Housing Overlay (no change)**
 - **Inclusionary Housing (new)**
 - **Collaborative Partnerships (new)**

Fair Housing Opportunity



- Goal #5: Ensure housing opportunities are available to all... regardless of race, color, ancestry, national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, military status, or other arbitrary factor
- Programs
 - Senior Housing (no change)
 - Homelessness Plan (expanded)
 - Housing for People with Disabilities (no change)
 - Fair Housing Services (no change)
 - Additional programs forthcoming

Next Steps



- Complete and Post Draft Housing Element
- Present in a joint study session before the City Council and Planning Commission for comment
- Mandated review of housing element by the Department of Housing and Community Development (HCD)
- Review of comments and revisions as needed to achieve compliance with state law and HCD interpretations
- Noticed Adoption hearings before the Planning Commission and City Council

Discussion



1. Housing Goals and Policies
2. Implementation Tools
3. Other Considerations?



