



November 3, 2021

Megan Kirkeby, Deputy Director  
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Department of Housing and Community Development  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

**Subject: City of Diamond Bar Adopted 6<sup>th</sup> Cycle Housing Element Submittal**

Dear Ms. Kirkeby:

Enclosed for your review is the City of Diamond Bar's adopted Housing Element for the 6<sup>th</sup> planning cycle. The element was adopted by the City Council at a public hearing on November 2, 2021.

If you have any questions please contact Senior Planner Grace Lee at [GLee@DiamondBarCA.Gov](mailto:GLee@DiamondBarCA.Gov) or 909-839-7032, or our consultant John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net) or 714-803-2860.

Sincerely,

Greg Gubman, AICP  
Community Development Director

Enclosure: Adopted Diamond Bar 2021-2029 Housing Element

**Nancy A. Lyons**  
Mayor

**Ruth M. Low**  
Mayor Pro Tem

**Andrew Chou**  
Council Member

**Stan Liu**  
Council Member

**Steve Tye**  
Council Member



# HOUSING ELEMENT

# 9.0

2021-2029

Adopted November 2, 2021

Resolution No. 2021-51





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## 9.1 INTRODUCTION

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### COMMUNITY CONTEXT

Diamond Bar is a scenic community located in the San Gabriel Valley on the eastern edge of Los Angeles County, within minutes of Orange, Riverside, and San Bernardino counties. With its origin as a center for ranching perched among a landscape of rolling hills in the East San Gabriel Valley, suburban-style growth later established Diamond Bar as a residential community known for its friendly country-living atmosphere, abundant open spaces, exceptional public facilities, well-maintained parks and hiking trails, and excellent schools.

With convenient access to State Route 57 (SR-57) and SR-60, Diamond Bar is within 30 miles driving distance of the cities of Los Angeles, Riverside, and Irvine, making it a desirable part of the region to live and work. Diamond Bar is bounded by the cities of Industry and Pomona to the north and Chino Hills to the east, and unincorporated Los Angeles County to the south and west.

The western edge of the city lies at the intersection of SR-57 and SR-60, with SR-57 connecting the city to Interstate 10 (I-10) 1½ miles to the north and SR-60 connecting to SR-71 roughly 2 miles to the east. The Industry Metrolink Station lies on Diamond Bar's northern border with the City of Industry, providing east-west transit connections to Los Angeles and Riverside. The regional setting is depicted in Figure 9-1.

Most of the easily buildable land in the City has already been developed, and much of the remaining land has a variety of geotechnical and topographic conditions that may constrain future development. As a result, a significant portion of future residential growth in Diamond Bar is expected to occur through redevelopment of commercial or light industrial properties, particularly those designated for mixed-use development in the comprehensive 2040 General Plan update.

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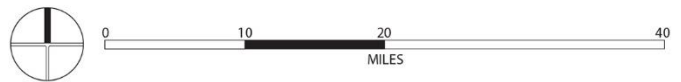
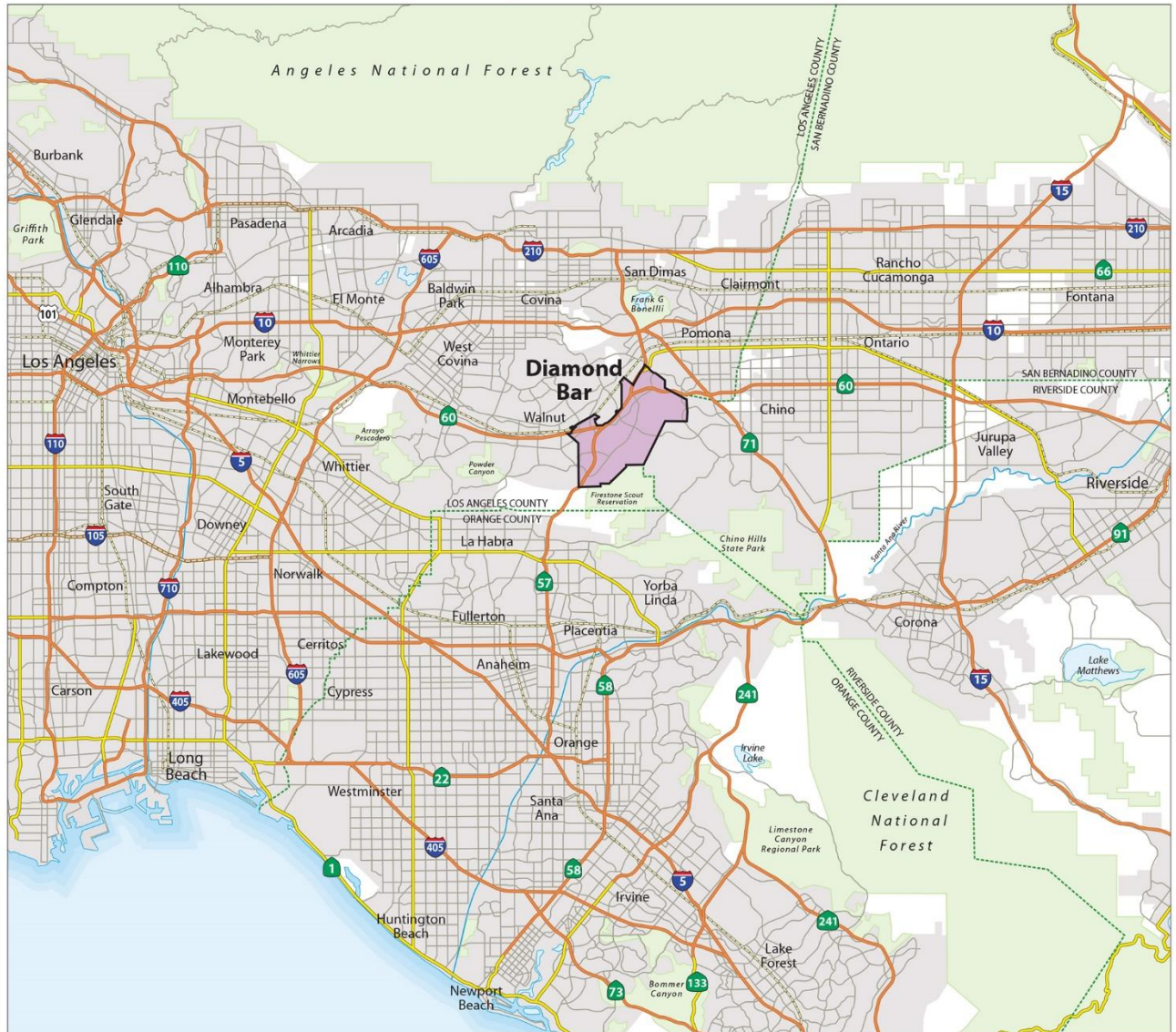
### ROLE OF HOUSING ELEMENT

Diamond Bar is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing necessary to accommodate growth and the

changing population. This Housing Element provides policies and programs to address these issues.

Diamond Bar's Housing Element is an 8-year plan for the period 2021-2029, unlike other General Plan elements which typically cover a 10- to 20-year planning horizon.

**Figure 9-1 Regional Location, Diamond Bar**



- City of Diamond Bar
- Parks/Open Space
- Freeways
- Highways
- Rail and Light Rail

The Diamond Bar Housing Element consists of the following major components:

- This Introduction to the Housing Element
- An analysis of the City's demographic and housing characteristics and trends (Section 9.2)
- An evaluation of resources and opportunities available to address housing issues (Section 9.3)
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section 9.4)
- The Housing Action Plan for the 2021-2029 planning period (Section 9.5)
- A review of the City's accomplishments during the previous planning period (Appendix A)
- A detailed inventory of the suitable sites for housing development (Appendix B); and
- A description of opportunities for stakeholders to participate in the preparation of the Housing Element (Appendix C)

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## PUBLIC PARTICIPATION

Residents, businesses and interest groups were provided the opportunity to participate in the Housing Element update process and were an important component of the overall

program. Details regarding opportunities for public involvement during the preparation and adoption of this Housing Element are provided in Appendix C.

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## RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

In addition to the Housing Element, the City of Diamond Bar General Plan consists of the following Chapters:

- Land Use & Economic Development
- Community Character & Placemaking
- Circulation
- Resource Conservation
- Public Facilities & Services
- Public Safety
- Community Health & Sustainability

This Housing Element builds upon and is consistent with the other General Plan

chapters. For example, residential land use designations established in the Land Use Element and potential constraints described in the Resource Conservation and Public Facilities and Services elements are reflected in the Housing Element sites inventory (Appendix B). As the General Plan is amended from time to time, the Housing Element will be reviewed for consistency, and amended as necessary to maintain an internally consistent General Plan.

## 9.2 HOUSING NEEDS ASSESSMENT

This section examines Diamond Bar's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

The data presented in this section has been compiled by the Southern California Association of Governments (SCAG) based upon recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD) and other relevant sources and has been pre-approved by the California Department of Housing and Community Development (HCD).

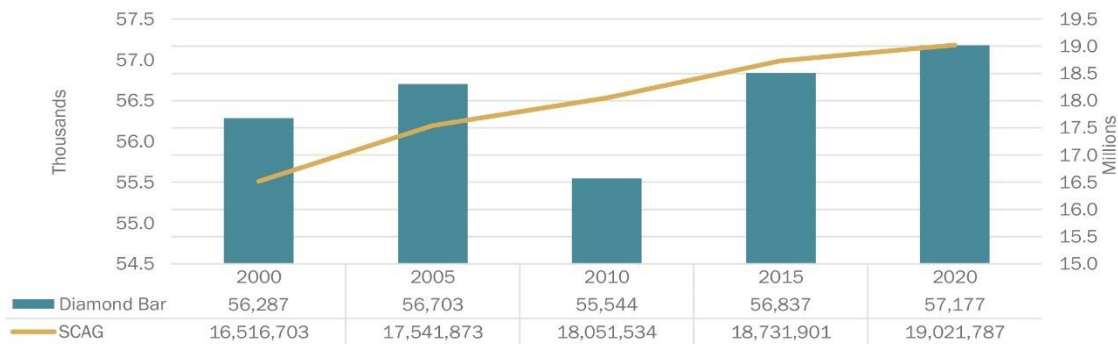
### POPULATION CHARACTERISTICS

#### Population Growth Trends

Diamond Bar was incorporated in 1989 with much of its territory already developed. From 2000 to 2020 the City's population increased from 56,287

to an estimated population of 57,177 (see Table 9-1), an annual growth rate of 0.1% compared to 0.7% for the SCAG region as a whole.

**Table 9-1: Population Trends, 2000-2020, Diamond Bar vs. SCAG Region**



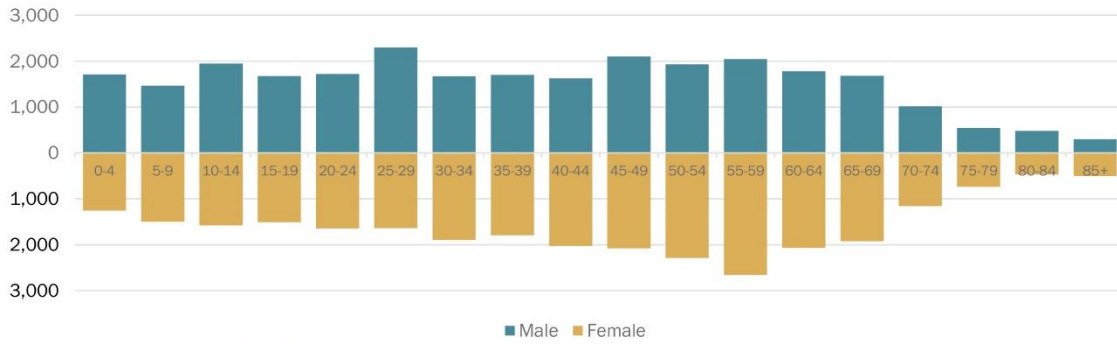
CA DOF E-5 Population and Housing Unit Estimates

#### Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 9-2 provides a comparison of the City's population by age group. The population of Diamond

Bar is 49.1% male and 50.9% female. The share of the population of Diamond Bar below 18 years of age is 20.3%, which is lower than the regional share of 23.4%. Diamond Bar's seniors (65 and above) make up 15.6% of the population, which is higher than the regional share of 13%.

**Table 9-2: Population by Age and Sex, Diamond Bar**



American Community Survey 2014-2018 5-year estimates

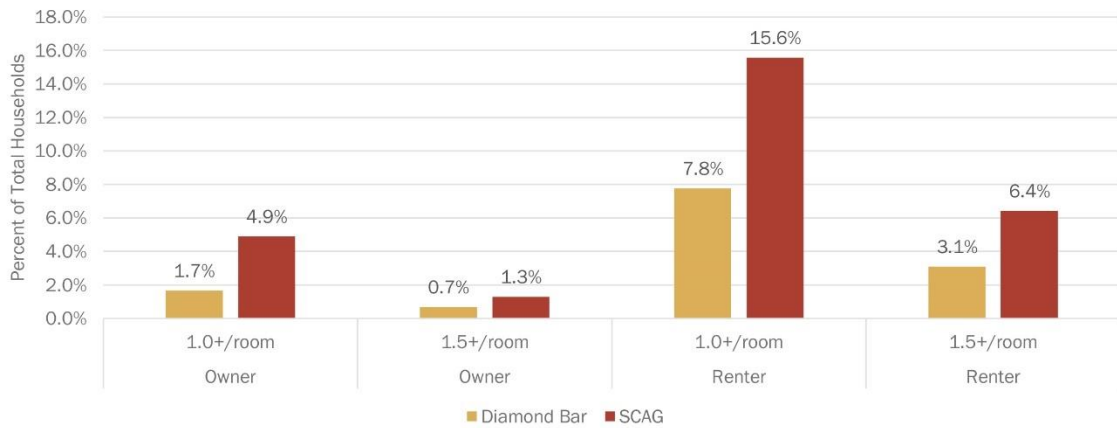
**HOUSEHOLD CHARACTERISTICS**

**Overcrowding**

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms

and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. Table 9-3 summarizes the incidence of overcrowding for Diamond Bar as compared to the SCAG region as a whole.

**Table 9-3: Overcrowding by Tenure, Diamond Bar and SCAG Region**



American Community Survey 2014-2018 5-year estimates.

According to recent Census data overcrowding was more prevalent among renters than for owner-occupied units. Approximately 10.9% of the City's renter-occupied households were overcrowded compared to 2.4% of owner-occupied households. The incidence of over-

crowding in Diamond Bar was substantially lower than is typical for the SCAG region as a whole. Many of the policies and programs described in Section 9.5 - Housing Action Plan will help to address the problem of overcrowding, particularly Program H-3 (Section 8 Rental Assistance), Program

H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program

H-12 (Affordable Housing Incentives/ Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

## Household Income

Household income is a primary factor affecting housing needs in a community, particularly for extremely-low-income households, defined as 30% of median income or less. According to recent Census data, approximately

7.9% of households in Diamond Bar were within the extremely-low-income (ELI) category, and renters were much more likely than owners to fall within the ELI category (Table 9-4).

**Table 9-4: Extremely-Low-Income Households, Diamond Bar**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	4,260	275	6.5%
Black, non-Hispanic	860	85	9.9%
Asian and other, non-Hispanic	9,788	845	8.6%
Hispanic	2,774	199	7.2%
<b>TOTAL</b>	<b>17,682</b>	<b>1,404</b>	<b>7.9%</b>
Renter-occupied	4,175	675	16.2%
Owner-occupied	13,515	730	5.4%
<b>TOTAL</b>	<b>17,690</b>	<b>1,405</b>	<b>7.9%</b>

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

## Housing Affordability and Overpayment

### Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development

(HCD), housing is considered "affordable" if monthly housing cost is no more than 30% of a household's gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table 9-5 shows affordable rent levels and estimated affordable purchase prices for housing in Diamond Bar (and Los Angeles County) by income category. Based on State-adopted standards for a 4-person family, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable

rent for very-low-income households is \$1,407. The maximum affordable rent for low-income households is \$2,252, while the maximum for moderate-income households is \$2,319. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner

association fees, property insurance rates, etc. With this caveat, the maximum affordable home purchase price for moderate-income households has been estimated based on typical conditions. Affordable prices have not been estimated for the lower-income categories because most for-sale affordable housing is provided at the moderate-income level.

**Table 9-5: Income Categories and Affordable Housing Costs, Los Angeles County**

2020 County Median Income = \$77,300	Income Limits*	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$33,800	\$845	*
Very Low (31-50%)	\$56,300	\$1,407	*
Low (51-80%)	\$90,100	\$2,252	*
Moderate (81-120%)	\$92,750	\$2,319	\$375,000
Above moderate (120%+)	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

-Based on a family of 4 and 2020 State income limits

-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance

-10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

\* Because of State adjustments in high housing cost areas, some of these income limits are higher than the percentages of median income

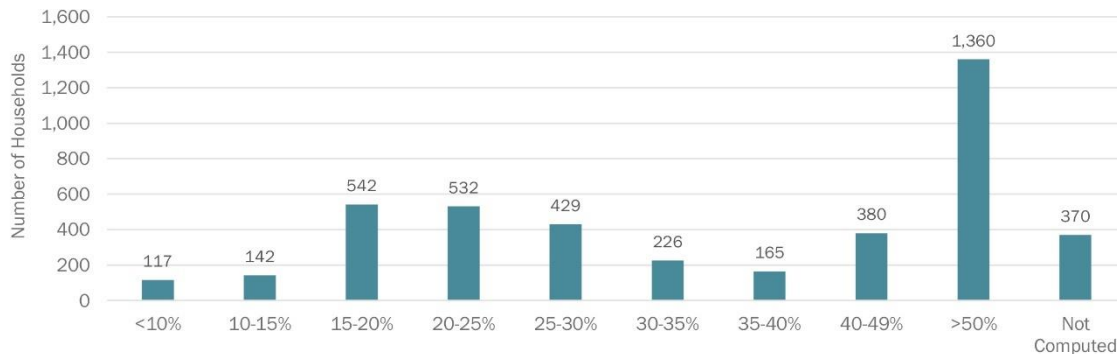
Source: Cal. HCD; JHD Planning LLC

**Rental Housing**

Across Diamond Bar's 4,263 renter households, 2,131 (50%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region.<sup>1</sup> Additionally, 1,360 renter

households in Diamond Bar (31.9%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region (Table 9-6).

**Table 9-6: Percentage of Income Spent on Rent, Diamond Bar**



Recent Census data also allows for the analysis of Diamond Bar's 3,893 renter households (for which income data are

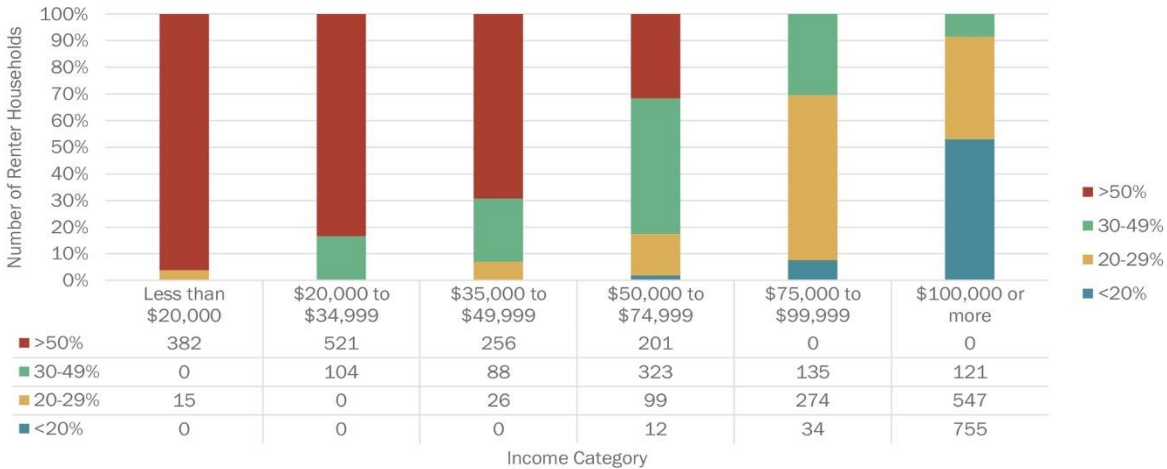
available) by spending on rent by income bracket. As one might expect, the general trend is that low-income

<sup>1</sup> The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties.

households spend a higher share of income on housing (often more than 50%) while high-income households are

more likely to spend under 20% of income on housing (Table 9-7).

**Table 9-7: Percentage of Income Spent on Rent by Income Category, Diamond Bar**



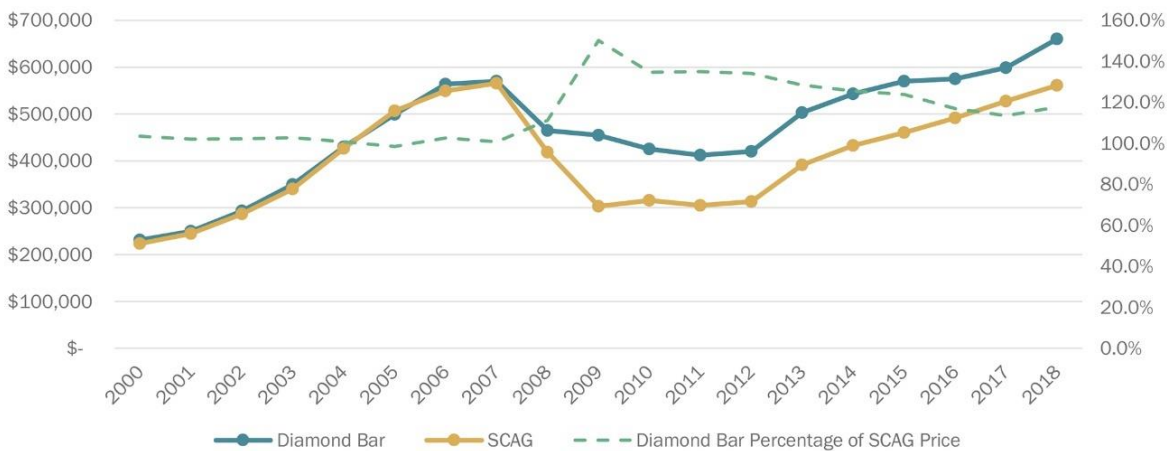
American Community Survey 2014-2018 5-year estimates.

### For-Sale Housing

Median sales price trends for existing homes during 2000-2018 are shown in Table 9-8. Between 2000 and 2018, median home sales prices in Diamond Bar increased 186% while prices in the

SCAG region increased 151%. 2018 median home sales prices in Diamond Bar were \$660,000. Prices in Diamond Bar have ranged from a low of 98.5% of the SCAG region median in 2005 and a high of 150.2% in 2009.

**Table 9-8: Median Home Sales Price for Existing Homes, Diamond Bar and SCAG Region**



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Table 9-9 compares typical monthly mortgage costs in Diamond Bar to the SCAG region as a whole while Table 9-10 confirms that the percentage of

income spent on mortgage payments is higher for households at the lower income levels.

**Table 9-9: Monthly Mortgage Cost, Diamond Bar and SCAG Region**



American Community Survey 2014-2018 5-year estimates.

**Table 9-10: Monthly Mortgage Cost by Income Category, Diamond Bar**



According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table 9-11 displays recent estimates for overpayment by tenure and income category for Diamond Bar residents and shows that overpayment is much more frequent for households at the extremely-low and very-low income levels than those households in higher income categories. Many of the policies and programs described in

Section 9.5 - Housing Action Plan will help to address the problem of overpayment, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-12 (Affordable Housing Incentives/Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

**Table 9-11: Overpayment by Income Category, Diamond Bar**

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	530	530	725
Household Income >30% to less-than or= 50% HAMFI	660	540	745
Household Income >50% to less-than or= 80% HAMFI	525	270	640
Household Income >80% to less-than or= 100% HAMFI	210	10	300
Household Income >100% HAMFI	170		1,855
<b>Total</b>	<b>2,095</b>	<b>1,350</b>	<b>4,265</b>
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	675	620	760
Household Income >30% to less-than or= 50% HAMFI	975	650	1,420
Household Income >50% to less-than or= 80% HAMFI	920	335	1,740
Household Income >80% to less-than or= 100% HAMFI	490	155	985
Household Income >100% HAMFI	1,200	110	8,480
<b>Total</b>	<b>4,260</b>	<b>1,870</b>	<b>13,380</b>

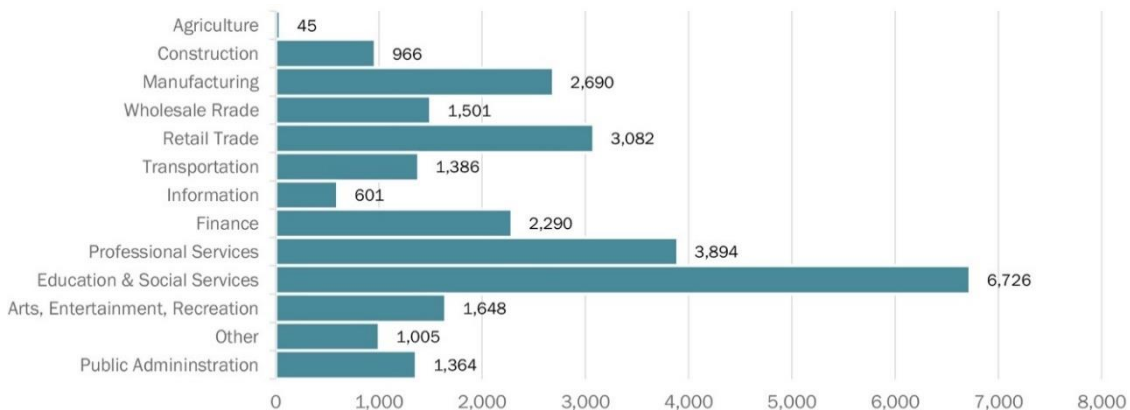
**EMPLOYMENT**

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to recent Census data, Diamond Bar had 27,198 workers living

within its borders who work across 13 major industrial sectors (Table 9-12). The most prevalent industry is Education & Social Services with 6,726 employees (24.7% of total) and the second most prevalent industry is Professional Services with 3,894 employees (14.3% of total).

**Table 9-12: Employment by Industry, Diamond Bar**

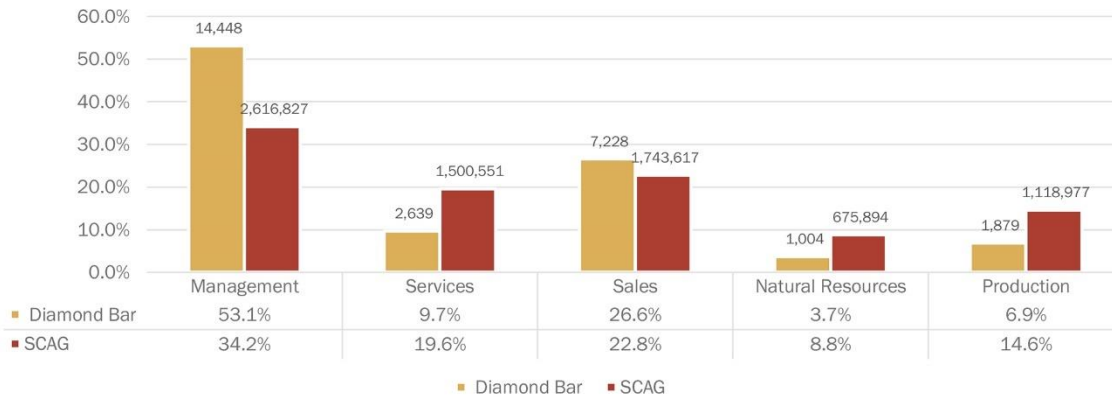


American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of Diamond Bar work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Diamond Bar is Management, in

which 14,448 (53.1% of total) employees work. The second-most prevalent type of work is in Sales, which employs 7,228 (26.6% of total) in Diamond Bar (Table 9-13).

**Table 9-13: Employment by Occupation – Diamond Bar vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

### HOUSING STOCK CHARACTERISTICS

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, tenure, vacancy,

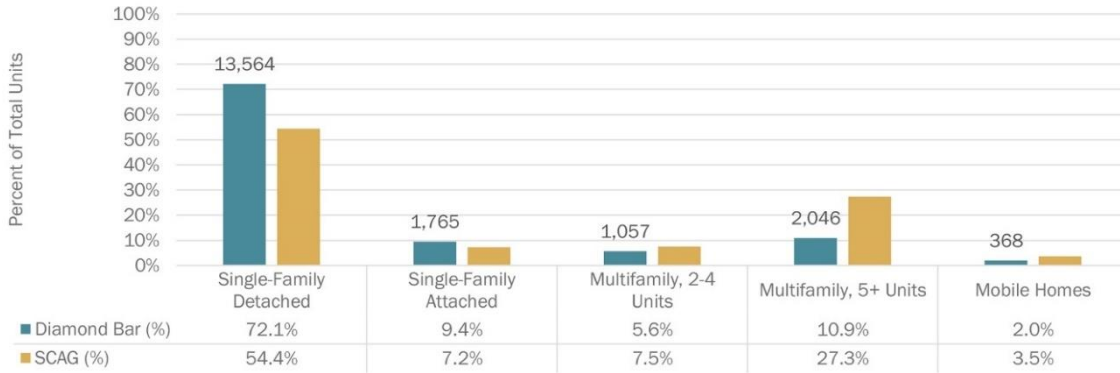
housing age and condition. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

#### Housing Type and Tenure

Diamond Bar's housing stock contained a total of approximately 17,645 total units in 2020, of which about 72% were single-family detached homes (Table 9-

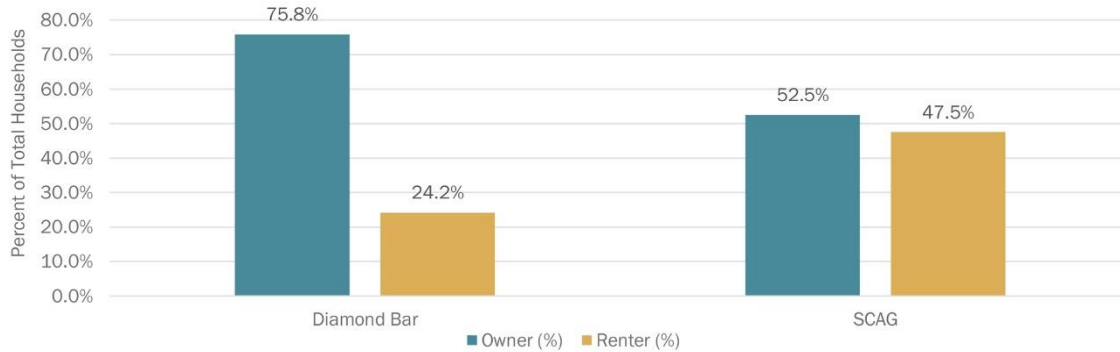
14). As seen in Table 9-15, over three-quarters of homes in Diamond Bar were owner-occupied as compared to only about 52% in the SCAG region).

**Table 9-14: Housing by Type, Diamond Bar and SCAG Region**



CA DOF E-5 Population and Housing Unit Estimates

**Table 9-15: Housing by Tenure, Diamond Bar and SCAG Region**

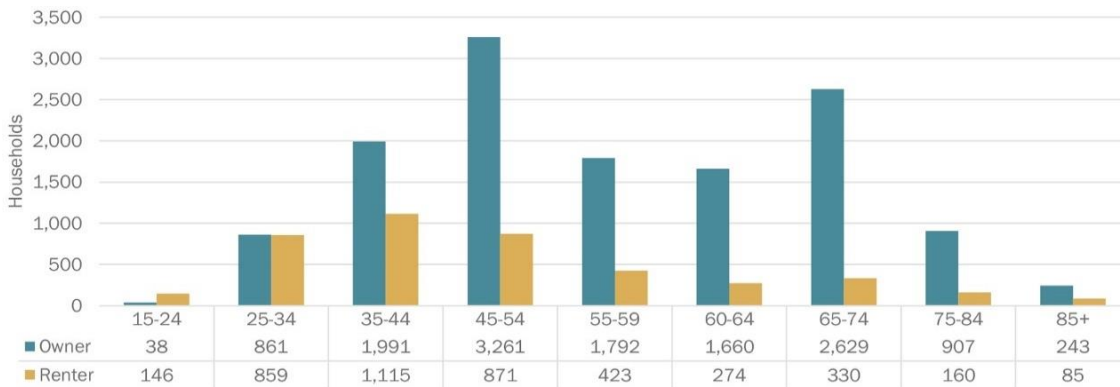


American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Diamond Bar, the age group where renters outnumber owners

the most is 15-24. The age group where owners outnumber renters the most is 65-74 (Table 9-16).

**Table 9-16: Housing Tenure by Age of Householder, Diamond Bar**

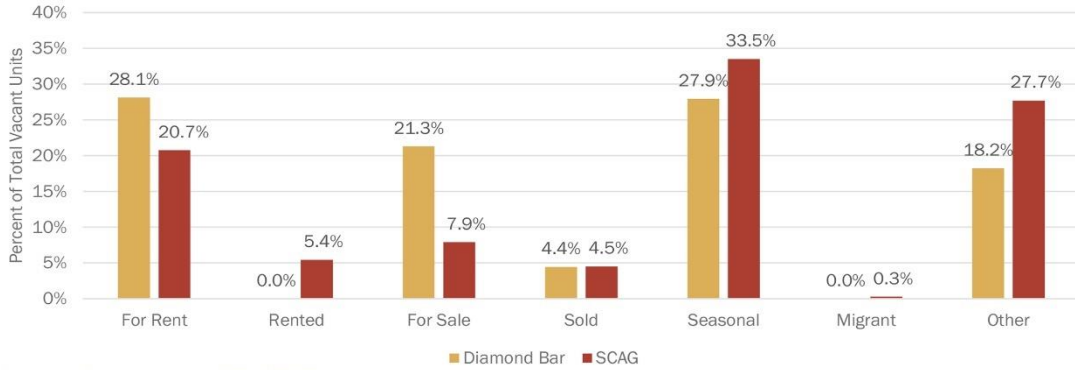


American Community Survey 2014-2018 5-year estimates.

Table 9-17 shows recent data for vacant units in Diamond Bar and the SCAG region. The largest categories of

vacant units in Diamond Bar were units for rent and units held for seasonal use.

**Table 9-17: Vacant Units by Type, Diamond Bar and SCAG Region**



American Community Survey 2014-2018 5-year estimates.

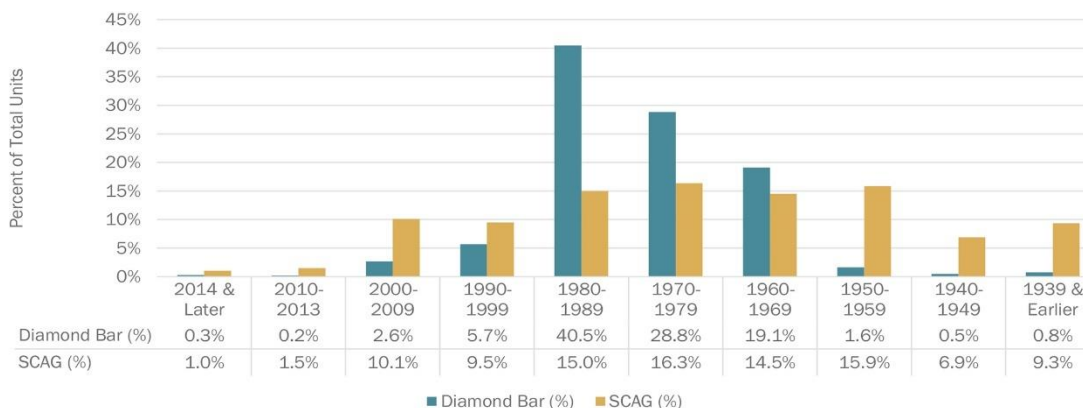
### Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in a deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels

off walls or is pulverized by windows and doors opening and closing.

Table 9-18 shows the age distribution of the housing stock in Diamond Bar compared to the SCAG region as a whole. This table shows that about half of housing units in Diamond Bar were constructed before 1980. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a substantial number of housing units.

**Table 9-18: Age of Housing Stock, Diamond Bar and SCAG Region**



American Community Survey 2014-2018 5-year estimates.

The majority of Diamond Bar's housing stock is in good to excellent condition. However, some housing units in older neighborhoods exhibit signs of deferred maintenance such as peeling paint, worn roofs, and cracked asphalt driveways. The Housing Action Plan

(Section 9.5) establishes a program directed at improving housing stock in these areas through targeted rehabilitation assistance. Fewer than 100 units are estimated to need rehabilitation citywide, and no units require replacement.

## SPECIAL NEEDS

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Diamond Bar residents may experience a higher prevalence of overpayment, over-crowding, or other housing problems.

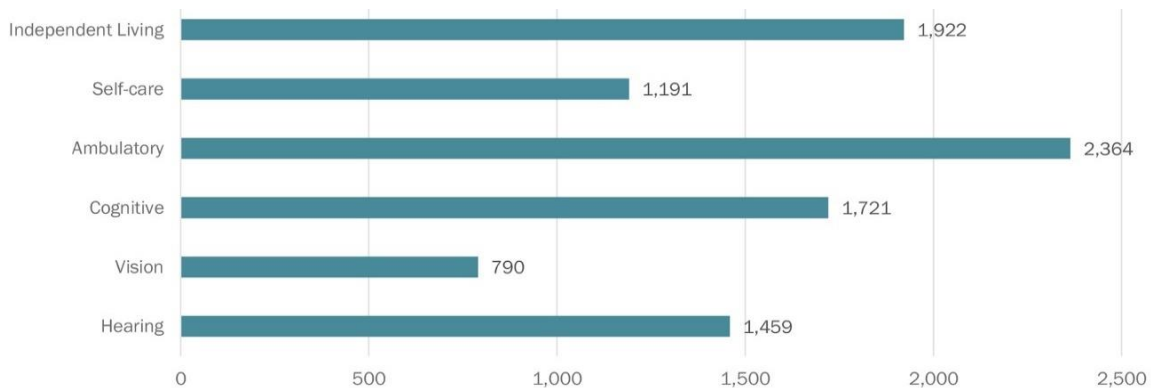
State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

### Persons with Disabilities

According to recent Census estimates, the most prevalent types of disabilities for Diamond Bar residents were ambulatory, independent living and cognitive disabilities (see Table 9-19). Housing opportunities for those with disabilities can be maximized through housing assistance programs, providing

universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units, supportive housing, residential care facilities and assisted living facilities.

**Table 9-19: Disabilities by Type, Diamond Bar**

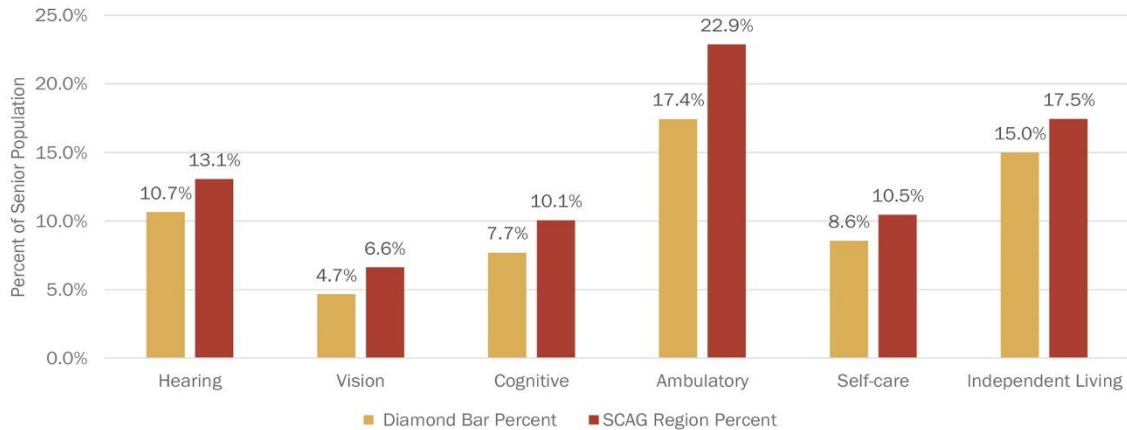


American Community Survey 2014-2018 5-year estimates.

In Diamond Bar, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 17.4% of Diamond Bar's seniors and 22.9% of seniors in the SCAG region (Table 9-20). Section 9.5 - Housing Action Plan addresses the needs of persons with disabilities

through Program H-11 (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing), Program H-14 (Affirmatively Furthering Fair Housing) and Program H-15 (Reasonable Accommodation for Persons with Disabilities).

**Table 9-20: Disabilities by Type for Seniors 65+, Diamond Bar and SCAG Region**



American Community Survey 2014-2018 5-year estimates.

### Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or

generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical

therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally

disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

**Table 9-21: Developmental Disabilities by Residence and Age, Diamond Bar**

		Diamond Bar
<b>By Residence:</b>	Home of Parent/Family/Guardian	279
	Independent/Supported Living	5
	Community Care Facility	42
	Intermediate Care Facility	51
	Foster/Family Home	5
	Other	0
	<b>By Age:</b>	0 - 17 Years
	18+ Years	161
<b>TOTAL</b>		<b>925</b>

*CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.*

The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center (SG/PRC) located in Pomona (<http://www.sgprc.org/>) provides services to approximately 925 people with developmental disabilities in Diamond Bar (Table 9-21). The SG/PRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home

placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

Section 9.5 - Housing Action Plan

addresses the needs of persons with developmental disabilities through Program H-11 (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing),

Program H-14 (Affirmatively Furthering Fair Housing) and Program H-15 (Reasonable Accommodation for Persons with Disabilities).

**Elderly**

Federal housing data define a household type as “elderly family” if it consists of two persons with either or both age 62 or over. Of Diamond Bar’s 3,985 such households, 13.8% earn less than 30% of the surrounding area income (compared to 24.2% in the SCAG region) and 34% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region) (Table 9-22). Many elderly persons are dependent on fixed incomes or have disabilities. Elderly

homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. Program H-7 (Senior and Workforce Housing Development) and Program H-10 (Accessory Dwelling Units) in Section 9.3 will be helpful in addressing the housing needs of seniors.

**Table 9-22: Elderly Households by Income and Tenure, Diamond Bar**

	Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:				
< 30% HAMFI	330	220	550	13.8%
30-50% HAMFI	640	165	805	20.2%
50-80% HAMFI	600	50	650	16.3%
80-100% HAMFI	250	0	250	6.3%
> 100% HAMFI	1,625	105	1,730	43.4%
<b>TOTAL</b>	<b>3,445</b>	<b>540</b>	<b>3,985</b>	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The elderly tend to have higher rates of disabilities than younger persons; therefore, many of the programs noted in the previous section also apply to

seniors since their housing needs include both affordability and accessibility.

**Large Households**

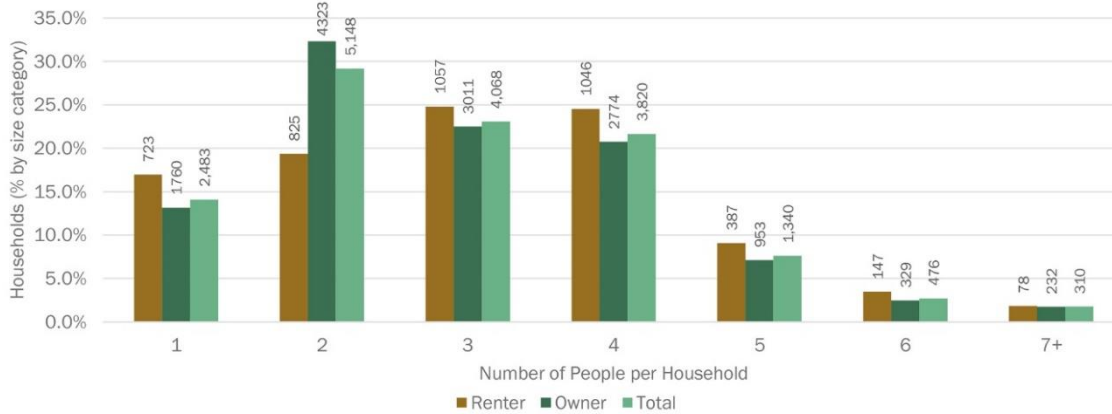
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Table 9-23 illustrates the range of household sizes in Diamond Bar for owners, renters, and overall. The

most commonly occurring household size is of two persons (29.2%) and the second-most commonly occurring household is of three persons (23.1%). Diamond Bar has a lower share of single-person households than the

SCAG region overall (14.1% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (1.8% vs. 3.1%). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units. However, large families needing units with more bedrooms, generally face higher housing costs, and as a result may benefit from several types of assistance. Many of the

policies and programs described in Section 9.5 - Housing Action Plan will help to address the needs of large families, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-12 (Affordable Housing Incentives/ Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

**Table 9-23: Household Size by Tenure, Diamond Bar**



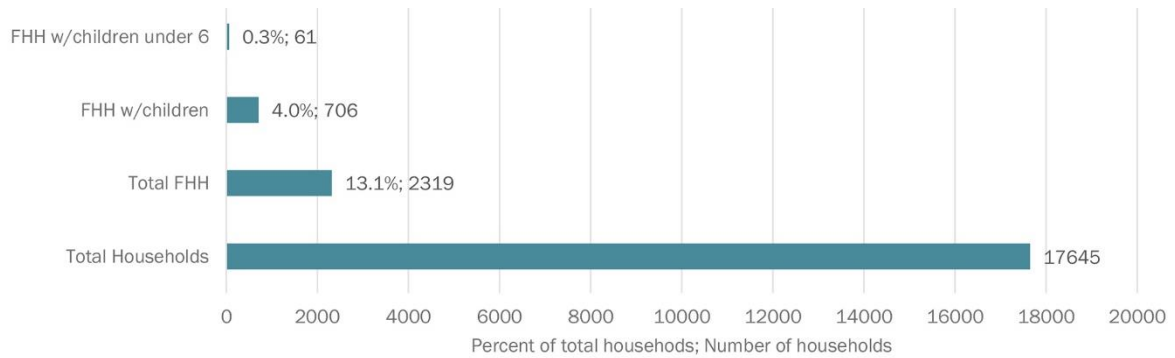
American Community Survey 2014-2018 5-year estimates.

### Female-Headed Households

Of Diamond Bar's 17,645 total households, 13.1% were female-headed (compared to 14.3% in the SCAG region), 4% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.3% are female-headed and with children under 6 (compared to 1.0% in the SCAG region) (Table 9-24). Approximately 3.9 percent of Diamond Bar's households were experiencing poverty, compared to 7.9 percent of households in the SCAG region (Table 9-25). Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with an income below

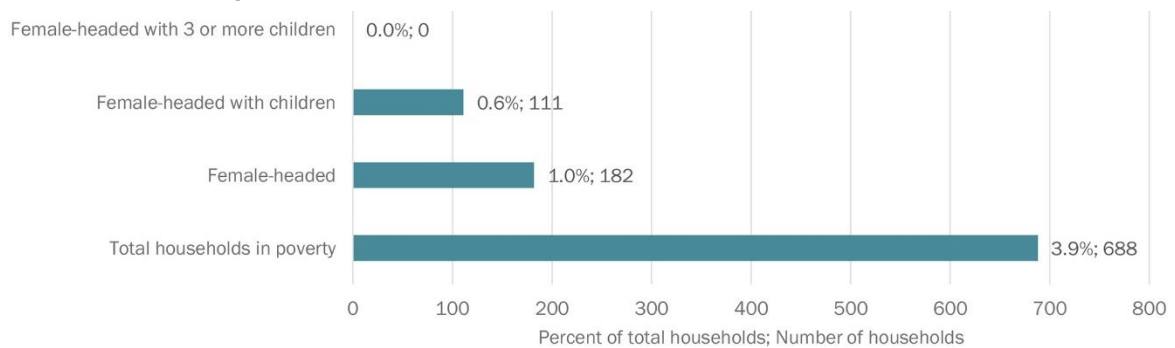
\$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. Many of the policies and programs described in Section 9.5 - Housing Action Plan will help to address the needs of female-headed households, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-12 (Affordable Housing Incentives/ Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

**Table 9-24: Household Type by Tenure, Diamond Bar**



American Community Survey 2014-2018 5-year estimates.

**Table 9-25: Poverty Status for Female-Headed Households, Diamond Bar**



American Community Survey 2014-2018 5-year estimates.

### Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Diamond Bar was at one time one of the largest working cattle ranches in the western United States. However, urban development and shifts in the local economy have significantly curtailed agricultural production within Los Angeles County. Today, Diamond Bar is a mostly developed city, with a strong local economy that is no longer tied to an agricultural base. According to recent Census estimates, about 45 Diamond Bar residents were employed in agricultural, forestry, fishing and hunting, and only 12 of those were

employed full-time in these industries (Table 9-26).

The nearest agricultural area to Diamond Bar is in San Bernardino County to the east. Since there are no major agricultural operations within Diamond Bar and housing costs are significantly lower in the Inland Empire, there is little need for farm worker housing in the City. Many of the policies and programs described in Section 9.5 - Housing Action Plan that address other housing needs, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-

12 (Affordable Housing Incentives/ Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing)

will also be beneficial to farmworkers who may reside in Diamond Bar.

**Table 9-26: Employment in the Agricultural Industry, Diamond Bar**

Diamond Bar	Percent of total Diamond Bar workers:	SCAG Total	
45	0.17%	73,778	Total in agriculture, forestry, fishing, and hunting
12	0.06%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

*American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.*

## Homeless Persons

Homelessness is a continuing problem throughout California and urban areas nationwide. A homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020 indicated that on any given day there are an estimated 63,706 homeless persons Los Angeles County. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, veterans, or persons with serious mental illness. Diamond Bar is located within the San Gabriel Valley Service Planning Area (SPA), which had a 2020 homeless estimate of 4,555 people, of which four unsheltered persons were reported in Diamond Bar.<sup>2</sup>

The City has adopted a Homelessness Response Plan that seeks to both address the needs of those who are currently unsheltered and to implement strategies that can prevent an increase in incidents of homelessness within the City. In addition, the City is a member of the San Gabriel Valley Regional Housing Trust, a joint powers authority created to finance the planning and construction of homeless housing, and extremely-low-, very-low- and low-income housing projects. Program H-11 in Section 9.3 (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing) describes specific City actions to address the needs of the homeless.

## ASSISTED HOUSING AT RISK OF CONVERSION

Assisted housing at risk of conversion are those housing projects that are at risk of losing their low-income affordability restrictions within the 10-year period from 2021 to 2031.

According to the California Housing Partnership and City records there are

no assisted housing units in the City of Diamond Bar at risk of conversion. There is one assisted affordable project for seniors, the 149-unit Seasons Apartments (formerly "Heritage Park"). Constructed in 1988, this project predates City incorporation and was

<sup>2</sup> <https://www.lahsa.org/data?id=42-2020-homeless-count-by-service-planning-area>

originally financed under the Los Angeles County Multi-family Mortgage Revenue Bond program. The project was refinanced in 1999 under the California Community Development Authority's Multifamily Housing Refunding Bond. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set for

the duration of the bond which expires 12/01/2034, and all units will be affordable: 30 units (20%) will be very-low-income at 50% AMI, 82 units (55%) will be low-income at 80% AMI, and 37 units (25%) will be moderate-income defined as 100% AMI. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization.

**FUTURE GROWTH NEEDS**

**Overview of the Regional Housing Needs Assessment**

The Regional Housing Needs Assessment (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6<sup>th</sup> Housing Element cycle extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6<sup>th</sup> cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and

overpayment. Each new household created by a child moving out of a parent's home or by a family moving to a community creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG's website at <https://scag.ca.gov/rhna>.

**2021-2029 Diamond Bar Growth Needs**

The total housing growth need for the City of Diamond Bar during the 2021-2029 planning period is 2,521 units. This

total is distributed by income category as shown in Table 9-27.

**Table 9-27: 2021-2029 Regional Housing Growth Needs, Diamond Bar**

Very Low	Low	Moderate	Above Moderate	Total
844*	434	437	806	2,521

\*Per state law, half of the very-low units are assumed to be in the extremely low category  
Source: SCAG 3/4/2021



It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

The City's inventory of land to accommodate the RHNA allocation is discussed in Section 9.3, Resources and Opportunities.

### 9.3 RESOURCES AND OPPORTUNITIES

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A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Diamond Bar. This section provides a description of the land resources and adequate sites to address the City's regional housing need allocation, and

discusses the financial and administrative resources available to support the provision of affordable housing. Additionally, opportunities for energy conservation that can lower utility costs and increase housing affordability are addressed.

#### LAND RESOURCES

Section 65583(a)(3) of the *California Government Code* requires Housing Elements to include an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B, Table B-1, which shows that the City's land inventory, including projects approved and the potential development of vacant and underutilized parcels, is sufficient to

accommodate the RHNA for this planning period in all income categories.


A discussion of public facilities and infrastructure needed to serve future development is contained in "Non-Governmental Constraints" in Section 9.4. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

#### FINANCIAL AND ADMINISTRATIVE RESOURCES

##### State and Federal Resources

**Community Development Block Grant Program (CDBG)** - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Diamond Bar participates in the Community Development Block Grant (CDBG) program and receives its allocation of CDBG funds through the Los Angeles County Development Authority (LACDA). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not

limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities. In 2002 the City Council approved the establishment of a Home Improvement Program (HIP) to provide housing rehabilitation assistance to qualified low- and moderate-income households. CDBG funds are allocated to the HIP on an annual basis. HIP funds are used for exterior property



improvements and for repairs to alleviate health and safety issues and to correct code violations. In addition, HIP funds may be used to improve home access to disabled persons and for the removal of lead-based paint hazards.

The City's CDBG allocation for the 2020-21 Program Year was \$243,522, which included an allocation for the HIP of \$100,000. Under CDBG regulations, the HIP is eligible to receive unexpended CDBG funds from the previous fiscal year that are reallocated by the LACDA. Each household that qualifies for the HIP program is eligible to receive up to \$20,000 as a no-interest, deferred loan. The City actively promotes the program and consistently exhausts its funding allocation each year.

The City anticipates receiving approximately \$232,000 in CDBG funds from LACDA during 2021-22.

**Section 8 Rental Assistance** – The City of Diamond Bar cooperates with the LACDA, which administers the Section 8 Voucher Program. The Section 8 program provides rental assistance to low-income persons in need of

## Local Resources

**Tax Exempt Multi-Family Revenue Bonds** – The construction, acquisition, and rehabilitation of multi-family rental housing developments can be funded by tax exempt bonds which provide a lower interest rate than is available through conventional financing. Projects financed through these bonds are required to set aside 20% of the units for occupancy by very low-income households or 40% of the units to be set aside for households at 60% of the area median income (AMI). Tax

affordable housing. There are two types of subsidies under Section 8: certificates and vouchers. A certificate pays the difference between the fair market rent and 30% of the tenant's monthly income, while a voucher allows a tenant to choose housing that may cost above the fair market figure, with the tenant paying the extra cost. The voucher also allows the tenant to rent a unit below the fair market rent figure with the tenant keeping the savings.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

exempt bonds for multi-family housing may also be issued to refinance existing tax-exempt debt, which is referred to as a refunding bond issue.

The Seasons Diamond Bar Senior Apartments was refinanced in 1999 under the California Community Development Authority's Multifamily Housing Re-funding Bond. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond which expires

in December of 2034, all units will be affordable: 30 units will be very low income at 50% AMI, 82 units will be low income at 80% AMI, and 37 units will be moderate income at 100% AMI. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization.

**Housing Agreements** – The City can assist in the development of new affordable housing units by entering into Disposition Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of Agency-owned land at a price which can support the development of units at an affordable housing cost for low- and moderate-income households. These agreements may also provide for development assistance, usually in the form of a density bonus or the payment of specified development fees or other development costs which cannot be supported by the proposed development.

**Mortgage Credit Certificates** – The Mortgage Credit Certificates (MCC) program<sup>3</sup> is designed to help low- and moderate-income first-time homebuyers qualify for conventional first mortgage loans by increasing the homebuyer's after-tax income. The MCC is a direct tax credit for eligible homebuyers equal to 20% of the mortgage interest paid during the year. The other 80% of mortgage interest can still be taken as an income deduction. Diamond Bar is a participating city in the County-run MCC program.

**Home Ownership Program** – The Home Ownership Program (HOP) provides assistance to low-income, first-time homebuyers in purchasing a home. It is administered by the Los Angeles County Development Authority's Housing Development and Preservation Division. The program has provided hundreds of Los Angeles County residents with the means to afford to fulfill their dream of home ownership. The maximum gross annual income for eligible participants is 80% of the median income for Los Angeles County.

**Southern California Home Financing Authority Programs** – SCHFA<sup>4</sup> is a joint powers authority between Los Angeles and Orange Counties formed in 1988 to issue tax-exempt mortgage revenue bonds for low- to moderate-income First-Time Homebuyers. SCHFA has helped thousands of individuals and families fulfill their dreams of owning a home. This program makes buying a home more affordable for qualifying homebuyers by offering a competitive 30-year fixed rate loan and a grant for down-payment and closing costs assistance. The program is administered by the Los Angeles County Development Authority and the Public Finance Division of the County of Orange. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender. The income limit for Los Angeles County households as of 2021 is \$135,120.

3 <https://www.lacda.org/for-homeowners/homebuyer/mortgage-credit-certificate-program>

4 <https://www.lacda.org/for-homeowners/homebuyer/southern-california-home-financing-authority>



### **Fannie Mae Down Payment Assistance Program<sup>5</sup>**

– The Federal National Mortgage Association, known as “Fannie Mae,” offers a program that provides second mortgages to homeowners. The second mortgage can serve as the down payment and closing costs on home purchases. Under this program, a city or county is required to post a reserve fund equal to 20% of an amount that Fannie Mae

then makes available for such mortgages.

**Non-Profit Organizations** – Non-profit organizations play a major role in the development of affordable housing in Los Angeles County. LACDA supplements its own efforts of producing affordable housing by entering into partnerships with private sector and non-profit developers and housing development corporations.

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## **ENERGY CONSERVATION OPPORTUNITIES**

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is mostly developed, new infill development and rehabilitation activities could occur, allowing the City to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent update to State Building Energy Efficiency Standards were adopted in 2019. Building Energy Efficiency Standards have saved Californians billions of dollars in reduced electricity bills. They conserve nonrenewable resources, such as natural gas, and

ensure renewable resources are extended as far as possible so power plants do not need to be built.<sup>6</sup>

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than three stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations

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5 <https://singlefamily.fanniemae.com/originating-underwriting/mortgage-products/shared-equity-homebuyer-assistance-programs>

6 California Energy Commission (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards> )

through the plan check and building inspection processes.

In addition to State energy regulations, the City encourages energy efficiency through its Climate Action Plan<sup>7</sup> and Home Improvement Program, which provides low- and moderate-income households funds for home improvements that may include insulation and energy-efficient windows and doors. The City also encourages mixed-use

development, which facilitates energy efficiency by reducing vehicular trip lengths. The City also publishes a monthly *Diamond Bar Connection* newsletter at <https://www.diamondbarca.gov/208/Diamond-Bar-Connection---Monthly-Newsletter>, which informs residents of energy conservation tips and cost saving programs through the various utility providers.

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<sup>7</sup> <https://www.diamondbarca.gov/DocumentCenter/View/7071/Diamond-Bar-Climate-Action-Plan-2040pdf?bidId=>



## 9.4 CONSTRAINTS

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This section evaluates potential constraints to the development, maintenance and improvement of housing, and identifies appropriate steps to mitigate potential constraints,

where feasible. Potential constraints to housing are discussed below, and include both governmental and non-governmental factors.

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### GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intended to protect the public health, safety and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls,

building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

### Land Use Plans and Regulations

#### General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the General Plan elements must be internally consistent and the City's zoning and development regulations must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

In 2019 the City adopted a comprehensive General Plan update<sup>8</sup> that provides guiding policies for land

use and development through the 2040 horizon year. The 2040 Diamond Bar General Plan Land Use Element provides for seven residential land use designations and four mixed-use designations allowing residential use, as shown in Table 9-28.

The Land Use & Economic Development Chapter designates approximately 5,148 acres (54%) of the land area within City limits for residential uses, and mixed-use designations allowing residential use comprise an additional 284 acres. These land use designations provide for a wide range of residential types and densities throughout the City.

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8 <https://www.diamondbarca.gov/961/General-Plan-2040>

**Table 9-28: Land Use Categories, Diamond Bar 2040 General Plan**

Land Use	Density (du/ac)	Intensity (FAR)	Acreage	% of Planning Area
<b>CITY OF DIAMOND BAR</b>				
<b>Residential</b>				
Rural Residential	Up to 1.0, with lower density for sites with slopes greater than 25 percent, in accordance with the slope density standard.	-	1,409	12
Low Density Residential	Up to 3.0	-	2414	21
Low-Medium Residential	Up to 5.0	-	779	7
Medium Density Residential	Up to 12.0	-	281	2
Medium High Residential	Up to 16.0	-	199	2
High Density Residential	Up to 20.0	-	34	<1
High Density Residential-30	Min. 20.0/Max. 30.0		32	<1
<b>Commercial, Office, and Light Industrial</b>				
General Commercial	-	0.25 – 1.0	123	1
Office	-	0.25 – 1.0	174	2
Light Industrial			38	<1
<b>Mixed Use</b>				
Town Center Mixed Use	Up to 20.0	Up to 1.5	45	<1
Neighborhood Mixed Use	Up to 30.0	Up to 1.25	38	<1
Transit-Oriented Mixed Use	Min. 20.0/Max 30.0	Up to 1.5	33	<1
Community Core Overlay	Master plan required	168	1	-
<b>Other</b>				
Planning Area	-	-	707	6
Specific Plan	-	-	77	1
Golf Course	-	-	168	1
Park	-	-	134	1
Open Space	Up to 1 du/existing privately-owned parcel unless restricted or prohibited	-	993	9
Private Recreation	-	-	15	<1
Public Facility	-	-	63	1
Water	-	-	17	<1
School	-	-	284	2
<b>Sphere of Influence</b>				
Significant Ecological Area	-	-	3513	30

Source: Diamond Bar 2040 General Plan, Table 2-2



## General Plan Focus Areas

The 2040 General Plan identifies four focus areas where major land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. These focus areas provide opportunities for infill development that can incorporate a range of housing, employment, and recreational uses to meet the needs of families, young people, senior citizens, and residents of all incomes. These focus areas were designed in response to community priorities including a desire for expanded access to entertainment and community gathering places, and the need to accommodate the City's growing and diverse population. New land use designations were established for each of these focus areas to facilitate development, as described under Land Use Classifications, below.

In these focus areas, maximum development is expressed as dwelling units per gross site area and floor area ratio (FAR), which is the ratio between building floor area and lot area.

- The **Town Center Mixed Use** focus area, located along Diamond Bar Boulevard between SR-60 and Golden Springs Drive, is intended to build on the success of recent commercial redevelopment in that area. The Town Center is designated for mixed-use development that would serve as a center of activity for residents and provide housing, entertainment and retail opportunities and community gathering spaces in a pleasant, walkable environment. A maximum residential density of 20.0 dwelling units per acre and maximum FAR of 1.5 are permitted.
- The **Neighborhood Mixed Use** focus area is envisioned as a

combination of residential and ancillary neighborhood-serving retail and service uses to promote revitalization of the segment of North Diamond Bar Boulevard between the SR-60 interchange and Highland Valley Road. This neighborhood has potential to benefit from its proximity to Mt. San Antonio College and Cal Poly Pomona. This land use designation has an allowable residential density of up to 30.0 dwelling units per acre and a maximum FAR of 1.25.

- The **Transit-Oriented Mixed Use** focus area leverages underutilized sites adjacent to the Metrolink commuter rail station to provide for higher-density housing, offices, and supporting commercial uses close to regional transit. This focus area allows for new employment and housing development in a key location that emphasizes multi-modal transportation options. This General Plan designation allows residential development at a density of 20.0 to 30.0 dwelling units per acre and a maximum FAR of 1.5.
- The **Community Core** focus area covers the existing Diamond Bar Golf Course, which is currently operated by Los Angeles County. Should the County choose to discontinue operation of the golf course or to reduce its size, the Community Core would be the City's preferred approach to reuse of the site. The Community Core is envisioned as a master-planned mixed-use, pedestrian-oriented community and regional destination. The majority of the northern portion is envisioned to support a park or consolidated golf course along with additional community or civic uses. The

southern portion is envisioned to accommodate a mix of uses emphasizing destination and specialty retail, dining, and entertainment, including opportunities for residential, hospitality, and community and civic uses. This location benefits from proximity to the freeways and nearby commercial uses. The General Plan does not specify density or intensity standards for this focus area and a master plan will be required for the entire property to ensure its cohesive development.

### Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Development Code (Title 22 of the Diamond Bar Municipal Code) and Zoning Map. These regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of

residents. The Development Code and Zoning Map set forth residential development standards and review procedures for each zoning district.

The seven zoning districts that allow residential units as a permitted use are as follows:

- RR** Rural Residential
- RL** Low Density Residential
- RLM** Low Medium Density Residential
- RM** Medium Density Residential
- RMH** Medium High Density Residential
- RH** High Density District
- RH-30** High Density District (30 units per acre)

A summary of the development standards for these zoning districts is provided in Table 9-29. These development standards provide for a range of housing types and do not create unreasonable constraints on the development of housing.

**Table 9-29: Residential Development Standards**

Development Standard <sup>1</sup>	Zoning District Designations					
	RR	RL	RLM	RM	RMH	RH/RH-30
Maximum density (units/acre)	1	3	5	12	16	20/30
Minimum Lot Area (sq. ft.)	1 acre	10,000 sf	8,000 sf	5,000 sf	5,000 sf	5,000 sf
Minimum Front Yard (ft.)	30 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard (ft.)	15 ft. on one side, and 10 ft. on the other <sup>2</sup>	10 ft. on one side, and 5 ft. on the other <sup>3</sup>	10 ft. on one side, and 5 ft. on the other <sup>3</sup>	5 ft.	5 ft.	5 ft. plus 1 ft. for each story over 2
Minimum Street Side Setback (ft.)	15 ft., reversed corner lot; 10 ft. otherwise	10 ft., reversed corner lot; 5 ft. otherwise	10 ft., reversed corner lot; 5 ft. otherwise	10 ft., reversed corner lot; 5 ft. otherwise	7.5 ft., reversed corner lot; 5 ft. otherwise	7.5 ft., reversed corner lot; 5 ft. otherwise
Minimum Rear Yard (ft.)	25 ft. <sup>4</sup>	20 ft. <sup>4</sup>	20 ft. <sup>4</sup>	25 ft. <sup>4</sup>	20 ft. <sup>4</sup>	20 ft. <sup>4</sup>
Maximum Lot Coverage (%)	30%	40%	40%	30%	30%	30%
Maximum Building Height (ft.)	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft

Source: Diamond Bar Zoning Ordinance

Notes:

1. Development standards in the planned communities are governed by a master plan, specific plan, or similar document and may vary from current zoning.
2. There cannot be less than 25 ft. between structures on adjoining parcels.
3. There cannot be less than 15 ft. between structures on adjoining parcels.
4. From the property line or building pad on a descending slope, whichever is applicable.

A summary of the types of housing permitted by the City's Development Code is provided in Table 9-30.

**Table 9-30: Permitted Residential Development by Zoning District**

Housing Type	RR	RL	RLM	RM	RMH	RH/RH-30
Single-Family Detached	P	P	P	P	P	P
Single-Family Attached				P	P	P
Multi-Family				P	P	P
Manufactured Housing	P	P	P	P	P	P
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP
Second Units	P	P				
Emergency Shelters <sup>1</sup>						
Transitional & Supportive Housing	2	2	2	2	2	2
Residential Care Home (6 or fewer persons) <sup>3</sup>	P	P	P	P	P	P
Residential Care Home (7 or more persons) <sup>3</sup>				CUP	CUP	CUP
Senior Housing	P	P	P	P	P	P
Single Room Occupancy <sup>4</sup>						

Source: Diamond Bar Zoning Ordinance P = Permitted, ministerial zoning clearance required CUP = Conditional Use Permit

Notes:

- Emergency shelters are permitted in the Light Industrial zone.
- Transitional and supportive housing are permitted in any residential zone subject to the same standards and procedures as apply to other residential uses of the same type in the same zone.
- Residential Care Homes are defined as facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element. Includes children's homes; family care homes; foster homes; group homes; halfway houses; orphanages; rehabilitation centers; and similar uses.
- SROs are conditionally permitted in the I (light industrial) zone

The Development Code provides for a variety of housing types including single-family homes (both attached and detached), multi-family (both rental and condominiums), manufactured housing, special needs housing, and accessory dwelling units.

### Effect of Zoning and Development Standards on Housing Supply and Affordability

Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower- and moderate-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at

some point higher density may require more expensive construction methods such as parking structures, or below-grade garages.

Pursuant to AB 2348 of 2004, the "default density" for Diamond Bar is 30 dwelling units per acre<sup>9</sup>. The default density refers to the density at which lower-income housing development is presumed to be feasible, although State law allows jurisdictions to propose alternative densities that are sufficient to facilitate affordable housing based on local experience and circumstances. The RH-30 district allows multi-family development at the default density of 30 units per acre. In addition, the Neighborhood Mixed Use and Transit-Oriented Mixed Use land use designations allow residential development at up to 30 units/acre. The City is

<sup>9</sup> Memo of June 20, 2012 from California Department of Housing and Community Development.

currently in the process of updating the Development Code to establish regulations consistent with these new General Plan land use designations (see Program H-8 in Section 9.5).

Although appropriate development standards are necessary for affordable housing to be feasible, large public subsidies are typically necessary to reduce costs to the level that lower-income households can afford.

### Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. The City's provisions for these housing types are discussed below.

### Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. The Development Code explicitly references Residential Care Homes (§22.80.020). In accordance with State law, residential care homes that serve six or fewer persons are permitted by-right in all residential districts with only a ministerial zoning clearance required. Residential care homes serving more than six persons are permitted by conditional use permit in the RM, RMH, and RH Districts. There are no separation requirements for residential care facilities. These provisions are consistent with State law and do not


pose a significant constraint on the establishment of such facilities.

### Definition of Family

Development Code §22.80.020 defines *family* as "one or more persons living together as a single housekeeping unit in a dwelling unit." *Single housekeeping unit* means "the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager." These definitions are consistent with fair housing law and do not pose an unreasonable constraint to housing.

### Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Diamond Bar incorporate accessibility standards contained in Title 24 of the *California Administrative Code*. For



example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

Senate Bill 520 of 2001 requires cities to make reasonable accommodation in housing for persons with disabilities. The City has adopted procedures (Development Code §22.02.060) for reviewing and approving requests for reasonable accommodation for persons with disabilities consistent with State law.

The director, planning commission or city council shall approve a request for a reasonable accommodation subject to the following findings:

1. The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
2. The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
3. The requested reasonable accommodation will not impose an undue financial or

administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.

4. The requested accommodation will not result in a fundamental alteration of the nature of the city's zoning or building laws, and policies and procedures, as "fundamental alteration" is defined in fair housing laws and interpretive case law.

In making a decision regarding the reasonableness of the requested accommodation, the following factors may be considered:

1. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
2. Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.
3. In the case of a residential care facility or sober living home or similar group home for the disabled, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.
4. Whether the requested accommodation would fundamentally alter the character of the neighborhood;
5. Whether the accommodation would result in a substantial

- increase in traffic or insufficient parking;
6. Whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan;
  7. In the case of a residential care facility or sober living home or similar group home for the disabled, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

### Farm Worker Housing

As discussed in Section 9.2, Housing Needs Assessment, the City of Diamond Bar has no major agricultural areas and no significant need for permanent on-site farm worker housing. Commercial agriculture is not permitted in any residential zoning district. The City's overall efforts to provide and maintain affordable housing opportunities will help to support the few seasonal farm workers that may choose to reside in the City.

### Housing for the Elderly

Senior housing projects are a permitted use in all residential districts. A density bonus is also permitted for the construction of senior housing pursuant to *Government Code* §§ 65915-65918. Development Code §22.30.040 establishes reduced parking requirements for senior housing of 1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units. These regulations are not considered to be a constraint to the development of senior


housing because the regulations are the same as for other residential uses in the same districts.

### Emergency Shelters, Transitional/ Supportive Housing and Low Barrier Navigation Centers

Emergency shelters are facilities that provide a safe alternative to the streets either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term and usually for 30 days or less. Transitional housing is longer-term, typically up to 2 years, while supportive housing may have no occupancy limit. Programs that operate transitional and supportive housing generally require that the resident participate in a structured program to work toward established goals so that they can move on to permanent housing and may include supportive services such as counseling.

SB 2 of 2007 strengthened the planning requirements for emergency shelters and transitional/supportive housing. This bill requires jurisdictions to evaluate their need for shelters compared to available facilities to address the need. If existing shelter facilities are not sufficient to accommodate the need, jurisdictions must designate at least one zone where year-round shelters can be accommodated. There are currently no emergency shelters located in the City. As noted in Section 9.2, the most recent homeless survey reported 4 homeless persons living in Diamond Bar.

To reduce constraints to the establishment of emergency shelters, the Development Code was amended to allow shelters with up to 30 beds by-right in the Light Industrial (I) zone subject to objective development standards. This zone encompasses approximately 98 acres with an



average parcel size of 1.6 acres and contains underutilized parcels and vacant buildings that could accommodate at least one emergency shelter.

In 2019 the San Gabriel Valley Council of Governments initiated a study to assess the needs of the homeless and develop a coordinated strategy to address those needs. As a member jurisdiction, Diamond Bar is cooperating in this study and is committed to a fair-share approach to providing the necessary services and facilities for the homeless persons and families identified in the community.

SB 2 also requires that transitional and supportive housing be considered a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone. The Development Code establishes regulations for transitional and supportive housing in compliance with State law. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program H-11 in Section 9.5 includes a commitment to process an amendment to the Development Code in compliance with this requirement.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income,

public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms"

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program H 11 in Section 9.5 includes a commitment to process an amendment to the Development Code in compliance with this requirement.

### Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units and are conditionally permitted in the Light Industrial District pursuant to Sec. 22.42.160 of the Development Code. Development standards for these uses do not pose an unreasonable constraint to SRO development.

### Off-Street Parking Requirements

The City's current parking requirements for residential uses vary by residential type. Single-family dwellings and duplex housing require two parking spaces per unit in a garage. Mobile homes require two parking spaces plus guest parking. Studio units require one

space for each unit in a garage, plus guest parking. Multi-family dwellings, condos, and other attached dwellings are required to have two spaces in a garage for each unit plus 0.5 space for each bedroom over two, and guest parking. Accessory dwelling units are required to have one space in addition to that required for the single-family unit. Senior housing projects are required to provide one space for each unit with half of the spaces covered, plus one guest parking space for each ten units. Senior congregate care facilities are required to have 0.5 space for each residential unit, plus one space for each four units for guests and employees. Extended care facilities are required to provide one space for each three beds the facility is licensed to accommodate. These parking requirements are summarized in Table 9-31.

The City is currently preparing an update to the Development Code to reflect new policies contained in the 2040 General Plan. Examples of General Plan parking policies that will be implemented through revised development regulations include the following:

- LU-P-15 – Encourage mixed-use development in infill areas by providing incentives such as reduced parking requirements and/or opportunities for shared parking.
- LU-P-32 – In conjunction with new development, implement an overall parking strategy for the Transit-Oriented Mixed-Use neighborhood, including consolidation of smaller parking lots and district-wide management of parking resources.
- LU-P-33 – Consider amendments to the Development Code parking regulations as needed to allow lower parking minimums for developments with a mix of uses with different peak parking needs, as well as developments that implement enforceable residential parking demand reduction measures, such as parking permit and car share programs.
- LU-P-43 – When updating the Development Code's parking standards or preparing specific plans, evaluate parking ratios for the Town Center to balance the financial feasibility of development projects with the provision of adequate parking for visitors. Coordinate with developers and transit agencies to the extent possible to provide alternative modes of transportation to allow for reduced parking requirements.
- CC-P-26 – Establish reduced minimum commercial parking requirements for all development within new mixed-use land use designations. Reduced parking requirements should be supported by proximity to transit, shared parking, and technologies that, once mainstreamed, would reduce the need for conventional parking layouts.
- CC-P-49 – Encourage reductions in surface parking and allow for the development of consolidated parking structures, provided that they are screened

from view from Diamond Bar Boulevard and Golden Springs Drive.

- CR-P-37 – Ensure that secure and convenient bicycle parking is available at major destinations such as the Town Center, commercial centers, transit stops, schools, parks, multi-family housing, and large employers.
- CR-G-14 – Provide adequate parking for all land use types, while balancing this against the need to promote walkable, mixed-use districts and neighborhoods in targeted areas, and promoting ride-sharing and alternative transportation modes.
- CR-P-53 – Update parking standards in the Development

Code to ensure that they are reflective of the community's needs, using current data on parking demand and taking into consideration demographics and access to alternative modes of transportation.

- CR-P-54 – Incorporate criteria in the Development Code to allow reductions in parking requirements in exchange for VMT reduction measures.

These policies will be implemented through revisions to required parking as part of the Development Code (see Program H-8) and will minimize the effect of required parking as a constraint on the production of affordable housing.

**Table 9-31: Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single Family Detached Dwellings	2 off-street parking spaces per dwelling (in a garage)
Duplex Housing Units	2 off-street parking spaces for each unit (in a garage)
Mobile Homes (in M.H. parks)	2 off-street parking spaces for each mobile home (tandem parking allowed in an attached carport), plus guest parking*
Accessory Dwelling Units	1 off-street parking space in addition to that required for a single-family unit
Multi-Family Dwellings, Condominiums, and Other Attached Dwellings*	
Studio	1.0 off-street parking space per dwelling unit (in a garage), plus guest parking*
1 or More Bedrooms	2.0 off-street parking spaces per unit (in a garage), plus 0.5 additional spaces for each bedroom over 2, plus guest parking**
Senior Housing Projects	1 off-street parking space per unit with half of the spaces covered, plus 1 guest parking space for each 10 units
Senior Congregate Care Facilities	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees
Extended Care Facilities (elderly, skilled nursing facilities and residential care homes)	1 space for each 3 beds the facility is licensed to accommodate

\*Reduced parking is allowed for projects that provide affordable housing pursuant to state Density Bonus law.

\*\* Guest parking shall be provided at a ratio of one space for each four required parking spaces.

Source: Diamond Bar Development Code, 3/2021

### Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults, caregivers and other low- and

moderate-income segments of the population. In recent years, the State Legislature has adopted extensive changes to ADU law to encourage housing production. Among the most

significant changes is the requirement for cities to allow one ADU plus one “junior ADU” on single-family residential lots by-right subject to limited development standards. In 2021 the City amended ADU regulations in conformance with current law, and Program H-10 in Section 9.5 includes a commitment to continue to encourage ADU production.

### Density Bonus

Under Government Code §§65915-65918, a density increase over the otherwise maximum allowable residential density under the Municipal Code is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households or senior citizen housing development. AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. Program H 12 in Section 9.5 includes a commitment to amend the Development Code to include these changes to State density bonus law.

### Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

In the City of Diamond Bar, manufactured housing is allowed in all residential

zones as a permitted use provided the installation complies with the site development standards for the applicable zoning district. Mobile home parks are allowed as conditional use within all residential districts. There are two mobile home parks in Diamond Bar, both located in the western portion of the City: Diamond Bar Estates and Walnut Creek Estates.

### Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing, some of which provides housing for low- and moderate-income persons, the City's Municipal Code requires that in addition to complying with all of the regulations and noticing requirements of the Subdivision Map Act for condo conversions, the applicant must propose a relocation assistance program that will assist tenants displaced through the conversion in relocating to equivalent or better housing, assess the vacancy rate in multi-family housing within the City, and provide a report to all tenants of the subject property at least three days prior to the hearing.

When a condo conversion is permitted, the increase in the supply of less expensive for-sale units helps to compensate for the loss of rental units. The ordinance to regulate condominium conversions is reasonable to preserve rental housing opportunities and does not present an unreasonable constraint on the production of ownership housing.

### Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to

the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical and Electrical Codes. These are considered to be the

minimum necessary to protect the public's health, safety and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs. Building Codes are enforced primarily through the plan check and building inspection process.

## DEVELOPMENT PROCESSING PROCEDURES

### Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive careful review. All residential development is reviewed by City staff for zoning, building, and fire code compliance prior to issuance of building permits.

Processing times vary and depend on the size and complexity of the project.

Projects reviewed by the Planning Commission, such as Conditional Use Permits, typically require between 1 and 2 months to process. Tentative parcel maps and tentative tract maps typically require 3 to 6 months to process. Projects reviewed by the City Council, such as General Plan and Zoning Amendments, typically require between 3 and 6 months to process.

Table 9-32 identifies the current review authority responsible for making decisions on land use permits and other entitlements, as well as the estimated processing time for each type of application.

**Table 9-32: Review Authority for Residential Development**

Type of Permit or Decision (*)	Est. Processing Time	Director	Hearing Officer	Planning Commission	City Council
Administrative Development Review (SF or MF)	6-8 weeks		Final	Appeal	Appeal
Development Review (SF or MF)	8 weeks			Final	Appeal
Development Agreement**	12-24 weeks			Recommend	Final
Minor Conditional Use Permit	4-6 weeks		Final	Appeal	Appeal
Conditional Use Permit	8 weeks			Final	Appeal
Minor Variance	2-4 weeks	Final		Appeal	Appeal
Variance**	4-8 weeks			Final	Appeal
General Plan Amendment**	12-24 weeks			Recommend	Final
Specific Plan**	12-24 weeks			Recommend	Final
Zoning Map or Development Code Amendment	12-24 weeks			Recommend	Final
Tentative Map**	12-24 weeks			Recommend	Final
Plot Plan	4 weeks	Final		Appeal	Appeal
Zoning Clearance (over the counter)	1 week	Final		Appeal	Appeal

Source: Diamond Bar Development Code; Community Development Department

\* The Director and Hearing Officer may defer action on permit applications and refer the item(s) to the Commission for final decision.

\*\* Permit typically involves environmental clearance pursuant to CEQA and is subject to the Permit Streamlining Act.

Certain steps of the development process are required by State rather than local laws. The State has defined processing deadlines to limit the amount of time needed for review of required reports and projects. The following describes the five-step development review process in Diamond Bar:

- **Application Submittal.**

Applications for land use permits and other matters pertaining to the Development Code must be filed on a City application form, together with all necessary fees and/or deposits, exhibits, maps, materials, plans, reports, and other information required by the Development Services Department. Prior to submitting an application, applicants are strongly encouraged to request a pre-application conference with staff. The purpose of the pre-application conference is to inform the applicant of City requirements as they pertain to the proposed development project, review the procedures outlined in the Development Code, explore possible alternatives or modifications, and identify necessary technical studies and required information related to the environmental review of the project.


Single-family residential uses are permitted by-right in all residential zoning districts. Multi-family residential uses are permitted by-right in the RM, RMH and RH zones. All new residential construction and some additions to existing residences are subject to "Development Review."

Development Review and  
Administrative Development

Review applications for projects that also require the approval of another discretionary permit (e.g. conditional use permit) shall be acted upon concurrently with the discretionary permit and the final determination shall be made by the highest level of review authority in compliance with Table 9-32.

Development Review. An application for Development Review is required for residential projects that propose one or more dwelling units (detached or attached) and that involve the issuance of a building permit for construction or reconstruction of a structure(s) meeting the following criteria:

- New construction on a vacant lot and new structures, additions to structures, and reconstruction projects which are equal to 50% or greater of the floor area of existing structures on site, or have 5,001 square feet or more of combined gross floor area in any commercial, industrial, and institutional development; or
- Projects involving a substantial change or intensification of land use (e.g., the conversion of an existing structure to a restaurant, or the conversion of a residential structure to an office or commercial use); or
- Residential, commercial, industrial, or institutional projects proposed upon a descending slope abutting a public street.



Administrative Development Review. An application for Administrative Development Review is required for residential, industrial, and institutional developments that involve the issuance of a building permit for construction or reconstruction of a structure(s) meeting the following thresholds of review:

- Commercial, industrial, and institutional developments that propose up to 5,000 square feet of combined floor area; or
- Projects that do not meet the specific criteria for Development Review.

Development Review and Administrative Development Review are non-discretionary review procedures intended to address design issues such as landscaping and building massing, and do not include a review of the merits or suitability of the use itself.

- **Initial Application Review.** The Director reviews all applications for completeness and accuracy before they are accepted as being complete and officially filed. Processing of applications does not commence until all required fees and deposits have been paid. Without the application fee or a deposit, the application is not deemed complete.

Within 30 days of a submittal, staff reviews the application package and the applicant is informed in writing of whether or not the application is deemed complete and has been accepted for processing. If the application is incomplete, the applicant is

advised regarding what additional information is required.

If a pending application is not deemed complete within 6 months after the first filing with the Department, the application expires and is deemed withdrawn. Any remaining deposit amount is refunded, subject to administrative processing fees.

- **Environmental Review.** After acceptance of a complete application, a project is reviewed for compliance with the California Environmental Quality Act (CEQA). A determination is made regarding whether or not the proposed project is exempt from the requirements of CEQA. If the project is not exempt, a determination is made regarding whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report will be required based on the evaluation and consideration of information provided by an initial study. If an EIR is required, a minimum of nine months to one year is typically required to complete the process.
- **Staff Report and Recommendations.** A staff report is prepared by the Director that describes the conclusions and findings about the proposed land use development. The report includes recommendations on the approval, approval with conditions, or disapproval of the application. Staff reports are provided to the applicant at the same time they are provided to the Hearing Officer, or members of the Commission and/or Council, before a hearing on the application.

- **Notice and Hearings.** An application for a development review or administrative development review is scheduled for a public hearing once the department has determined the application complete. Administrative development reviews and minor CUPs are heard by a Hearing Officer (staff) while more significant applications are heard by the Planning Commission. Legislative acts such as General Plan amendments, zone changes, specific plans and development agreements require City Council approval. Upon completion of the public hearing, the review authority shall announce and record the decision within 21 days following the conclusion of the public hearing. The decision shall contain the required findings and a copy of the resolution shall be mailed to the applicant.

The City is currently preparing a revised Development Code, which will include streamlined permit review procedures and objective standards to ensure that the development review process does not act as a constraint to housing development (see Program 8).

The length of time between project approval and request for building permit can vary widely depending on the size and complexity of the project, the applicant's schedule for preparing building plans and any required corrections.

Due to high property values and the shortage of vacant residential land, development proposals typically seek to maximize allowable densities unlike areas further inland where more vacant land is available.

### Development Fees and Improvement Requirements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities,

recreational facilities and school sites, consistent with the Subdivision Map Act.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Table 9-33 provides a list of fees the City of Diamond Bar charges for new, standard residential development. The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2020.

**Table 9-33: Planning and Development Fees**

Fee Category	Fee or Deposit Amount <sup>a</sup>
<b>Planning and Application Fees<sup>a</sup></b>	
Administrative Development Review	\$1,912.94 Application plus \$2,000 deposit (RFD)
Development Agreement	\$10,000 deposit (RFD)
General Plan Amendment	\$10,000 deposit (RFD)
Zone Change/Map Amendment	\$10,000 deposit (RFD)
Specific Plan	\$10,000 deposit (RFD)
Conditional Use Permit	\$2,174.56 Application plus \$4,000 deposit (RFD)
Minor Conditional Use Permit	\$1,738.56 Application plus \$2,000 deposit (RFD)
Tentative Tract Map	\$5,000 deposit (RFD)
Tentative Parcel Map	\$5,000 deposit (RFD)
Density Bonus	\$5,000 deposit (RFD)
Variance	\$5,000 deposit (RFD)
Minor Variance	\$1,547.80 Application
<b>Environmental</b>	
Environmental Analysis	(b)
Environmental Mitigation Monitoring Program	(b)
<b>Development Impact Fees</b>	
School Fees	\$4.08/sq.ft.
Drainage Facilities	None
Traffic Facilities	(d)
Public Facilities	None
Fire Facilities	None
Park Facilities	(e)
Water/Sewer Connection	(d)

Source: City of Diamond Bar, 2021

- a Items with deposits are based on actual processing costs which may exceed initial deposit amount.
- b Cost determined as part of the environmental review
- c (RFD) Deposit based fees will be charged at the fully allocated hourly rates for all personnel involved plus any outside costs, with any unused portion of a deposit-based fee being refunded to the applicant at the conclusions of the project. In certain circumstances where project costs are higher than the available deposit, the applicant will be required to submit additional funds into the deposit account.
- d Development impact fees are determined by the project's scope, location, and existing conditions. The developer must prepare the appropriate study and provide the report for staff to review. When applicable, public improvements may be conditioned with, or in lieu of, development impact fees.
- e Park fees are determined based on 5 acres of land per 1,000 population per State law

### Improvement Requirements

Throughout California, developers are required to construct on- and off-site improvements needed to serve new projects, including streets, sidewalks, and utilities. City road standards vary by roadway designation as provided in Table 9-34.

A local residential street requires a 44- to 60-foot right-of-way, with two 12-foot travel lanes. These road standards are typical for cities in Los Angeles County

and do not act as a constraint to housing development.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

**Table 9-34: Road Improvement Standards**

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to Curb Width
Major arterial	4	100-120	N/A
Boulevard	2-4	60-100	N/A
Collector street	2-4	60-80	N/A
Local street	2	44-60	28-36

Source: City of Diamond Bar, 2021

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such require-

ments due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

## NON-GOVERNMENTAL CONSTRAINTS

### Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, agricultural lands, and wildland fire hazards. In many cases, development of these areas is constrained by State and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, the Endangered Species Act, the State Fish and Game Code and the Alquist-Priolo Act).

Most of the level, easily buildable land in Diamond Bar has already been developed, and much of the remaining land has a variety of geotechnical and topographic conditions that may constrain the development of lower-priced residential units. Large portions of the City contain steep slopes that pose a significant constraint to development.

In addition to slope constraints, many of the hillsides in Diamond Bar have a potential for landslides. Slope stability is affected by such factors as soil type,

gradient of the slope, underlying geologic structure, and local drainage patterns. The rolling topography and composition of local soils throughout Diamond Bar create numerous areas for potential landslide hazards. Although many historical landslide locations have been stabilized, a number of potential landslide areas still exist in the eastern portion of the City as well as within Tonner Canyon in the Sphere of Influence. Figure 9-2 illustrates the significant areas with geological constraints.

Wildland fire hazards present another environmental constraint to housing development. As seen in Figure 9-3, significant portions of the city are within designated fire hazard zones. As the frequency and intensity of wildfires have increased in recent years, housing development becomes more difficult in these areas.



## Infrastructure Constraints

As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households.

### Wastewater

Wastewater conveyance and treatment in Diamond Bar is provided by the County of Los Angeles Sanitation District No. 21. Although much of the physical sewage infrastructure appears in generally good condition, there have been repeated failures of the pump stations needed to lift flows to the regional collectors. Presently, there are no sewer lines in place in the developed southeastern end of the 1,250-acre development known as the Country Estates. Approximately 144 lots

are utilizing on-site wastewater disposal systems.

### Water

Water for City residents is supplied by the Walnut Valley Water District, which receives its water supply from the Three Valleys Municipal Water District and ultimately from the Metropolitan Water District (MWD) of Southern California. Almost all of the water supply is purchased from MWD, which imports water from the Colorado River Aqueduct (a small portion comes from Northern California through the State Water Project). Domestic water supply is not expected to limit development during the planning period.

### Storm Water Drainage

Flood control is provided by the County Flood Control District. Flood control facilities are in fairly good condition. Development proposals are assessed for drainage impacts and required facilities. With these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

### Dry Utilities

Dry utilities such as electricity, telephone and cable are provided by private companies and are currently available in the areas where future residential development is planned. When new development is proposed the applicant coordinates with utility companies to arrange for the extension of service. There are no known service limitations that would restrict planned development during the planning period.

### Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and changes in land prices reflect the cyclical nature of the residential real estate market.

A major constraint to providing affordable housing on remaining vacant hillside parcels in Diamond Bar is the high cost of construction in hillside areas.

Another cost constraint for construction in areas with steep topography is the low ratio of developable area to total land area. Residential projects in hillside areas have large amounts of open space and only about 25-30% developable land. The estimated value of vacant residential land is approximately \$10/square foot or more, and values can vary widely depending on site conditions.

### Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Diamond Bar are not substantially different than most other cities in Los Angeles County. Construction costs for materials and

labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board. The International Code Council estimated that the average construction cost for good-quality housing was approximately \$131 per square foot for single-family homes and \$119 per square foot for multi-family housing.

### Cost and Availability of Financing

Diamond Bar is typical of Southern California communities with regard to private sector home financing programs. As discussed in the previous section, Diamond Bar utilizes tax exempt multi-family revenue bonds which provide a lower interest rate than is available through conventional financing. This program helps to address funding for low-income multi-family projects.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or socio-economic conditions in the area ("redlining"). There is no evidence of redlining being practiced in any area of the City.

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### AFFIRMATIVELY FURTHERING FAIR HOUSING

Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and

foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element land inventory and identification of sites through the lens of affirmatively furthering fair housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

### Outreach

As discussed in Appendix C, the City held a total of five public meetings during the Housing Element update in an effort to include all segments of the community. Meetings included informal workshops in addition to the standard public hearing process. Notices prior to each meeting were sent directly to persons and organizations with expertise in affordable housing, supportive services and fair housing. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update

([www.diamondbarca.gov/963/Housing-Element-Update](http://www.diamondbarca.gov/963/Housing-Element-Update)) where meeting notices and agenda materials, an FAQ, and background information were posted. The City also provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their mobility to participate and comment on the Housing Element regardless of their ability to attend the meetings in person.

Over the course of the Housing Element update the City received written comments from the following four organizations:

- Abundant Housing LA (10/23/2020)
- Los Angeles County Sanitation District (1/26/2021)
- Responsible Land Use, a non-profit, public benefit group (3/23/2021)
- Mitchell M. Tsai, Attorney for Southwest Regional Council of Carpenters (10/11/2021)

Only one of these four commentors – Abundant Housing LA (AHLA) – mentioned fair housing in its letter. AHLA's comments related to fair housing are summarized as follows:

*Comment: The sites inventory analysis should "Prioritizing high-opportunity census tracts and well-resourced areas (e.g., near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to affirmatively further fair housing. Housing elements must prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting*

*sites for lower-income housing opportunities, in order to affirmatively further fair housing.” (AHLA, p. 2 & 5)*

These comments are addressed in the Diamond Bar 2040 General Plan and Housing Program H-8, which includes a commitment to amend development regulations consistent with the General Plan to allow higher densities in several Focus Areas described in Housing Element Section 9.4 and in Appendix B, the sites inventory. As recommended by AHLA, the Focus Areas are located near transit, jobs, schools and parks and provide the best opportunities for new affordable housing because existing single-family residential areas are fully developed. This rezoning strategy therefore affirmatively furthers fair housing in Diamond Bar.

*Comment: “Diamond Bar’s history details examples of how housing policy and land use regulations were once used to exclude members of minority groups. Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace throughout Los Angeles County. Thankfully, Diamond Bar is more welcoming today; 18% of the city’s population is Hispanic and 56% of the city’s population is Asian-American<sup>9</sup>. However, exclusion continues on the basis of income: the median home sale price in Diamond Bar was \$660,000 in 2018<sup>10</sup>, and 51% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent). High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.*

It is important to note that Diamond Bar incorporated in 1989 and by that time, the primarily low-density land use pattern of the city had already been established by development approved by Los Angeles County. While the City had no involvement in discriminatory real estate practices that may have occurred before its incorporation, the City’s forward-looking land use initiatives such as the General Plan Focus Areas will create significant opportunities for new affordable housing and address past patterns of discrimination. ADUs also create substantial opportunities for affordable housing in high-opportunity single-family neighborhoods.

As described in Program H-14, the City will continue to support the fair housing efforts of the Housing Rights Center and through the following activities:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.

- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Encourage community and stakeholder engagement during development decisions.

### Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure 9-4, the percentage of non-white population in Diamond Bar is similar to adjacent areas with the exception of a small area immediately north of the city that is part of the Cal Poly Pomona campus (formerly the Lanterman Developmental Center). This map does not indicate any patterns of racial/ethnic concentration or discrimination in the city.

Poverty. Recent Census estimates regarding poverty status of households in Diamond Bar are shown in Figure 9-5. As seen in this map, the poverty rate is less than 10% for nearly all areas the city. One small area in the southwestern portion of the city near the SR-60 freeway has a slightly higher poverty rate of 10% to 20%.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). A racially or ethnically concentrated area of poverty (R/ECAPs) is defined by HUD as areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As shown in Figure 9-6, there are no R/ECAPs in Diamond Bar. The nearest designated R/ECAP is in Pomona, just north of the Diamond Bar boundary.

Persons with disabilities. The incidence of disabilities is relatively low in most parts of Diamond Bar. As shown in Figure 9-7, the percentage of residents reporting a disability is less than 10% in the majority of the city, while the disability rate is 10% to 20% in the northern portion of the city.

Disproportionate Housing Needs and Displacement Risk. As discussed in Section 9.2 (Housing Needs Assessment), housing needs in Diamond Bar are generally less severe than in the SCAG region as a whole. For example, data compiled by SCAG showed rates of overcrowding for both renters and owners (Table 9-3) and disability rates for seniors (Table 9-20) are lower in Diamond Bar than the regional averages.

Displacement of low-income households can occur through the expiration of affordability restrictions on assisted low-income housing, escalation of market rents, or demolition of existing rental units. As noted in Section 9.2, there are no low-income rental units at risk of conversion to market rate during the 2021-2031 period. In addition, the Focus Areas targeted for redevelopment in the General Plan and the Housing Sites Inventory do not contain any housing

units; therefore, there is no displacement risk of in these areas. Displacement mitigation strategies such as tenant protections, conservation of existing stock, preservation of units at-risk of conversion to market-rate uses, acquisition and rehabilitation of existing stock, including naturally occurring affordable housing, and removing barriers to building affordable housing are incorporated into the Housing Action Plan (Section 9.5).

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 9-8), Diamond Bar is within the Moderate, High, and Highest Resource areas. High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Contributing factors to fair housing issues. Under the Federal consolidated planning process, the Analysis of Impediments (AI) to Fair Housing Choice is the primary tool for addressing fair housing issues. The City of Diamond Bar was a participating city with the County of Los Angeles in the preparation of the 2018 AI. Based on extensive analysis of housing and community indicators, and the input of residents, a list of impediments to fair housing choice was developed.

**Appendix D** includes a summary of the contributing factors to fair housing issues pertaining specifically to the Urban County and HACoLA's service areas. These items are prioritized according to the following criteria:

1. High: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC.
2. Moderate: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC, but the CDC or HACoLA may only have limited capacity to make a significant impact; or may not be within the core functions of HACoLA or the CDC.
3. Low: Impediments/Contributing factors that may have a direct and substantial impact on fair housing choice but are not within the core functions of HACoLA or the CDC or not within the capacity of these organizations to make significant impact, or not specific to R/ECAP neighborhoods, or have a slight or largely indirect impact on fair housing choice.

The impediments/contributing factors identified and included in Appendix D are in relation to the fair housing issues listed below. The prioritization of these contributing factors relates to the ability of the CDC and HACoLA to address the fair housing issues. A low priority does not diminish the importance of the factor in the Urban County or



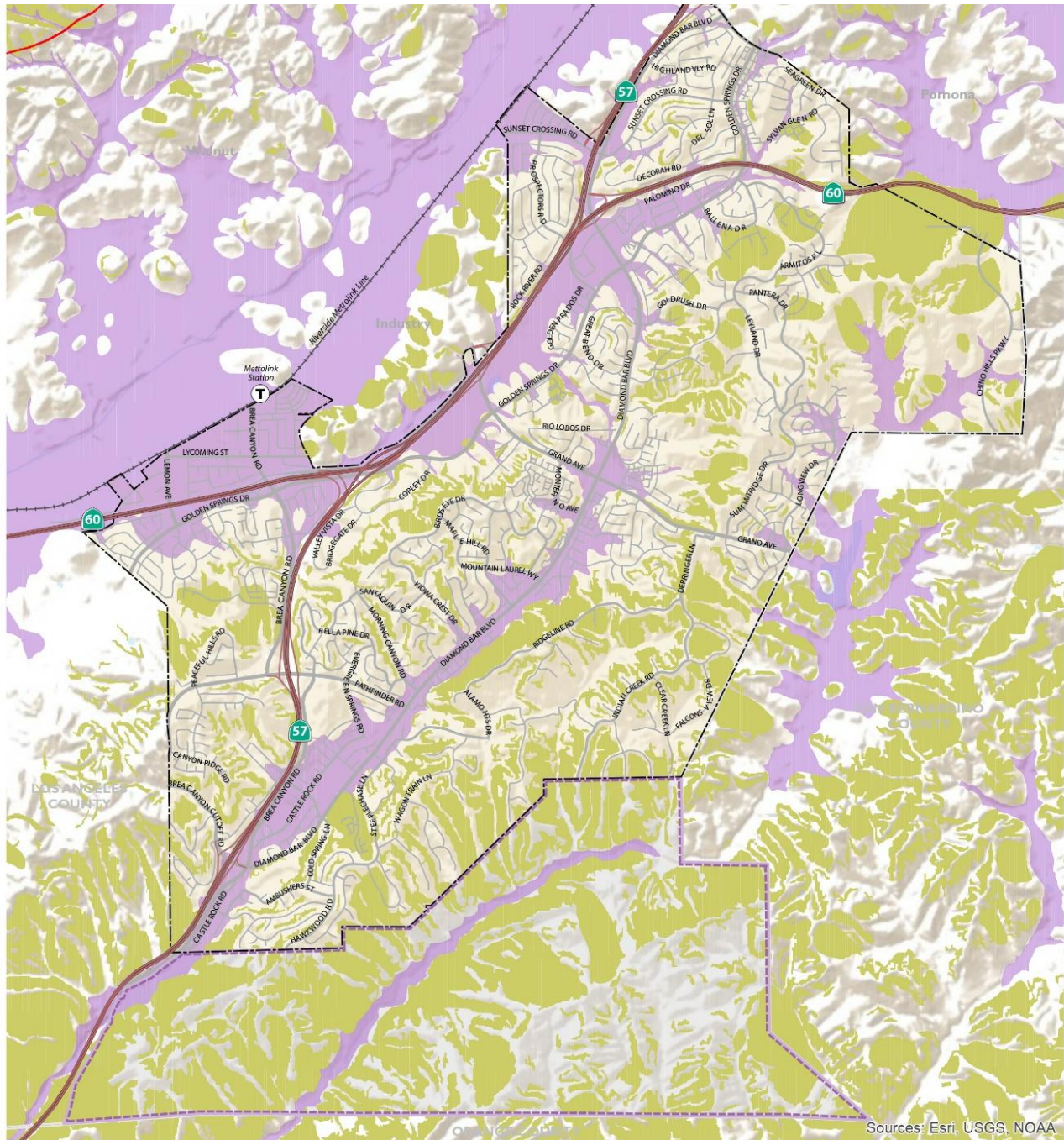
HACoLA service areas but reflects the priority in addressing issues of fair housing.

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity

- Disproportionate Housing Needs
- Discrimination or violations of civil rights laws or regulations related to housing

Program H 14 in Section 9.5 describes actions the City will take to affirmatively further fair housing during the planning period.

**Figure 9-2 Seismic Hazard Zones**



**Seismic Hazard Zones**

- Fault Line
- Liquefaction Zones
- Earthquake Induced Landslide Zones

- Highways
- Ramps
- Major Roads
- Local Roads
- Railroads

- Water Features
- City of Diamond Bar
- Sphere of Influence
- County Boundary

**Liquefaction Zones:** Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

**Landslide Zones:** Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Source: *Seismic Hazard Zones, Earthquake Zones of Required Investigation, 199*, California Geological Survey (CGS), California Department of Conservation (DOC); *Los Angeles County GIS Data Portal, 2016*; *City of Diamond Bar, 2019*; *Dyett & Bhatia, 2019*

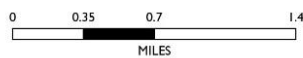
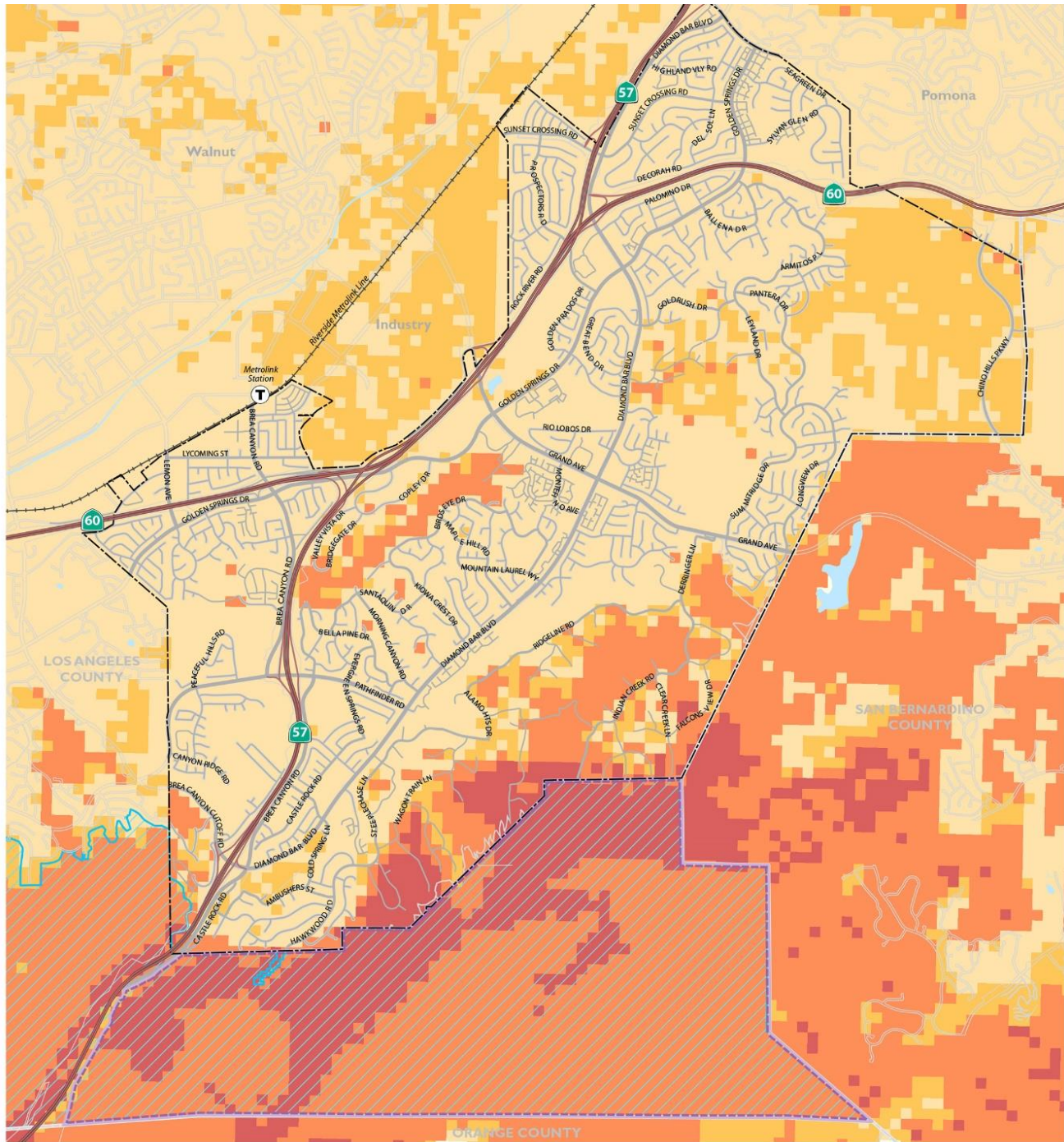


Figure 9-3 Fire Hazard Zones



- |                                     |               |                                 |
|-------------------------------------|---------------|---------------------------------|
| <b>Fire Threat Level (Cal Fire)</b> | — Highways    | State Responsibility Area (SRA) |
| Extreme Threat                      | — Ramps       | Water Features                  |
| Very High Threat                    | — Major Roads | City of Diamond Bar             |
| High Threat                         | — Local Roads | Sphere of Influence             |
| Moderate Threat                     | — Railroads   | County Boundary                 |
| Little or No Threat                 |               |                                 |

Source: Fire Threat, Fire and Resources Assessment Program (FRAP), Cal Fire 2005; Los Angeles County GIS Data Portal, 2016; Dyett & Bhatia, 2019

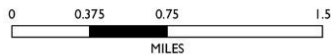


Figure 9-4 Racial Demographics

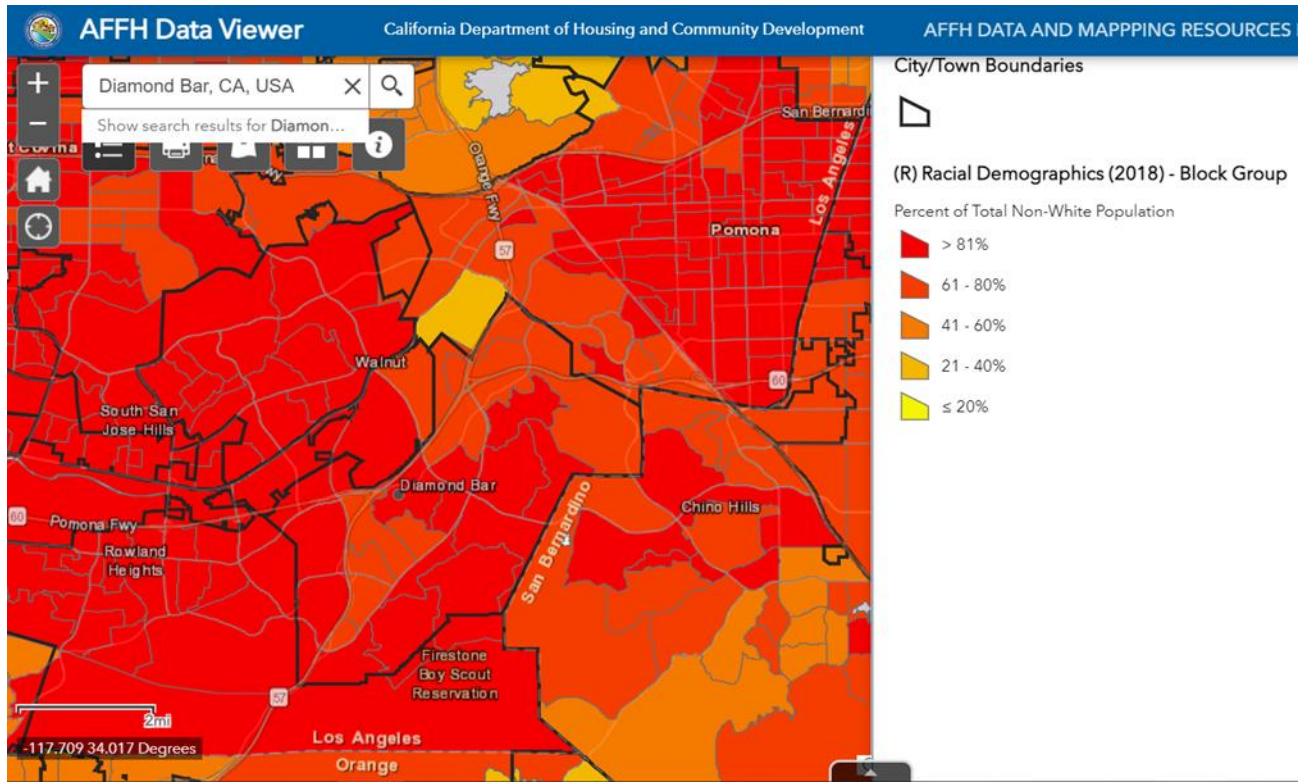
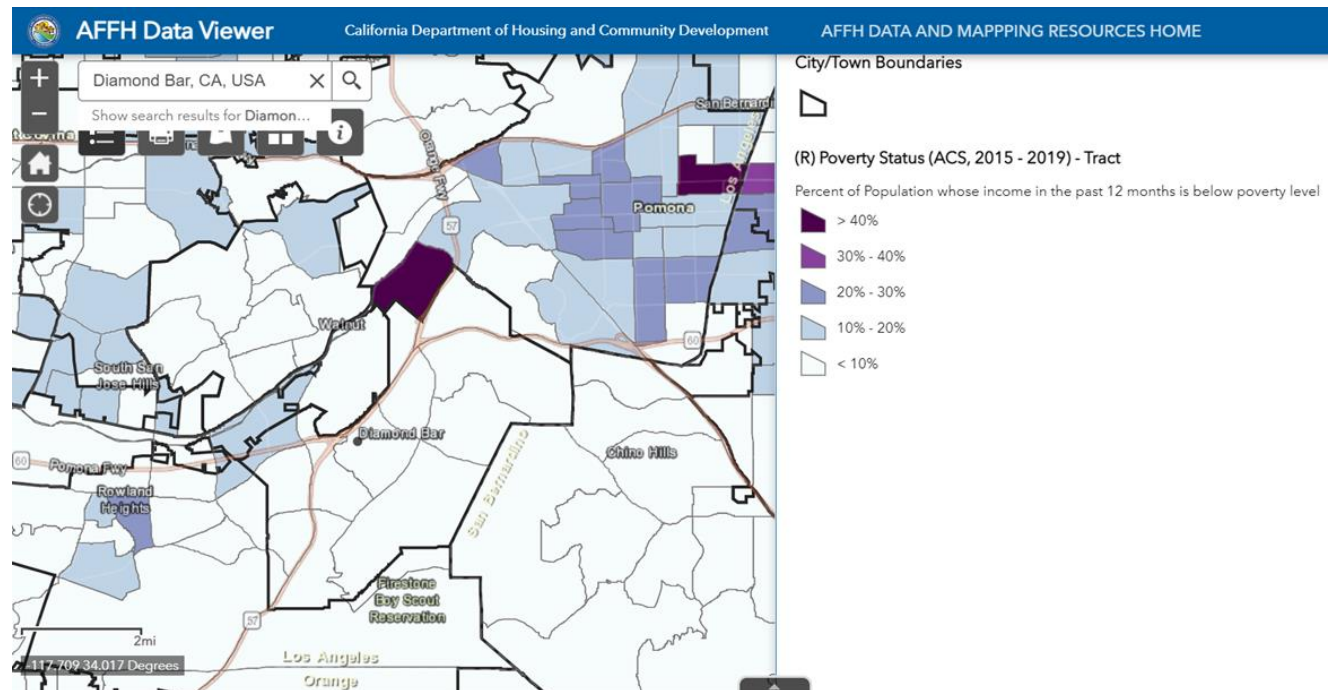
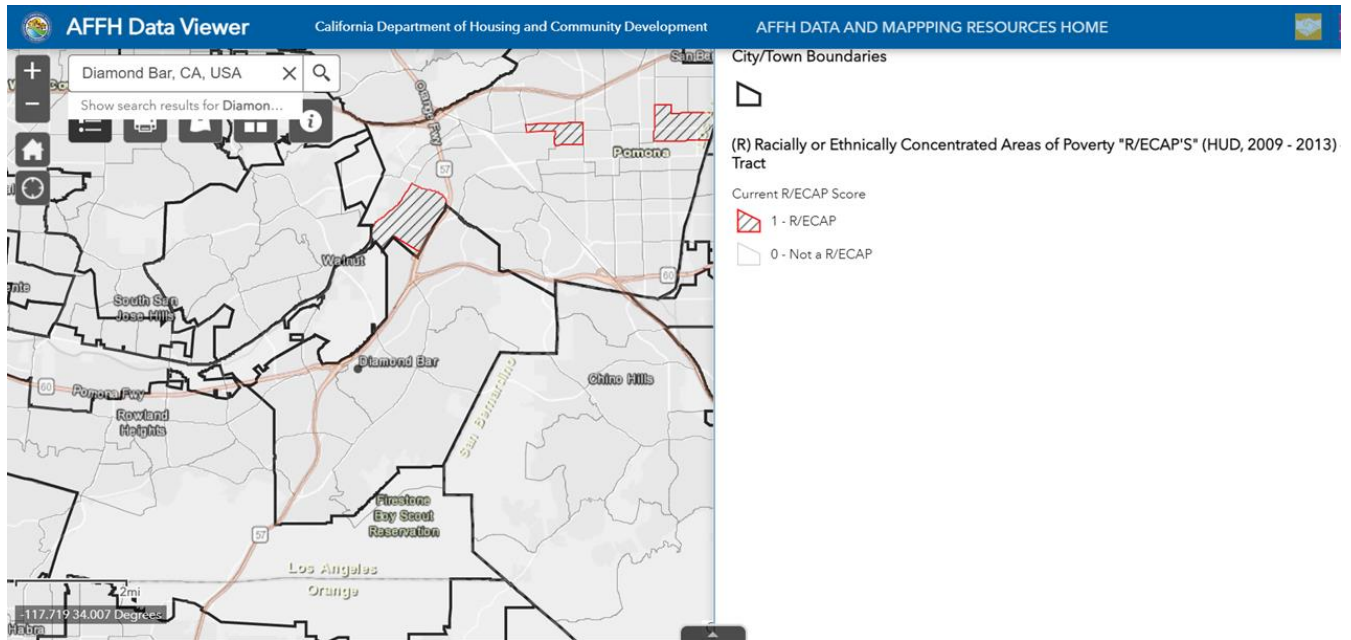


Figure 9-5 Poverty Status



**Figure 9-6 Racially or Ethnically Concentrated Areas of Poverty**



**Figure 9-7 Disability Status**

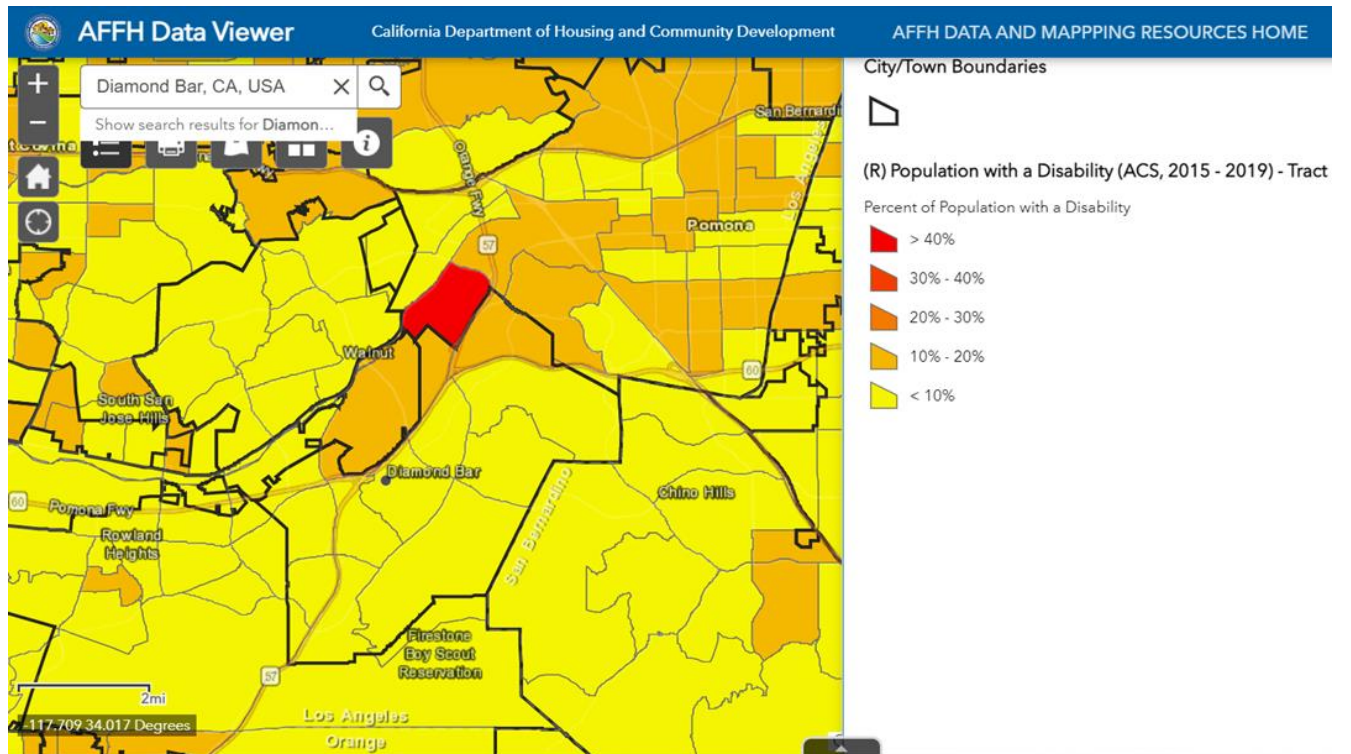
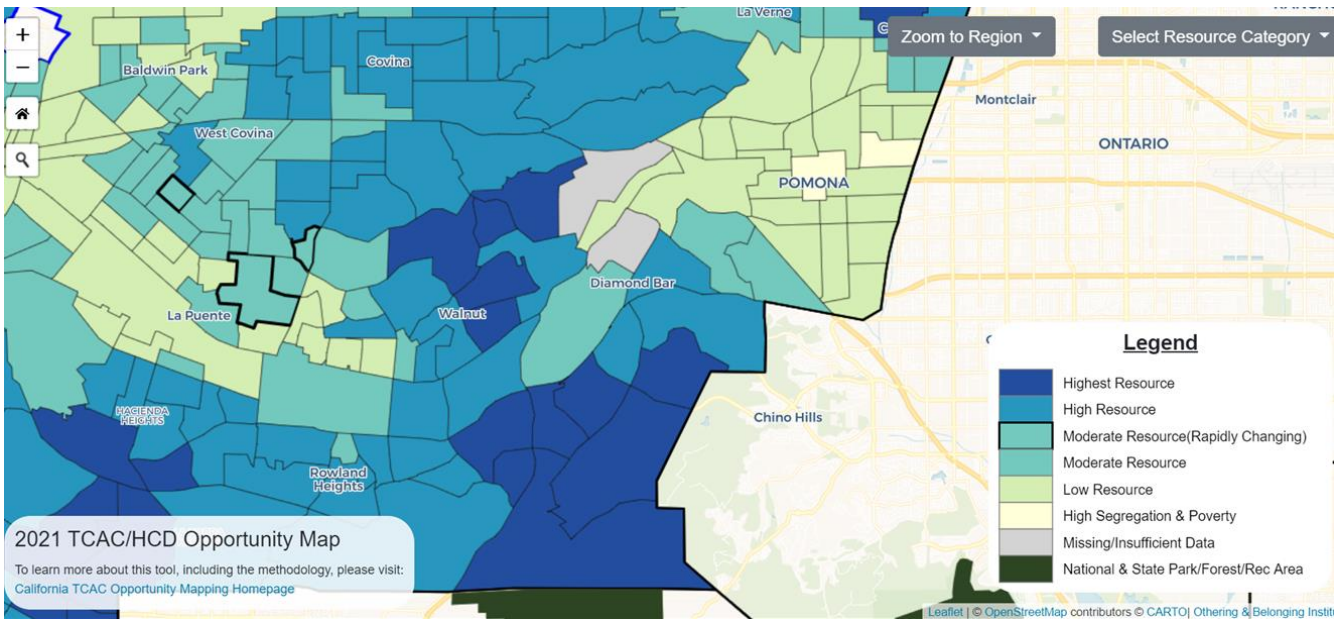


Figure 9-8 TCAC/HCD Opportunity Map





## 9.5 HOUSING ACTION PLAN

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Sections 9.2 through 9.4 of this Housing Element describe the housing needs, opportunities and constraints in the City of Diamond Bar. This section presents the City's 8-year Housing Action Plan for

the 2021-2029 planning period. This Plan sets forth Diamond Bar's goals, policies, and programs to address the identified housing needs of the City.

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### GOALS AND POLICIES

It is the overall goal of the plan that there be adequate housing in the City, both in quality and quantity, to provide appropriate shelter for all without discrimination.

and are implemented through a series of housing programs offered through the Community Development Department. Within this overarching goal, the City has established goals and policies to address the development, maintenance and improvement of the housing stock.

The goals and policies of the Housing Element presented below address Diamond Bar's identified housing needs

- H-G-1** Preserve and conserve the existing housing stock and maintain property values and residents' quality of life.
  - H-P-1.1** Continue to offer home improvement and rehabilitation assistance to low- and moderate-income households, including seniors and the disabled.
  - H-P-1.2** Continue to facilitate improvement of substandard units in compliance with City codes and improve overall housing conditions in Diamond Bar.
  - H-P-1.3** Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
  
- H-G-2** Provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents.
  - H-P-2.1** Provide favorable home purchasing options to low- and moderate-income households through County and other homebuyer assistance programs.
  - H-P-2.2** Continue outreach and advertising efforts to make more residents aware of homebuyer assistance programs and to enhance program utilization.
  - H-P-2.3** Maintain affordability controls on government-assisted housing units in the City.

- H-P-2.4** Facilitate the development of accessory dwelling units (ADUs) as a means to provide affordable housing opportunities in existing neighborhoods.
- H-G-3** Provide adequate sites through appropriate land use and zoning designations to accommodate future housing growth.
  - H-P-3.1** Maintain an inventory of potential sites available for future housing development.
  - H-P-3.2** Encourage infill and mixed-use opportunities within the General Plan Focus Areas.
  - H-P-3.3** Coordinate with local colleges and universities to expand the availability of housing for faculty and staff.
- H-G-4** Mitigate potential governmental constraints which may hinder or discourage housing development in Diamond Bar.
  - H-P-4.1** Continue to provide regulatory incentives and concessions to facilitate affordable housing development in the City.
  - H-P-4.2** Promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.
  - H-P-4.3** Pursuant to the City's Affordable Housing Incentives Ordinance, allow modifications to development standards for projects with an affordable housing component.
  - H-P-4.4** Periodically review City regulations, ordinances, departmental processing procedures and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.
- H-G-5** Encourage equal and fair housing opportunities for all economic segments of the community.
  - H-P-5.1** Continue to support enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical handicap or other such circumstances.
  - H-P-5.2** Refer persons with fair housing complaints to the appropriate agency for investigation and resolution.
  - H-P-5.3** Encourage apartment managers and owners to attend fair housing seminars offered by the Apartment Association of Greater Los Angeles.



## HOUSING PROGRAMS

Housing Element goals and policies are implemented through a series of housing programs described below. Pursuant to §65583 of the *Government Code*, a city's housing programs must address the following major areas:

- Conserve and improve the condition of the existing supply of affordable housing;
- Assist in the development of adequate housing to meet the needs of extremely-low, very-low, low, and moderate-income households;
- Provide adequate sites to accommodate the city's share of the regional housing need for households of each income level;
- Remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Promote the creation of accessory dwelling units that can be offered at affordable rents;
- Affirmatively furthering fair housing and promote equal housing opportunity
- Include a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.

Diamond Bar's programs for addressing these requirements are described in this section.

### Conserve and Improve the Condition of Existing Affordable Housing

Conserving and improving the condition of the housing stock is an important goal for Diamond Bar. Although the majority of the City's housing stock is in good condition, a significant portion of the housing stock is over 30 years old, the age when most homes begin to require major rehabilitation improvements. By identifying older residential neighbor-

hoods for potential housing rehabilitation, the City has taken a proactive approach to maintaining the quality of its current housing stock. The focus neighborhoods identified by this Plan as evidencing physical problem conditions can be specifically targeted for City housing improvement assistance.

#### Program H-1. Residential Neighborhood Improvement Program

The City implements a proactive Neighborhood Improvement Program and neighborhood inspections are conducted on a regular basis throughout the entire City. The checklist for residential violations includes inoperable vehicles, trash storage, parking on paved areas only, structure maintenance, landscape maintenance, and fence and wall maintenance. After the neighborhood inspection, letters are sent out to all property owners in areas where violations have been observed. A follow-up inspection will be conducted, at which time any noticed properties found to be in violation of the Municipal Code are subject to a \$100 citation.

When problems are observed, inspectors may refer residents to the Home Improvement Program (see Program H-2).

**Eight-year objective:** Continue to implement the code enforcement program, and direct eligible households to available rehabilitation assistance to correct code violations. Provide focused code enforcement and rehabilitation assistance for 5 to 6 households during the planning period in neighborhoods evidencing concentrations of deteriorating units.

**Responsible agency:** Community Development Department.

**Timeline:** Throughout the planning period.

### Program H-2. Home Improvement Program

The City uses CDBG funds for minor home repair through the Home Improvement Program, where low/moderate income householders may receive up to a \$20,000 no interest, deferred loan for home repair and rehabilitation. The City promotes and coordinates this program by posting information, reviewing applications and disbursing grant funds to eligible applicants.

**Eight-year objective:** Minor repair and rehabilitation for 4 units annually.

**Responsible agency:** Community Development Department.

**Timeline:** Throughout the planning period.

### Program H-3. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to extremely-low- and very-low-income households who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by assisting families that may be "doubling up" to afford rent. The Los Angeles County Development Authority (LACDA) coordinates Section 8 rental assistance on behalf of the City. The City will continue to provide rental assistance information and referrals to LACDA.


**Eight-year objective:** Continue to direct eligible households to the County Section 8 program.

**Responsible agency:** LACDA.

**Timeline:** Throughout the planning period.

### Program H-4. Preservation of Assisted Housing

Diamond Bar contains only one assisted housing project, the 149-unit Seasons Apartments (formerly Heritage Park) for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-Family Mortgage Revenue Bond program. The project was



refinanced in November 1999 under the California Community Development Authority's Multi-Family Housing Re-funding Bond, and was transferred to the Corporate Fund for Housing, a non-profit organization. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond, which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very-low-income, 82 units (55%) will be low-income, and 37 units will be moderate-income (defined as 100% AMI).

**Eight-year objective:** Preserve 100% of the 149 low- and moderate-income units in the Seasons Apartments.

**Responsible agency:** Community Development Department

**Timeline:** Throughout the planning period Program H-5. Mobile Home Park Preservation

There are two mobile home parks in Diamond Bar, both located in the western portion of the City: Diamond Bar Estates and Walnut Creek Estates. These mobile home parks were developed before incorporation of the City on land previously designated as Industrial under the County's jurisdiction. The 2040 Diamond Bar General Plan Land Use Map designates both mobile home parks "residential" in order to preserve their status and prevent future inconsistencies. This designation in the General Plan works to preserve the parks since any proposed land use change would require an amendment to the City's General Plan and Zoning Ordinance, as well as adherence to State mobile home park closure requirements.

**Eight-year objective:** The City will continue to support preservation of its two mobile home parks as important affordable housing resources.

**Responsible agency:** Community Development Department

**Timeline:** Continuously throughout the planning period

### Assist in the Development of Affordable Housing

To enable more households to attain homeownership in Diamond Bar, the City participates in two mortgage assistance programs: the Homebuyer Assistance Program and the Mortgage Credit Certificate (MCC). These programs are very important given that housing prices in Diamond Bar rank among the highest in eastern Los

Angeles County and northern Orange County. The City is also supportive of the development of senior housing to meet the needs of its growing senior population and multi-family rental housing for lower-income households, including working families and university students.

## Program H-6. First-Time Homebuyer Assistance Programs

Los Angeles County offers a first-time homebuyer assistance program and Mortgage Credit Certificates. To be eligible, families must meet the specified income requirements and be able to pay a 1% down payment on their home. The City of Diamond Bar provides referral information to prospective buyers at the public counter and on the City website.

### 6.a Home Ownership Program (HOP)

The Los Angeles County Home Ownership Program (HOP) provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. The loan is secured by a second trust deed and a promissory note. The home must be owner-occupied for the life of the loan.

### 6.b Mortgage Credit Certificate (MCC)

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. MCCs can be used in conjunction with the Home Ownership Program (HOP).

**Eight-year objective:** The City will advertise these programs and provide information to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs.


**Responsible agency:** Community Development Department

**Timeline:** Continuously throughout the planning period

## Program H-7. Senior and Workforce Housing Development

With a growing portion of the City's population 65 years of age and above, Diamond Bar will continue to need housing and services for seniors. Particularly those seniors 75 years and older will begin to require housing with a supportive service component.

In addition, occupations for which high housing costs make it difficult for working-age households to live in Diamond Bar include teachers, police and firefighters. Several colleges and universities are also located within commuting distance of Diamond Bar. The City will continue to coordinate



with these institutions to identify potential partnership opportunities for affordable faculty/staff housing.

The City will encourage the development of senior and workforce housing, including units affordable to very-low- and extremely-low-income persons as well as units with 3-4 bedrooms suitable for large families, if feasible, in several ways. First, the City will identify suitable sites for multi-family development in the Housing and Land Use Elements, including zoning to encourage and facilitate lower-cost housing options such as SROs. Second, the City will offer regulatory incentives, and/or direct financial assistance appropriate to the project when feasible. The following are among the types of incentives which may be provided:

- Priority application processing
- Fee waivers or deferrals
- Coordination with off-site infrastructure improvements
- Flexible development standards
- Density bonuses
- City support to developers in affordable housing funding applications.

It must be recognized that the City's ability to offer direct financial subsidies is limited. The City has no local source of housing assistance funds, and its CDBG revenue is only about \$232,000 per year currently (see Section 9.3 for further discussion of the City's financial resources). Given these financial limitations, the City's primary efforts to encourage and facilitate affordable housing production are through its land use regulations and staff support to interested developers in applying for grant funds, and cooperation with the Los Angeles County Development Authority (LACDA) on its assistance programs.

Pursuant to the City's Affordable Housing Incentives Ordinance, the City provides modified development standards, including parking reductions, for senior and affordable projects. A portion of the City's CDBG funds can be used to help finance senior and workforce housing projects. New housing developments in Diamond Bar may also be eligible for funding sources identified in Section 9.3, Resources and Opportunities. Typically, local assistance can serve as gap financing to bridge the difference between the total project cost and the equity investment plus debt.

**Eight-year objective:** The City will identify sites suitable for new senior and workforce housing and post information on the City website throughout the planning period regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds. The City will also collaborate with local colleges and universities to identify potential partnership opportunities for affordable housing. The City's quantified objectives for housing production during the 2021-2029 planning period are described in Table 9-35.

**Responsible agency:** Community Development Department

**Timeline:** Continuously throughout the planning period

### Provide Adequate Sites to Accommodate the City's Share of Regional Housing Need


A major element in meeting the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. The City's General Plan, Development Code and specific plans

describe where housing may be built, thereby affecting the availability of land for residential development. Specific housing sites are identified in Appendix B.

#### Program H-8. Land Use Element and Development Regulations

The City completed a comprehensive update to the General Plan in 2019. The Land Use Element of the General Plan, as discussed previously in Section 9.3, provides for a variety of housing types in Diamond Bar, with densities ranging up to 30 dwelling units per acre. In addition, the new General Plan established several "focus areas" where additional development and redevelopment are encouraged, including multi-family residential and mixed-use. As described in Appendix B, General Plan land use designations provide adequate capacity to accommodate the City's RHNA allocation at all income levels for the 2021-2029 period. The City is currently processing amendments to the Development Code to align development regulations with new General Plan land use designations and comply with the following requirements pursuant to Government Code Sec. 65583.2(h).

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. By right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Permit the development of at least 16 units per site.
- Require a minimum density of 20 units per acre; and
- Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.



As part of the Development Code update, residential and mixed-use parking requirements will be revised in conformance with General Plan policies described previously in Section 9.4 Constraints.

The Development Code update will also include revisions to streamline the review process, including SB 35 review procedures and objective standards to minimize constraints on housing supply and affordability.

The City shall continue to comply with the “no net loss” provisions of Government Code §65863 through ongoing project-by-project evaluation to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the Housing Element sites inventory, unless both of the following findings are made:

- a) The reduction is consistent with the adopted General Plan, including the Housing Element; and
- b) The remaining sites identified in the Housing Element are adequate to accommodate the City’s remaining share of regional housing need pursuant to *Government Code* §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City’s share of the regional housing need pursuant to §65584, the City may reduce the density on that parcel if findings are made identifying sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

**Eight-year objectives:** Maintain adequate sites for housing development at all income levels in conformance with the RHNA and ensure compliance with No Net Loss requirements. Process a Development Code amendment within three years of Housing Element adoption to update land use regulations consistent with the 2040 General Plan.

**Responsible agency:** Community Development Department

**Timeline:** Development Code amendment within three years of Housing Element adoption

## Program H-9. Mixed Use Development

The 2040 General Plan encourages mixed-use development in three focus areas, which could provide housing close to transit and places of employment (see additional discussion in Appendix B). The City will encourage property owners and developers to pursue mixed-use development in these focus areas to accommodate a portion of the city’s low- and moderate-income housing needs during this planning period.

Mixed-use can also reduce vehicle trips, make more efficient use of land and parking areas, and facilitate energy conservation.

Incentives the City may offer to encourage and facilitate redevelopment in these areas include the following:

- Coordination with off-site infrastructure improvements)
- Flexible development standards
- Density bonuses
- Support to developers in seeking funding for affordable housing

**Eight-year objective:** The City will prepare a handout and marketing materials encouraging mixed-use development where appropriate and make it available to interested developers throughout the planning period.

**Responsible agency:** Community Development Department

**Timeline:** Publish handout with marketing materials within 6 months of Housing Element adoption and continuously thereafter

### Program H-10. Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults and other low- and moderate-income households. The City adopted an amendment to the Development Code in 2021 to incorporate recent changes to State ADU law, and will continue to encourage ADU production through public information available at City Hall and on the City website.

**Eight-year objective:** Continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.

**Responsible agency:** Community Development Department

**Timeline:** Publish ADU handout with marketing materials within 6 months of Housing Element adoption and continuously thereafter

### Removing Governmental Constraints to Housing

Under current State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate the development of a variety of housing.



## Program H-11. Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing

Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and transitional/supportive housing. The Development Code allows emergency shelters by-right in the Light Industry (I) zone in compliance with SB 2 and also allows transitional and supportive housing as a residential use subject to the same standards as other residential uses of the same type in the same zone.

In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.

AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code § 65660 et seq.

The City is currently processing a Development Code amendment to allow supportive housing and low barrier navigation centers consistent with State law.

The City will also continue to work cooperatively with the Los Angeles Homeless Services Authority and the San Gabriel Valley Council of Governments in its efforts to develop a regional strategy for addressing homelessness.

### **Eight-year objectives:**

1. Continue to facilitate emergency shelters and transitional/supportive housing, and continue participating with LAHSA and SGVCOG on efforts to address homelessness throughout the planning period.
2. Process an amendment to the Development Code in 2022 to allow supportive housing and low barrier navigation centers consistent with State law.

**Responsible agency:** Community Development Department

**Timeline:** Development Code amendment in 2022; support efforts to address homelessness throughout the planning period

## Program H-12. Affordable Housing Incentives/Density Bonus

To facilitate the development of affordable housing, the City utilizes Affordable Housing Incentives/Density Bonus Provisions (Development Code Chapter 22.18). Incentives described in Chapter 22.18 apply to developments of five or more dwelling units. If a density bonus and/or other incentives cannot be accommodated on a parcel due to strict compliance with the provisions of the Development Code, the Council may waive or

modify the development standards as necessary to accommodate bonus units and other incentives to which the development is entitled. AB 2345 of 2020 revised State Density Bonus Law to increase incentives for affordable housing. The City is currently processing an amendment to the Development Code in conformance with AB 2345.

**Eight-year objective:** The City will amend the Development Code in 2021 consistent with current Density Bonus Law and continue to encourage the production of affordable housing through the use of density bonus and other incentives.

**Responsible agency:** Community Development Department

**Timeline:** Development Code amendment in 2021/22

### Program H-13. Efficient Project Processing

The City is committed to a streamlined development process and has adopted procedures to facilitate efficient permit processing. Prospective applicants are strongly encouraged to request a pre-application conference with the Community Development Department before formal submittal of an application. The purpose of this conference is to inform the applicant of City requirements as they apply to the proposed development project, review the procedures outlined in the Development Code, explore possible alternatives or modifications, and identify necessary technical studies or other supporting materials relating to the proposed development. This process helps to minimize the time required for project review by identifying issues early in the process before extensive engineering and architectural design work has been done.

Consistent with new transparency laws, zoning, development standards and fees will be posted on the City website.

**Eight-year objective:** The City will continue to offer the pre-application conference and streamlined development processing, and periodically review departmental processing procedures to ensure efficient project processing. Zoning, development standards and fees will be posted on the City website throughout the planning period.

**Responsible agency:** Community Development Department

**Timeline:** Post zoning, development standards and fees on the City website in FY 2021/22 and continuously thereafter

### Affirmatively Furthering Fair Housing and Equal Housing Opportunities

To adequately meet the housing needs of all segments of the community, the City promotes housing opportunities for all persons regardless of race, religion,

gender, family size, marital status, ancestry, national origin, color, age, or physical disability.



## Program H-14. Affirmatively Furthering Fair Housing

As a participating city in the Los Angeles County CDBG program, Diamond Bar has access to the services of the Housing Rights Center for fair housing outreach, education, and counseling on housing discrimination complaints. The City will continue to advertise the fair housing program through placement of fair housing service brochures at the public counter, at the Senior Center, through the City's newsletter, and on the City website. Apartment owners and managers are provided with current information about fair housing issues, rights and responsibilities. The Apartment Association of Greater Los Angeles conducts seminars on State, Federal and local Fair Housing laws and compliance issues. In addition, the City will:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Encourage community and stakeholder engagement during development decisions.

**Eight-year objective:** The City will continue to promote fair housing practices, provide educational information on fair housing to the public, and cooperate with the Greater Los Angeles Apartment Association in providing fair housing information to landlords and at libraries, senior centers, recreation centers, and Social Security and employment offices. The City will continue to refer fair housing complaints to the Housing Rights Center.

**Responsible agency:** Community Development Department; Housing Rights Center

**Timeline:** Throughout the planning period

Program H-15. Reasonable Accommodation for Persons with Disabilities

State law requires cities to remove constraints or make reasonable accommodations for housing occupied by persons with disabilities. The City will continue to implement adopted procedures for reviewing and approving requests for reasonable housing accommodations pursuant to State law.

**Eight-year objective:** The City will continue to implement reasonable accommodation procedures for persons with disabilities in compliance with State law.

**Responsible agency:** Community Development Department

**Timeline:** Throughout the planning period

**Table 9-35: Quantified Objectives 2021-2029, Diamond Bar**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New construction <sup>a</sup>	422	422	434	437	806	2,521
Rehabilitation	5	5	10	20	-	40
Conservation <sup>b</sup>	-	30	82	37	-	149

a Quantified objective for new construction is for the period 7/1/2021 – 10/15/2029 per the RHNA projection period

b The Seasons senior apartments



## **Appendix A**

### **Evaluation of the Prior Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix summarizes the results of the City's review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period.

As discussed in Section 9.4-Constraints, the City adopted a new General Plan in 2019. As part of this Housing Element update, the goals and policies of the previous Housing Element were reviewed for consistency with the new General Plan and current State housing law, and Policy H-P-3.2 was updated to reflect the new emphasis on mixed-use development in the General Plan Focus Areas.

All programs were also reviewed and updated to reflect current circumstances, including the needs assessment and potential constraints, and the evaluation of City progress in implementing prior programs.

Table A-1 summarizes the programs contained in the previous Housing Element along with program objectives, timeframe and accomplishments.

Table A-2 presents the City's progress toward the quantified objectives from the previous Housing Element.

**Table A-1**  
**2013-2021 Housing Element Program Evaluation**  
**City of Diamond Bar**

Housing Program	Program Objectives	Timeframe	Implementation Status and Future Actions
1. Residential Neighborhood Improvement Program	Proactive program conducts neighborhood inspections on a regular basis throughout the entire city/focused code enforcement linked with rehabilitation assistance to correct code violations.	Ongoing	The City continues to operate the code enforcement program. This program is successful and is being continued.
2. Home Improvement Program	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab. Provide minor repair and rehabilitation to 10 units annually.	Ongoing	The HIP is successful in improving housing conditions and should be continued at available funding levels.
3. Single-Family Rehabilitation Program	Provide ongoing advertisement of loans available through the County for qualified homeowners.	Ongoing	The program has been merged with Program 2.
4. Section 8 Rental Assistance Program	Direct eligible households to the County Section 8 program.	Ongoing	This program is beneficial in reducing problems such as overpayment and overcrowding. City continues to coordinate with the County on the Section 8 program. The program should be continued.
5. Preservation of Assisted Housing	Preserve 100 percent of the 149 low- and moderate-income units in The Seasons Apartments.	Ongoing	The Seasons Senior Apartments continued its affordability covenant throughout the planning period. This program is successful and will be continued.
6. Mobile Home Park Preservation	Support preservation of City's two mobile home parks as important affordable housing resources. Maintain residential zoning, and enforce State closure requirements as necessary.	Ongoing	Zoning for mobile home parks is successful in preserving this affordable housing option and is being continued. No proposals to close the parks were submitted. The program is being continued.
7. First-time Homebuyer Assistance Programs	Advertise County's Home Ownership Program (HOP) and Mortgage Credit Certificate (MCC) and provide information to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs.	Ongoing	This program helps expand home ownership and the City will continue to provide information on this County program.
8. Senior and Workforce Housing Development	Identify and evaluate sites suitable for new senior and workforce housing. The City will post information on the City website during the first year of the planning period regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds. The City will also contact local colleges and universities annually to identify potential partnership opportunities for affordable housing.	Ongoing	This program is intended to encourage affordable housing development and should be continued.
9. Land Use Element and Zoning	Maintain adequate sites commensurate with the RHNA.	Ongoing	The City has maintained adequate sites for housing development at all income levels and ensure compliance with No Net Loss requirements. This program is being revised and expanded to reflect the new RHNA allocation for the 2021-2029 period.
10. Mixed Use Development	The City will prepare a handout and marketing materials encouraging mixed use development where appropriate and make it available to interested developers during the first year of the planning period. A review of potential areas that may be	Ongoing	In December 2019, the City adopted the Comprehensive General Plan Update that created community visions and blueprint for growth and

Housing Program	Program Objectives	Timeframe	Implementation Status and Future Actions
	appropriate for mixed-use development will be initiated by 2015 as part of a comprehensive General Plan update.		development in the City through 2040. This program is an important component of the City's overall strategy to revitalize older areas and expand housing production and is being continued.
11. Second Units	Continue to encourage construction of accessory dwelling units pursuant to the provisions of its Accessory Dwelling Unit Ordinance, and make an informational handout available for distribution at the public counter.	Ongoing	In 2017, the City approved an amendment to the municipal code pertaining to accessory dwelling units to satisfy all of the requirements of Government Code §§65852.150-65852.2. Per AB 68 (Ting), AB 587 (Friedman), AB 671 (Friedman), AB 881 (Bloom), SB 13 (Wieckowski) that went into effect January 1, 2020. In 2021 the City adopted a subsequent amendment to ADU regulations in accordance with the new State laws. The City continues to encourage accessory dwelling units and this program is being continued.
12. Emergency Shelters and Transitional/ Supportive Housing	Continue to facilitate emergency shelters and transitional/supportive housing, and continue participating in the SGVCOG homeless study to address homelessness.	Ongoing	This program creates opportunities for a variety of housing for persons with special needs and is being continued with revisions to ensure compliance with recent changes to State law.
13. Redevelopment of Underutilized Sites	Encourage interested property owners to pursue redevelopment of underutilized properties through the provision of incentives and concessions.	Ongoing	The City has continued to encourage the redevelopment of underutilized sites. This program is being continued and will be enhanced by the new General Plan and the Development Code update.
14. Affordable Housing Incentives/ Density Bonus	Encourage the production of affordable housing through the use of density bonus, and provide a handout summarizing the benefits and requirements of affordable housing incentives/density bonus provisions.	Ongoing	This program is being continued in compliance with recent changes to State density bonus law.
15. Efficient Project Processing	Continue to offer streamlined development processing, and periodically review departmental processing procedures to ensure efficient project processing.	Ongoing	The City continued to offer efficient permit processing. This program is appropriate and will be enhanced through revisions to the Development Code.
16. Fair Housing Program	Continue to promote fair housing practices, provide educational information on fair housing to the public, and cooperate with the Greater Los Angeles Apartment Association in providing fair housing information to landlords and at libraries, senior centers, recreation centers, and Social Security and employment offices. Continue to refer fair housing complaints to the San Gabriel Valley and Long Beach Fair Housing Foundation, and maintain an open dialogue with the Foundation regarding the nature of complaints received.	Ongoing	This program is being continued and expanded to reflect new requirements to affirmatively further fair housing.
17. Reasonable Accommodation for Persons with Disabilities	Continue to implement reasonable accommodation procedures for persons with disabilities in compliance with SB520.	Ongoing	This program is an important component of the City's overall efforts to address the special housing needs of persons with disabilities and is being continued.

**Table A-2**  
**Progress in Achieving Quantified Objectives – 2013-2021**  
**City of Diamond Bar**

Program Category	Quantified Objective	Progress
<b>New Construction</b>		
Very Low (Ex. Low)	308 (154)	1 (0)
Low	182	12
Moderate	190	0
Above Moderate	466	312
<b>Total</b>	<b>1,146</b>	<b>325</b>
<b>Rehabilitation</b>		
Very Low		
Low	25	
Moderate	25	
Above Moderate		
<b>Total</b>	<b>50</b>	
<b>Conservation</b>		
Very Low	76*	76*
Low	82	82
Moderate	37	37
Above Moderate		
<b>Total</b>	<b>195</b>	<b>195</b>

\*46 Section 8 units + 30 senior apartments (The Seasons)

## Appendix B Residential Sites Inventory

The assumptions and methodology for the residential sites inventory are provided below.

### Methodology for the Sites Inventory Analysis

The residential sites inventory is comprised of three components: 1) approved projects; 2) underutilized (non-vacant) sites with potential for additional residential development or redevelopment; and 3) potential accessory dwelling units (ADUs).

Potential sites for residential development during the 2021-2029 planning period are summarized in Table B-1. As shown in this table, adequate capacity is available to accommodate the City's RHNA allocation in all income categories; however, zoning amendments are required to reconcile development regulations with the recently adopted General Plan (see Program H-8 in Section 9.5). Additional analysis to support this finding is provided in the discussion below and in Tables B-2 through B-6.

**Table B-1  
Residential Sites Summary**

Site Category	Income Category				
	VL	Low	Mod	Above Mod	Total
Approved projects (Table B-2)	-	-	-	12	12
Town Center Mixed Use Sites to be Rezoned (Table B-3)	-	-	196	215	411
Neighborhood Mixed Use Sites to be Rezoned (Table B-4)	500	351	262	1,781	2,894
Transit-Oriented Mixed Use Sites to be Rezoned (Table B-5)	397	398	-	-	795
Potential ADUs (Table B-6)	10	18	1	13	42
<b>Total sites inventory</b>	<b>912</b>	<b>777</b>	<b>459</b>	<b>2,028</b>	<b>4,176</b>
<b>RHNA 2021-2029</b>	<b>842</b>	<b>433</b>	<b>436</b>	<b>805</b>	<b>2,516</b>
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of Diamond Bar, 2021

### Approved Projects

Table B-2 summarizes residential developments that have received some form of approval and will become available during the planning period. The income levels for these projects are based upon the expected sales prices or rents.

**Table B-2  
Approved Projects**

Project / Location	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Custom homes (Country)	-	-	-	12	12
<b>Total Units</b>	-	-	-	<b>12</b>	<b>12</b>

Source: City of Diamond Bar, 2021

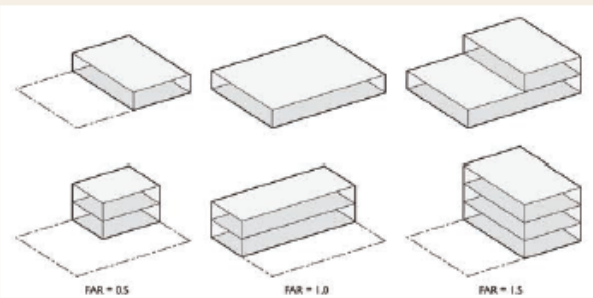
### Underutilized Sites


Underutilized sites with potential for additional residential development or redevelopment are listed in Tables B-3 through B-5. These sites are within the General Plan Focus Areas discussed below. Sites that allow residential or mixed-use development at a density of at least 30 units/acre are considered suitable for all income categories based on State default density, while sites allowing up to 20 units per acre were assigned to the moderate or above-moderate income categories.

In the Focus Areas where mixed-use development is encouraged, development intensity is regulated by floor area ratio as described in the following chart.

#### FLOOR AREA RATIO

Floor Area Ratio (FAR) refers to the ratio between a building's total floor area and the total area of the site and is used as a measure of non-residential development intensity. For instance, as shown in this illustration, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of the same parcel also has an FAR of 0.5.





Focus Areas. As described in Section 9.4, Constraints, the City adopted a comprehensive General Plan update<sup>10</sup> in 2019. One of the key features of the new General Plan was the establishment of several new Focus Areas where substantial land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. These Focus Areas provide opportunities for infill development that can incorporate a range of housing, employment, and recreational uses to meet the needs of families, young people, senior citizens, and residents of all incomes. Three of these Focus Areas, summarized below, are expected to facilitate the development of a significant portion of the City's RHNA allocation during the planning period. Development standards include residential densities (housing units per acre) and floor area ratio (FAR), which is the ratio of building floor area to lot area.

- The **Town Center Focus Area**, located along Diamond Bar Boulevard between SR-60 and Golden Springs Drive, is intended to build on the success of recent commercial redevelopment in that area. The Town Center is designated for mixed-use development that would serve as a center of activity for residents and provide housing, entertainment and retail opportunities and community gathering spaces in a pleasant, walkable environment. The General Plan establishes a maximum residential density of 20.0 dwelling units per acre and a maximum FAR up to 1.5 for this Focus Area (Table B-3).
- The **Neighborhood Mixed Use Focus Area** is envisioned as a combination of residential and ancillary neighborhood-serving retail and service uses to promote revitalization of the segment of North Diamond Bar Boulevard between the SR-60 interchange and Highland Valley Road. This neighborhood has potential to benefit from its proximity to Mt. San Antonio College and Cal Poly Pomona. This General Plan land use designation has an allowable residential density of up to 30.0 dwelling units per acre and a maximum FAR of 1.25 (Table B-4).
- The **Transit-Oriented Mixed Use Focus Area** leverages underutilized sites adjacent to the Metrolink commuter rail station to provide for higher-density housing, offices, and supporting commercial uses close to regional transit. This area encourages new employment and housing development in a key location that emphasizes multi-modal transportation options. This General Plan designation allows residential development at a density of 20.0 to 30.0 dwelling units per acre and a maximum FAR of 1.5 (Table B-5).

The 2040 General Plan provides the guiding framework for development in these Focus Areas; however, zoning regulations have not yet been amended to reflect General Plan policy for these areas. The City is currently in the process of updating the Development Code to revise land use regulations for these Focus Areas consistent with the standards established in the new General Plan within three years, pursuant to Government Code §65583(c)(1)(A) (see Program H-8 in Section 9.5). The development assumptions reflected in Tables B-3 through B-5 are based upon the new General Plan land use designations rather than current zoning designations.

Realistic Capacity and Suitability of Non-Vacant Sites. Since the General Plan designation for the Focus Areas is for mixed use, the capacity for new housing is

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<sup>10</sup> <https://www.diamondbarca.gov/961/General-Plan-2040>

estimated as 50% of the total allowable number of units on each parcel. In addition, parcels smaller than 0.5 acre have been conservatively excluded from the potential unit totals pursuant to Government Code §65583.2(c)(2)(A). Pursuant to Government Code §65583.2(h), zoning for the sites listed in Tables B-3, B-4 and B-5 shall ensure that:

- a) at least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or
- b) if accommodating more than 50% of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100% residential use and require residential use to occupy at least 50% of the floor area in a mixed-use project.

The estimated yield of parcels in the Focus Areas is considered to be realistic due to the significant development potential compared to existing development FAR. As seen in Tables B-3 through B-5, the existing FAR for most properties is well below 0.5 and the average FAR for all properties are as follows:

Town Center Mixed Use:	0.33 average FAR
Neighborhood Mixed Use:	0.09 average FAR
Transit-Oriented Mixed Use:	0.27 average FAR

The significant potential increase in development creates a strong economic investment incentive for redevelopment, and as a result, the existing uses are likely to be discontinued during the planning period.

Affirmatively Furthering Fair Housing. Sites for additional housing are located throughout the community to affirmatively further fair housing. For example, the three new mixed-use areas provide significant potential for housing in areas with good access to jobs, transportation, education and services, while opportunities for ADUs are located in the city's lower-density single-family neighborhoods, thereby avoiding segregated living patterns and facilitating truly integrated and balanced living patterns and areas of opportunity.

**Table B-3  
Town Center Mixed Use Sites to be Rezoned**

Address	APN	Existing Zoning	Acreage	Allowable Density	Existing Use	Existing FAR	Publicly Owned?	Income Level			Total Potential Units
								Lower	Mod	Above Mod	
23525 GOLDEN SPRINGS DR	8281010047	C-2	0.91	20	Commercial	0.19	No		4	5	9
206 S DIAMOND BAR BLVD	8281010049	C-3	0.54	20	Commercial	0.08	No		2	3	5
218 S DIAMOND BAR BLVD	8281010050	C-3	1.23	20	Commercial	0.59	No		6	6	12
240 S DIAMOND BAR BLVD	8281010051	C-3	2.40	20	Commercial	0.63	No		11	13	24
350 S DIAMOND BAR BLVD	8281010054	C-3	0.56	20	Commercial	0.07	No		2	4	6
300 S DIAMOND BAR BLVD	8281010057	C-3	1.16	20	Commercial	1.01	No		5	7	12
Not assigned	8281010060	C-3	2.16	20	Commercial	1.01	No		10	12	22
324 S DIAMOND BAR BLVD	8281010061	C-3	0.40	20	Commercial	0.31	No		0	0	0
334 S DIAMOND BAR BLVD	8281010062	C-3	0.70	20	Commercial	0.20	No		3	4	7
150 S DIAMOND BAR BLVD	8281024052	C-3	0.86	20	Commercial	0.03	No		4	5	9
23525 PALOMINO DR NO 45E	8281024053	C-2	3.24	20	Commercial	0.55	No		16	16	32
121 S DIAMOND BAR BLVD	8717008001	C-3	0.25	20	Commercial	0.65	No		0	0	0
121 S DIAMOND BAR BLVD	8717008002	C-3	0.16	20	Commercial	1.02	No		0	0	0
141 S DIAMOND BAR BLVD	8717008003	C-3	0.39	20	Commercial	0.54	No		0	0	0
141 S DIAMOND BAR BLVD	8717008004	C-3	0.33	20	Commercial	0.55	No		0	0	0
205 S DIAMOND BAR BLVD	8717008005	C-3	0.46	20	Commercial	0.57	No		0	0	0
205 S DIAMOND BAR BLVD	8717008006	C-3	0.21	20	Commercial	0.63	No		0	0	0
Not assigned	8717008010	C-3	0.06	20	Commercial	0.00	No		0	0	0
249 S DIAMOND BAR BLVD	8717008019	C-3	7.24	20	Commercial	0.30	No		36	36	72
235 S DIAMOND BAR BLVD	8717008020	C-3	0.87	20	Commercial	0.11	No		4	5	9
301 S DIAMOND BAR BLVD	8717008026	C-3	0.18	20	Commercial	0.04	No		0	0	0
301 S DIAMOND BAR BLVD	8717008027	C-3	0.07	20	Commercial	0.09	No		0	0	0
315 S DIAMOND BAR BLVD	8717008028	C-3	0.60	20	Commercial	0.30	No		3	3	6
303 S DIAMOND BAR BLVD	8717008029	C-3	3.96	20	Commercial	0.17	No		19	21	40
23341 GOLDEN SPRINGS DR	8717008032	C-2	0.66	20	Commercial	0.38	No		3	4	7
23347 GOLDEN SPRINGS DR	8717008033	C-2	2.46	20	Commercial	0.19	No		12	13	25
414 S PROSPECTORS RD	8717008034	C-2	1.01	20	Commercial	0.25	No		5	5	10
225 GENTLE SPRINGS LN	8717008038	C-3	0.65	20	Commercial	0.15	No		3	4	7
233 GENTLE SPRINGS LN	8717008039	C-3	0.62	20	Commercial	0.08	No		3	3	6
325 S DIAMOND BAR BLVD	8717008185	C-2	4.20	20	Commercial	0.33	No		20	22	42
379 S DIAMOND BAR BLVD	8717008186	C-2	0.53	20	Commercial	0.33	No		2	3	5
245 GENTLE SPRINGS LN	8717008187	C-3	1.33	20	Commercial	0.15	No		6	7	13
259 GENTLE SPRINGS LN	8717008188	C-3	2.71	20	Commercial	0.46	No		13	14	27
Not assigned	8717008189	C-3	0.96	20	Commercial	0.00	No		4	6	10
Not assigned	8717008902	C-3	0.02	20	Commercial	0.00	No		0	0	0
Not assigned	8717008903	C-3	0.14	20	Commercial	0.00	No		0	0	0
<b>Totals</b>			<b>44.2</b>						<b>196</b>	<b>215</b>	<b>411</b>

Notes:

1. The General Plan designation for all parcels is *Town Center Mixed Use*
2. Allowable density based on current General Plan and proposed zoning standards
3. Parcels less than 0.5 acre are excluded from unit totals
4. Total capacity estimated as 50% of allowable residential units

**Table B-4  
Neighborhood Mixed Use Sites to be Rezoned**

Address	APN	Existing Zoning	Acres	Allowable Density	Existing Use	Existing FAR	Publicly Owned?	Lower	Mod	Above Mod	Estimated Total Units <sup>4</sup>
574 N DIAMOND BAR BLVD	8706001001	OP	0.8	30	Commercial	0.08	No	3	1	8	12
542 N DIAMOND BAR BLVD	8706001003	OP	0.3	30	Commercial	0.17	No	0	0	0	0
530 N DIAMOND BAR BLVD	8706001004	OP	0.4	30	Commercial	0.17	No	0	0	0	0
504 N DIAMOND BAR BLVD	8706001007	OP	0.5	30	Commercial	0.05	No	0	0	0	0
23425 SUNSET CROSSING RD	8706001008	OP	1.2	30	Commercial	0.30	No	5	1	12	18
554 N DIAMOND BAR BLVD	8706001013	OP	0.5	30	Commercial	0.19	No	2	0	6	8
556 N DIAMOND BAR BLVD	8706001014	OP	2.8	30	Commercial	0.39	No	12	4	26	42
520 N DIAMOND BAR BLVD	8706001015	OP	0.4	30	Commercial	0.09	No	0	0	0	0
506 N DIAMOND BAR BLVD	8706001016	OP	0.8	30	Commercial	0.20	No	3	1	8	12
554 N DIAMOND BAR BLVD	8706001800	OP	0.1	30	Commercial	0.00	No	0	0	0	0
732 N DIAMOND BAR BLVD	8706002012	OP	1.1	30	Commercial	0.35	No	4	1	11	16
780 N DIAMOND BAR BLVD	8706002015	OP	1.0	30	Commercial	0.32	No	4	1	11	16
796 N DIAMOND BAR BLVD	8706002016	OP	1.1	30	Commercial	0.30	No	4	1	12	17
900 N DIAMOND BAR BLVD	8706002021	OP	4.3	30	Commercial	0.73	No	19	6	39	64
990 N DIAMOND BAR BLVD	8706002022	OP	0.9	30	Commercial	0.96	No	4	1	9	14
600 N DIAMOND BAR BLVD UNIT 1B	8706002027	OP	5.1	30	Commercial	0.01	No	23	7	47	77
600 N DIAMOND BAR BLVD UNIT 1A	8706002028	OP	5.1	30	Commercial	0.01	No	23	7	47	77
612 N DIAMOND BAR BLVD	8706002029	OP	5.1	30	Commercial	0.01	No	23	7	47	77
618 N DIAMOND BAR BLVD	8706002030	OP	5.1	30	Commercial	0.01	No	23	7	47	77
620 N DIAMOND BAR BLVD UNIT 4B	8706002031	OP	5.1	30	Commercial	0.01	No	23	7	47	77
620 N DIAMOND BAR BLVD UNIT 4A	8706002032	OP	5.1	30	Commercial	0.01	No	23	7	47	77
628 N DIAMOND BAR BLVD UNIT 5A	8706002033	OP	5.1	30	Commercial	0.01	No	23	7	47	77
628 N DIAMOND BAR BLVD UNIT 5B	8706002034	OP	5.1	30	Commercial	0.01	No	23	7	47	77
634 N DIAMOND BAR BLVD UNIT 6A	8706002035	OP	5.1	30	Commercial	0.01	No	23	7	47	77
634 N DIAMOND BAR BLVD UNIT 6B	8706002036	OP	5.1	30	Commercial	0.01	No	23	7	47	77
640 N DIAMOND BAR BLVD UNIT 7B	8706002037	OP	5.1	30	Commercial	0.01	No	23	7	47	77
640 N DIAMOND BAR BLVD NO 7A	8706002038	OP	5.1	30	Commercial	0.01	No	23	7	47	77
646 N DIAMOND BAR BLVD UNIT 8A	8706002039	OP	5.1	30	Commercial	0.01	No	23	7	47	77
646 N DIAMOND BAR BLVD UNIT 8B	8706002040	OP	5.1	30	Commercial	0.01	No	23	7	47	77
654 N DIAMOND BAR BLVD UNIT 9B	8706002041	OP	5.1	30	Commercial	0.01	No	23	7	47	77
654 N DIAMOND BAR BLVD UNIT 9A	8706002042	OP	5.1	30	Commercial	0.01	No	23	7	47	77
700 N DIAMOND BAR BLVD UNIT 10A	8706002043	OP	5.1	30	Commercial	0.01	No	23	7	47	77
700 N DIAMOND BAR BLVD UNIT 10B	8706002044	OP	5.1	30	Commercial	0.01	No	23	7	47	77
706 N DIAMOND BAR BLVD UNIT 11B	8706002045	OP	5.1	30	Commercial	0.01	No	23	7	47	77
706 N DIAMOND BAR BLVD UNIT 11A	8706002046	OP	5.1	30	Commercial	0.01	No	23	7	47	77
712 N DIAMOND BAR BLVD UNIT 12A	8706002047	OP	5.1	30	Commercial	0.01	No	23	7	47	77
712 N DIAMOND BAR BLVD UNIT 12B	8706002048	OP	5.1	30	Commercial	0.01	No	23	7	47	77

Address	APN	Existing Zoning	Acres	Allowable Density	Existing Use	Existing FAR	Publicly Owned?	Lower	Mod	Above Mod	Estimated Total Units <sup>4</sup>
718 N DIAMOND BAR BLVD NO 13B	8706002049	OP	5.1	30	Commercial	0.01	No	23	7	47	77
718 N DIAMOND BAR BLVD NO 13A	8706002050	OP	5.1	30	Commercial	0.01	No	23	7	47	77
724 N DIAMOND BAR BLVD	8706002051	OP	5.1	30	Commercial	0.01	No	23	7	47	77
724 N DIAMOND BAR BLVD	8706002052	OP	5.1	30	Commercial	0.01	No	23	7	47	77
730 N DIAMOND BAR BLVD	8706002053	OP	5.1	30	Commercial	0.01	No	23	7	47	77
730 N DIAMOND BAR BLVD	8706002054	OP	5.1	30	Commercial	0.01	No	23	7	47	77
750 N DIAMOND BAR BLVD	8706002055	OP	2.1	30	Commercial	0.40	No	9	3	19	31
800 N DIAMOND BAR BLVD	8706002056	OP	5.4	30	Commercial	0.72	No	24	8	48	80
660 N DIAMOND BAR BLVD 100	8706002058	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 108	8706002059	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 118	8706002060	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 128	8706002061	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 138	8706002062	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 168	8706002063	OP	1.4	30	Commercial	0.03	No	6	2	13	21
660 N DIAMOND BAR BLVD 178	8706002064	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 188	8706002065	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 198	8706002066	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 200	8706002067	OP	1.4	30	Commercial	0.03	No	6	2	13	21
660 N DIAMOND BAR BLVD 208	8706002068	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 218	8706002069	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 228	8706002070	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 238	8706002071	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 258	8706002072	OP	1.4	30	Commercial	0.01	No	6	2	13	21
660 N DIAMOND BAR BLVD 268	8706002073	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 278	8706002074	OP	1.4	30	Commercial	0.03	No	6	2	13	21
660 N DIAMOND BAR BLVD 288	8706002075	OP	1.4	30	Commercial	0.02	No	6	2	13	21
660 N DIAMOND BAR BLVD 298	8706002076	OP	1.4	30	Commercial	0.01	No	6	2	13	21
<b>Totals</b>			<b>194.5</b>					<b>851</b>	<b>262</b>	<b>1,781</b>	<b>2,894</b>

Notes:

1. The General Plan designation for all parcels is *Neighborhood Mixed Use*
2. Allowable density based on current General Plan and proposed zoning standards
3. Parcels less than 0.5 acre are excluded from unit totals
4. Site capacity estimated as 50% of allowable residential units

**Table B-5  
Transit-Oriented Mixed-Use Sites to be Rezoned**

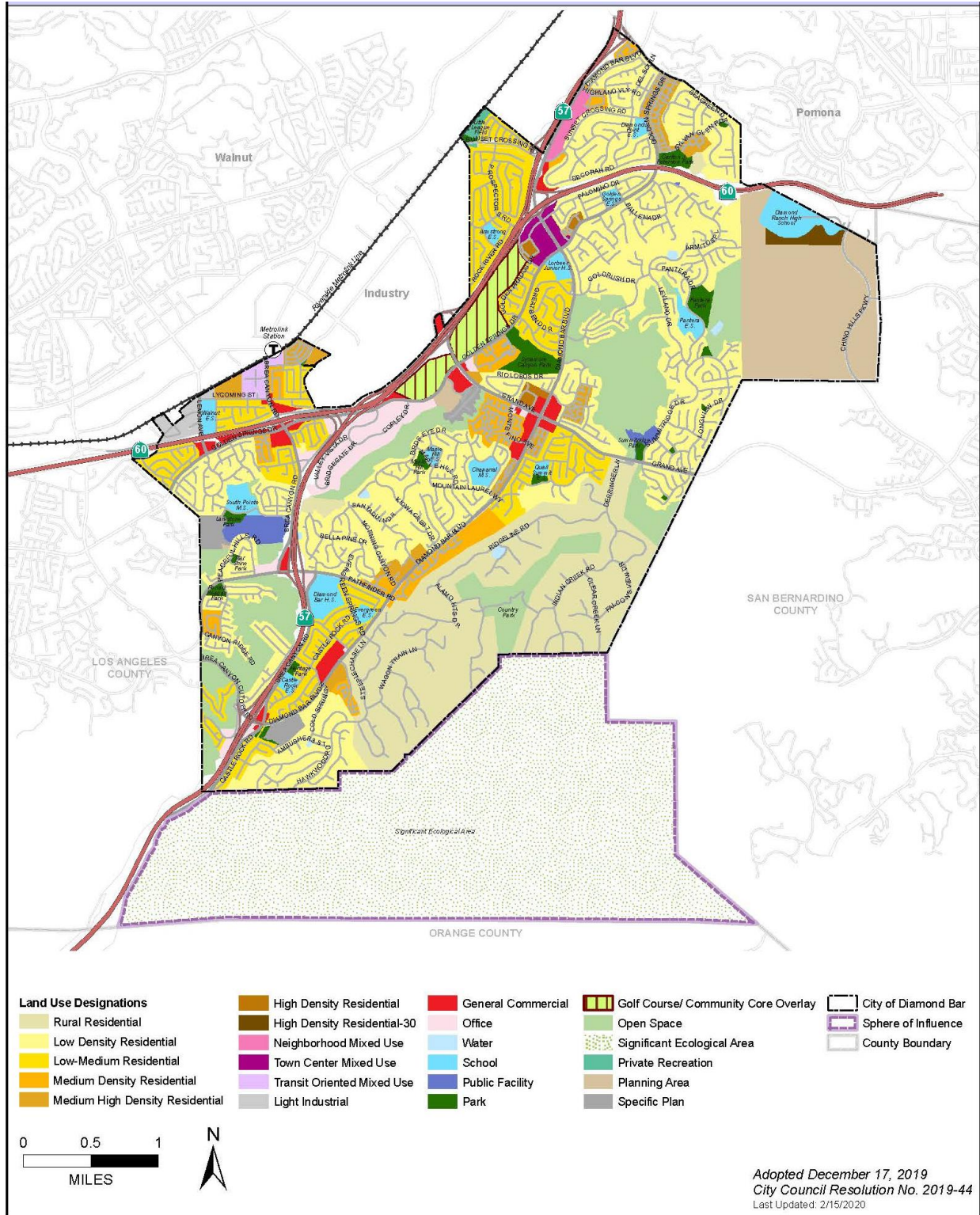
Address	APN	Existing Zoning	Acres	Allowable Density	Existing Use	Existing FAR	Publicly Owned?	Lower	Mod	Above Mod	Estimated Total Units
21035 WASHINGTON AVE	8719010009	I: Light Industrial	3.5	30	Commercial	0.20	No	26	26		52
680 BREA CANYON RD 100	8719010023	I: Light Industrial	0.9	30	Commercial	0.05	No	7	7		14
680 BREA CANYON RD 158	8719010024	I: Light Industrial	0.9	30	Commercial	0.03	No	7	7		14
680 BREA CANYON RD 168	8719010025	I: Light Industrial	0.9	30	Commercial	0.05	No	7	7		14
680 BREA CANYON RD 178	8719010026	I: Light Industrial	0.9	30	Commercial	0.03	No	7	7		14
680 BREA CANYON RD 188	8719010027	I: Light Industrial	0.9	30	Commercial	0.05	No	7	7		14
680 BREA CANYON RD 200	8719010028	I: Light Industrial	0.9	30	Commercial	0.03	No	7	7		14
680 BREA CANYON RD 208	8719010029	I: Light Industrial	0.9	30	Commercial	0.03	No	7	7		14
680 BREA CANYON RD 258	8719010030	I: Light Industrial	0.9	30	Commercial	0.04	No	7	7		14
680 BREA CANYON RD 268	8719010031	I: Light Industrial	0.9	30	Commercial	0.05	No	7	7		14
680 BREA CANYON RD 278	8719010032	I: Light Industrial	0.9	30	Commercial	0.03	No	7	7		14
680 BREA CANYON RD	8719010033	I: Light Industrial	0.9	30	Commercial	0.05	No	7	7		14
618 BREA CANYON RD UNIT A	8719010035	I: Light Industrial	1.7	30	Commercial	0.04	No	13	13		25
618 BREA CANYON RD UNIT B	8719010036	I: Light Industrial	1.7	30	Commercial	0.02	No	13	13		25
618 BREA CANYON RD C	8719010037	I: Light Industrial	1.7	30	Commercial	0.02	No	13	13		25
618 BREA CANYON RD D	8719010038	I: Light Industrial	1.7	30	Commercial	0.04	No	13	13		25
618 BREA CANYON RD E	8719010039	I: Light Industrial	1.7	30	Commercial	0.04	No	13	13		25
618 BREA CANYON RD F	8719010040	I: Light Industrial	1.7	30	Commercial	0.03	No	13	13		25
618 BREA CANYON RD G	8719010041	I: Light Industrial	1.7	30	Commercial	0.02	No	13	13		25
618 BREA CANYON RD H	8719010042	I: Light Industrial	1.7	30	Commercial	0.02	No	13	13		25
618 BREA CANYON RD I	8719010043	I: Light Industrial	1.7	30	Commercial	0.02	No	13	13		25
618 BREA CANYON RD J	8719010044	I: Light Industrial	1.7	30	Commercial	0.02	No	13	13		25
655 BREA CANYON RD	8760021005	I: Light Industrial	18.7	30	Commercial	0.01	No	140	140		280
20955 LYCOMING ST	8760027001	I: Light Industrial	1.0	30	Commercial	0.12	No	8	8		15
20955 LYCOMING ST	8760027002	I: Light Industrial	0.4	30	Commercial	0.78	No	0	0		0
780 PINEFALLS AVE	8760027003	I: Light Industrial	0.5	30	Commercial	0.47	No	0	0		0
760 PINEFALLS AVE	8760027004	I: Light Industrial	0.4	30	Commercial	0.52	No	0	0		0
750 PINEFALLS AVE	8760027005	I: Light Industrial	0.6	30	Commercial	0.43	No	4	4		9
755 PINEFALLS AVE	8760027006	I: Light Industrial	0.8	30	Commercial	0.34	No	6	6		12
761 PINEFALLS AVE	8760027007	I: Light Industrial	0.3	30	Commercial	0.52	No	0	0		0
773 PINEFALLS AVE	8760027008	I: Light Industrial	0.1	30	Commercial	1.47	No	0	0		0
773 PINEFALLS AVE	8760027009	I: Light Industrial	0.2	30	Commercial	0.07	No	0	0		0
787 PINEFALLS AVE	8760027010	I: Light Industrial	0.4	30	Commercial	0.45	No	0	0		0
770 PENARTH AVE	8760027011	I: Light Industrial	0.4	30	Commercial	0.43	No	0	0		0
766 PENARTH AVE	8760027012	I: Light Industrial	0.3	30	Commercial	0.45	No	0	0		0
750 PENARTH AVE	8760027013	I: Light Industrial	0.8	30	Commercial	0.35	No	6	6		12
751 PENARTH AVE	8760027014	I: Light Industrial	0.8	30	Commercial	0.33	No	6	6		12

Address	APN	Existing Zoning	Acres	Allowable Density	Existing Use	Existing FAR	Publicly Owned?	Lower	Mod	Above Mod	Estimated Total Units
761 PENARTH AVE	8760027015	I: Light Industrial	0.2	30	Commercial	0.49	No	0	0		0
767 PENARTH AVE	8760027016	I: Light Industrial	0.1	30	Commercial	2.35	No	0	0		0
767 PENARTH AVE	8760027017	I: Light Industrial	0.3	30	Commercial	0.03	No	0	0		0
771 PENARTH AVE	8760027018	I: Light Industrial	0.5	30	Commercial	0.43	No	0	0		0
<b>Totals</b>			<b>57.3</b>					<b>397</b>	<b>398</b>		<b>795</b>

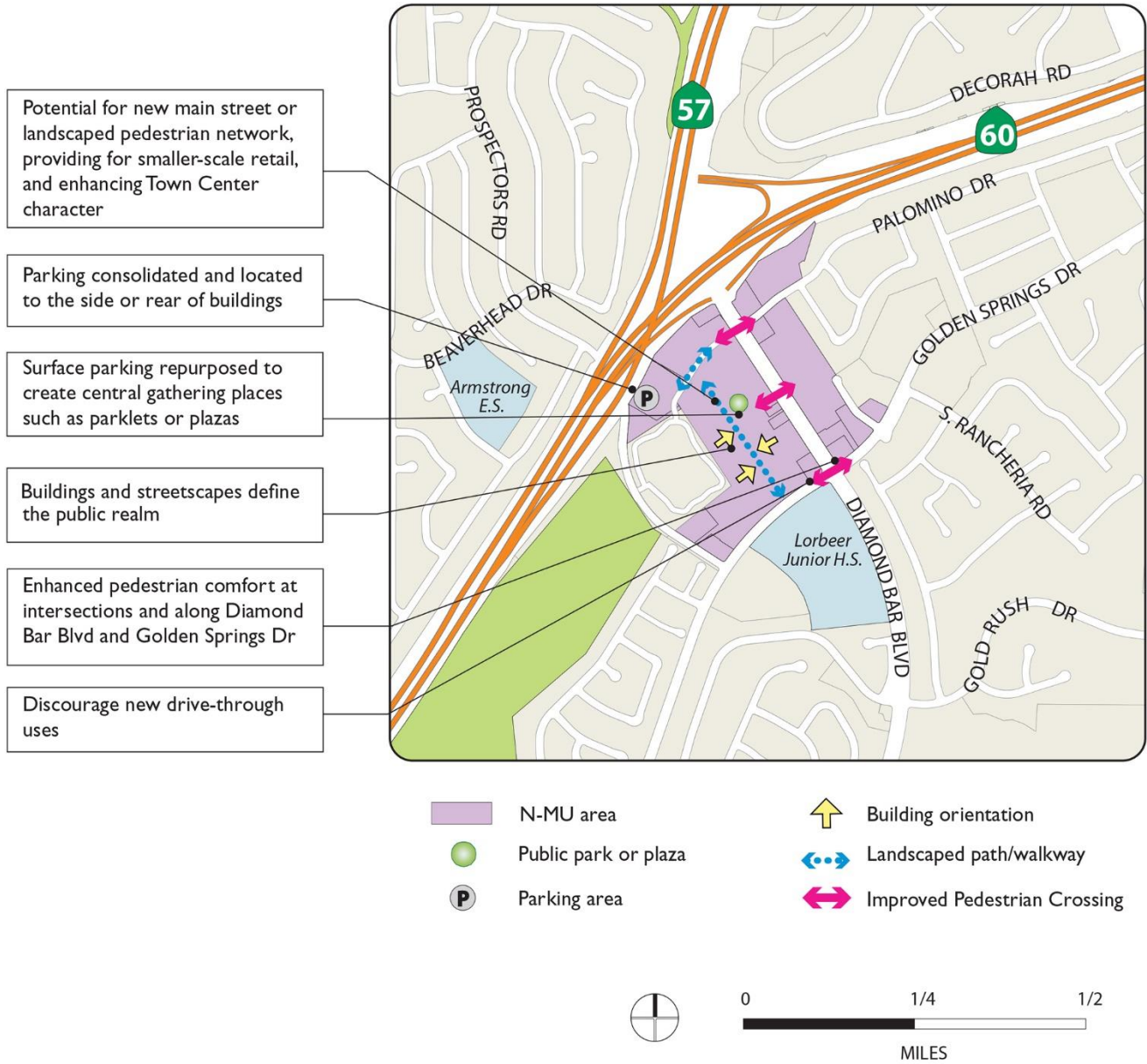
Notes:

1. The General Plan designation for all parcels is *Transit-Oriented Mixed Use*
2. Allowable density based on current General Plan and proposed zoning standards
3. Parcels less than 0.5 acre are excluded from unit totals
4. Total capacity estimated as 50% of allowable residential units

**Figure B-1  
Sites Inventory Map**

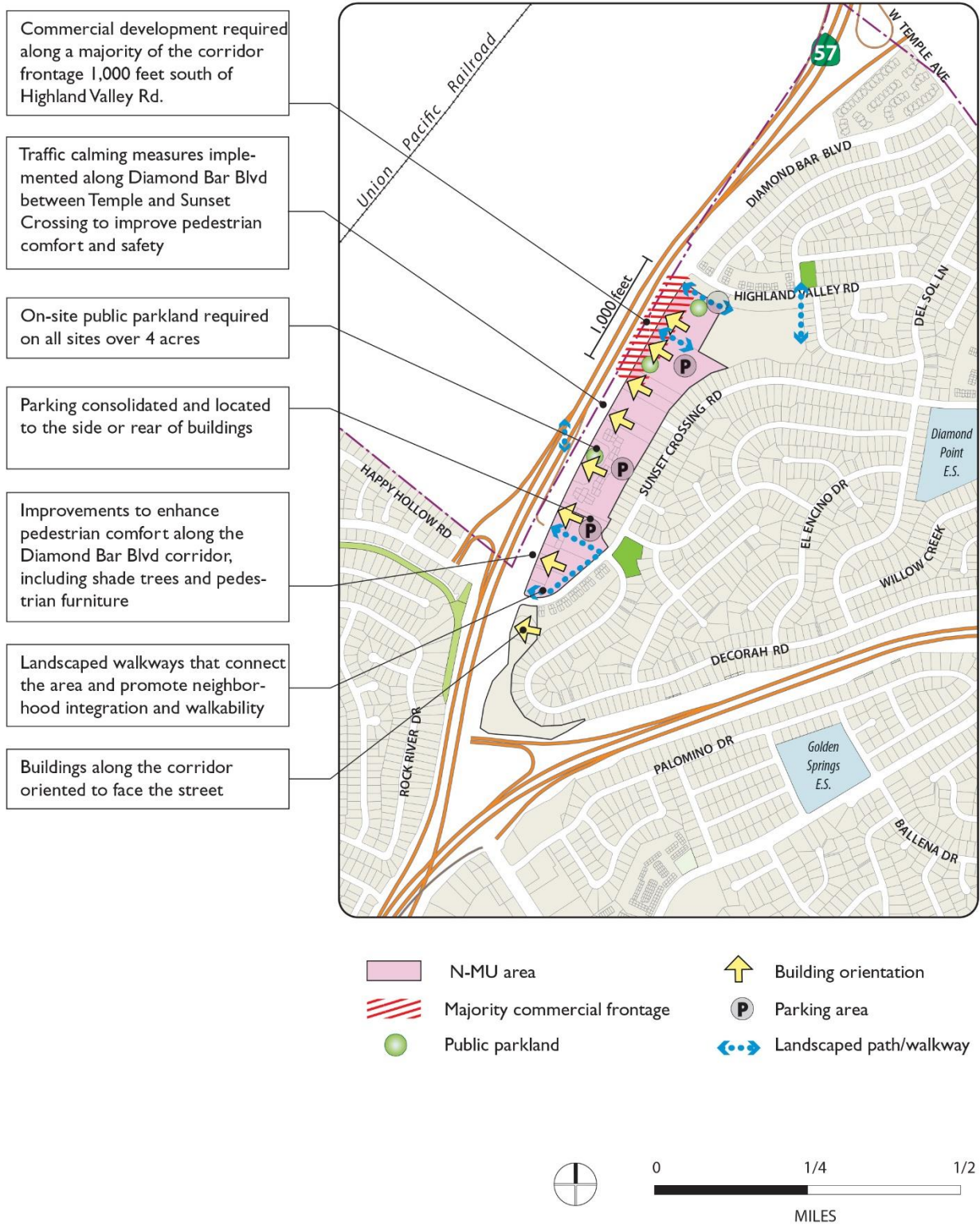


**Figure B-2a**  
**Town Center Mixed Use Area Map**



Source: Figure 3-3: Town Center Mixed-Use Focus Area Concept Illustration; Diamond Bar General Plan 2040

**Figure B-2b**  
**Neighborhood Mixed Use Area Map**



Commercial development required along a majority of the corridor frontage 1,000 feet south of Highland Valley Rd.

Traffic calming measures implemented along Diamond Bar Blvd between Temple and Sunset Crossing to improve pedestrian comfort and safety

On-site public parkland required on all sites over 4 acres

Parking consolidated and located to the side or rear of buildings

Improvements to enhance pedestrian comfort along the Diamond Bar Blvd corridor, including shade trees and pedestrian furniture

Landscaped walkways that connect the area and promote neighborhood integration and walkability

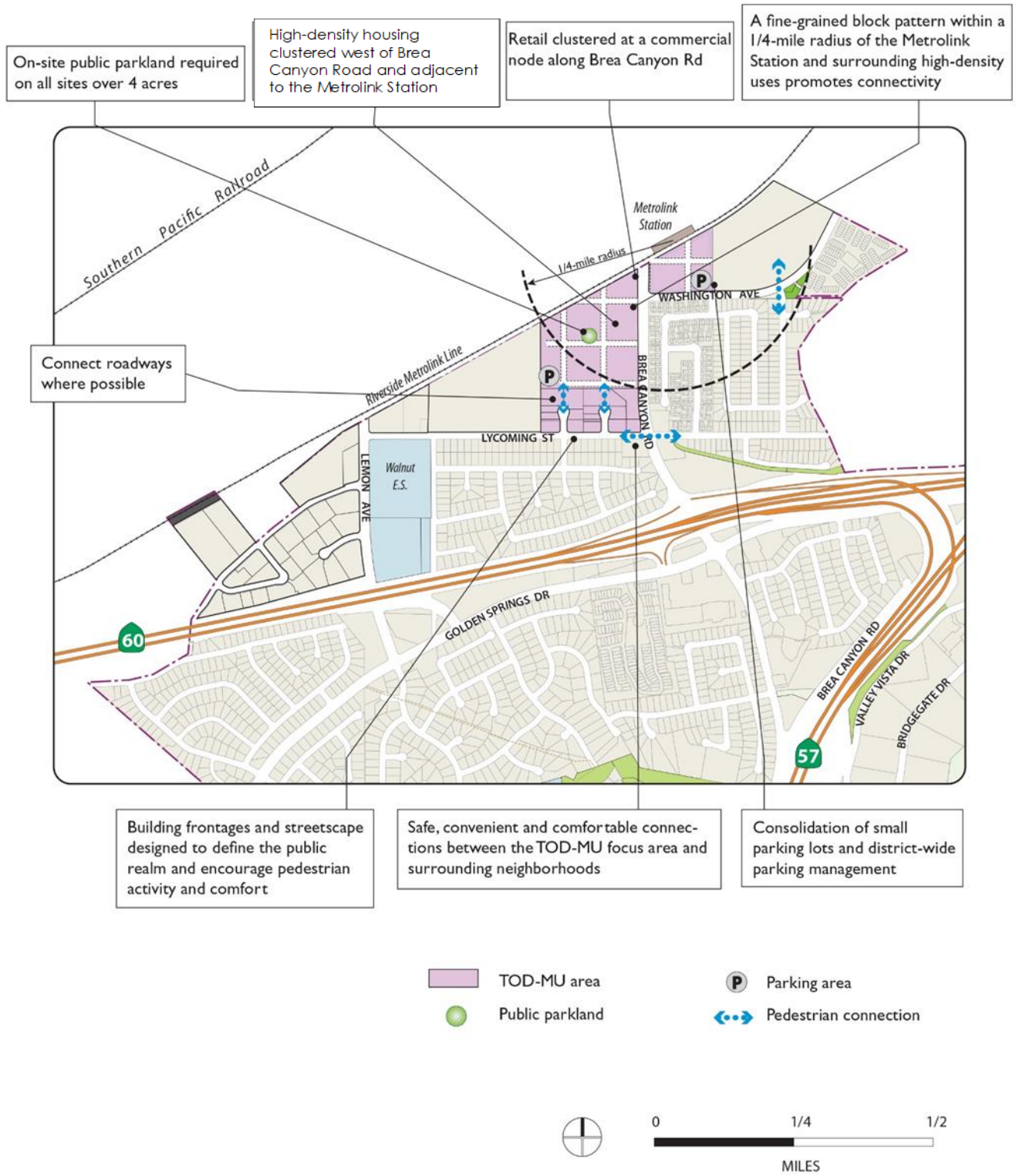
Buildings along the corridor oriented to face the street

- N-MU area
- Majority commercial frontage
- Public parkland
- Building orientation
- P Parking area
- Landscaped path/walkway



Source: Figure 3-2: Neighborhood Mixed-Use Focus Area Concept Illustration; Diamond Bar General Plan 2040

**Figure B-2c**  
**Transit-Oriented Mixed Use Area Map**



Source: Figure 3-4: Transit-Oriented Mixed-Use Focus Area Concept Illustration; Diamond Bar General Plan 2040

## Potential Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and the City has seen an increase in ADU development applications recently.

Table B-6 shows ADU permit trends during 2018-2020 in Diamond Bar. The average rate of ADU permits over this 3-year period is 5.3 units per year. At that rate, it is estimated that approximately 42 additional ADUs will be permitted during the 2021-2029 planning period. Based on recent analysis conducted by SCAG<sup>11</sup> over two-thirds of future ADUs are expected to be affordable to low- and moderate-income households.

**Table B-6**  
**Accessory Dwelling Units Permitted**

Year	Permits Issued
2018	2
2019	6
2020	8

Source: City of Diamond Bar, 2021

11 SCAG, *Regional Accessory Dwelling Unit Affordability Analysis*, 2020 ([https://scag.ca.gov/sites/main/files/file-attachments/adu\\_affordability\\_analysis\\_120120v2.pdf?1606868527](https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527))



## Appendix C Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested stakeholders numerous opportunities to provide comments and recommendations. Early in the update process a Housing Element web page was created on the City website<sup>12</sup> and a *Housing Element Frequently Asked Questions* was prepared (Figure C-1) and posted on the website. Public notice, agendas and materials for all Housing Element meetings were posted on the website and at City Hall in advance of each meeting and also sent by direct mail to housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups (see Table C-1). Notices of public hearings were also published in the local newspaper.

For each public meeting the City offered reasonable accommodation for persons with disabilities to assist them in participating in the meeting, including the provision of transcription of meeting minutes for non-English speakers. Transcribed minutes may be easily translated into other languages via free web applications such as Translate.Google.com.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Joint Planning Commission/City Council study session	January 26, 2021
Planning Commission hearing to review Draft Housing Element	March 23, 2021
City Council hearing to review Draft Housing Element	April 6, 2021
Planning Commission hearing	October 13, 2021
City Council hearing	November 2, 2021

A list of interested parties that were notified of meetings is provided in Table C-1 and a summary of comments and responses is provided in Table C-2. Comments were incorporated into the draft Housing Element where appropriate.

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<sup>12</sup> <https://www.diamondbarca.gov/963/Housing-Element-Update>

Figure C-1  
Housing Element FAQ



**DIAMOND BAR**  
HOUSING ELEMENT

## 2021 Housing Element FAQ

### 1. What is a Housing Element?

State law<sup>1</sup> requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Diamond Bar General Plan<sup>2</sup> was comprehensively updated in 2019 and includes the following elements:

- Land Use and Economic Development
- Community Character and Place Making
- Circulation
- Resource Conservation
- Public Facilities and Services
- Public Safety
- Community Health and Sustainability
- Housing<sup>3</sup>

While most portions of General Plans typically have a time horizon of 20-25 years, State law requires that the Housing Element be updated in 8-year “cycles.” The City is currently preparing a Housing Element update for the 2021 to 2029 planning period, which is referred to as the “6<sup>th</sup>” Housing Element cycle” in reference to the six required updates that have occurred since the comprehensive revision to State Housing Element law in 1980.

State law<sup>4</sup> establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

<sup>1</sup> California Government Code Sec. 65300 *et seq.*

<sup>2</sup> <https://www.diamondbarca.gov/961/General-Plan-2040>

<sup>3</sup> The Housing Element was last updated in 2014 and was not part of the 2019 General Plan update

<sup>4</sup> California Government Code Sec. 65580 *et seq.*



## 2021 Housing Element FAQ

### 2. What is Housing Element “certification” and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.<sup>5</sup> When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as “certification” of the Housing Element.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City’s land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity”<sup>6</sup> that the Housing Element complies with State law, which would support the City’s legal defense. Recent laws also allow for courts to impose fines on a jurisdiction if it fails to adopt a Housing Element in compliance with State law.<sup>7</sup>
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification. Grants can help to cover the cost of some projects that would otherwise rely on the City’s General Fund.

### 3. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region’s housing needs for persons and families of all income levels; and 2) how City land use regulations accommodate the special housing needs of those with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Under State law<sup>8</sup> all cities are required to plan for additional housing to accommodate population growth and address existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards to encourage a variety of housing types that are affordable for persons of all income levels, such as rental apartments and accessory dwelling units (“ADUs”). The Regional Housing Needs Assessment (“RHNA”) is the method by which each jurisdiction’s share of new housing needs is determined (see #5 below).

<sup>5</sup> California Government Code Sec. 65585

<sup>6</sup> California Government Code Sec. 65589.3.

<sup>7</sup> AB 101 of 2019

<sup>8</sup> California Government Code Sec. 65583



## 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law<sup>9</sup> cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
  - ✓ Reasonable accommodation for persons with disabilities
  - ✓ Transitional housing
  - ✓ Supportive housing
  - ✓ Emergency shelters and other facilities serving the homeless
  - ✓ Large (5+) families

### 4. What is “affordable” housing?

By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30% of a family’s gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

**Table 1. Household Income Categories**

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Los Angeles County are determined based on these income categories as shown in Table 2. These incomes, rents and housing prices are based on a 4-person family and are adjusted for different family sizes.

**Table 2. Income Categories and Affordable Housing Costs - Los Angeles County**

Income Category	Maximum Income	Maximum Affordable Rent	Maximum Affordable Price (est.)
Extremely low	\$33,800	\$845	*
Very low	\$56,300	\$1,407	*
Low	\$90,100	\$2,252	*
Moderate	\$92,750	\$2,319	\$375,000
Above moderate	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

\* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

<sup>9</sup> California Government Code Sec. 65583(a)(5)



## 2021 Housing Element FAQ

### 5. What is the “RHNA” why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law<sup>10</sup> by which housing needs are determined.

Prior to each planning cycle the total new housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters.

Diamond Bar is located within the Southern California Association of Governments (“SCAG”) region, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties. The total housing need for the SCAG region is distributed to cities and counties by SCAG based upon objectives and criteria established in State law.<sup>11</sup>

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6<sup>th</sup> Housing Element cycle is 1,341,827 units. SCAG is currently finalizing the RHNA plan for the 6<sup>th</sup> cycle, which must fully allocate the total RHNA to jurisdictions in the SCAG region.<sup>12</sup> SCAG expects to adopt the final RHNA plan by March 2021.

The RHNA also distributes each jurisdiction’s total housing need into four income categories (the extremely-low and very-low categories are combined for RHNA purposes). Diamond Bar’s preliminary 6<sup>th</sup> cycle RHNA allocation by income category is shown in Table 3.

**Table 3. Draft 6<sup>th</sup> RHNA by Income Category - Diamond Bar**

Extremely Low + Very Low	Low	Moderate	Above Moderate	Total
842	433	436	805	2,516

Source: SCAG, 9/4/2020

<sup>10</sup> California Government Code Sec. 65584 et seq.

<sup>11</sup> California Government Code Sec. 65584(d)

<sup>12</sup> <http://www.scag.ca.gov/programs/pages/housing.aspx>



## 2021 Housing Element FAQ

### 6. Is the RHNA a construction mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share projected growth over the 8-year planning period. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.<sup>13</sup> Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations.

### 7. What must cities do to comply with the RHNA?

The Housing Element must provide an evaluation of the city's capacity for additional housing based on land use patterns, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA - typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

Diamond Bar's new General Plan, adopted in December 2019, estimates that up to 3,750 new housing units could be built in the city by 2040, depending on market conditions. It is expected that much of this growth would occur within the Town Center Mixed Use, Neighborhood Mixed Use, Transit Oriented Development and Community Core Overlay focus areas, while most existing residential neighborhoods will experience less growth and change. While the General Plan identifies potential for significantly more new housing than the draft 6<sup>th</sup> RHNA allocation of 2,514 units, the Housing Element must demonstrate that realistic capacity exists for the amount of new housing in each income category to be built during the 2021-2029 planning period based on zoning, site conditions and market trends. This analysis is expected to be the primary focus of the Housing Element update.

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<sup>13</sup> California Government Code Sec. 65913.4 (SB 35 of 2017)



## 2021 Housing Element FAQ

### 8. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to high land prices.

State housing laws are based on the premise that every city has an obligation to accommodate a range of housing types for persons at all income levels. Every community is dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance, child and elder care, medical technicians, personal services, clerical support and retail trade. While the existing housing stock serves the needs of many residents, market rents and prices are higher than some families can afford. In addition, low-wage jobs have increased at a much faster rate than affordable housing is being built.

While cities are not required to build new housing, they must ensure that their land use regulations encourage a full range of housing types. Rental apartments typically provide the majority of affordable housing, but other types of housing such as accessory dwelling units<sup>14</sup> (ADUs) can also help to address this need. Various governmental programs provide funding assistance for affordable housing, but if a city's development regulations are too restrictive, affordable housing may be infeasible and the housing needs of the local workforce will be shifted to other cities.

### 9. There is very little vacant land suitable for housing development left in Diamond Bar. Why is the RHNA allocation so high?

SCAG's 6<sup>th</sup> cycle RHNA allocation for the entire 6-county region is 1,341,827 units compared to 412,137 units in the 5<sup>th</sup> cycle. There are two main reasons why the 6<sup>th</sup> RHNA allocation is so much higher than the 5<sup>th</sup> cycle.

First, the 5<sup>th</sup> cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were discouraging growth. As a result, the 5<sup>th</sup> RHNA was uncharacteristically low. For comparison, SCAG's 4<sup>th</sup> cycle (2006-2013) RHNA allocation was approximately 700,000 housing units.

Second, for the 6<sup>th</sup> cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on *projected population growth*. However, for the 6<sup>th</sup> RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income).

<sup>14</sup> "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. (Government Code Sec. 65852.2(j)(1))



## 2021 Housing Element FAQ

The total 6<sup>th</sup> cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	<u>764,405 units</u>
Total need:	1,341,827 units

As seen from this breakdown, if existing need were excluded (as was the case in prior RHNA cycles) the total need would be similar to the 4<sup>th</sup> cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6<sup>th</sup> cycle places greater emphasis on the proximity of jobs and public transit rather than vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties are assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

Diamond Bar's RHNA allocation in the 5<sup>th</sup> cycle was 1,146 units; therefore, the draft 6<sup>th</sup> cycle allocation of 2,514 units is about 2.2 times the prior cycle. By comparison, SCAG's total 6<sup>th</sup> RHNA allocation is 3.3 times the 5<sup>th</sup> cycle total.

...

**Table C-1  
Public Notice List**

Southern California Association of  
Non Profit Housing  
501 Shatto Place, Suite 403  
Los Angeles, CA 90020

National Community Renaissance  
Attn: John Seymour  
4322 Piedmont Drive  
San Diego, CA 92107

LINC Housing Corporation  
110 Pine Ave., Suite 500  
Long Beach, CA 90802

C & C Development  
Attn: Barry Cottle  
14211 Yorba Street, Suite 200  
Tustin, CA 92870

City Ventures  
Attn: Bill McReynolds  
2850 Red Hill Avenue, Suite 200  
Santa Ana, CA 92705

Jamboree Housing Corp.  
Laura Archuleta  
17701 Cowan Avenue, Suite 200  
Irvine, CA 92614

The Related Companies of  
California Frank Cardone  
18201 Von Karman Ave Ste 900  
Irvine, CA 92612

Abode Communities  
701 East 3rd Street, Suite 400  
Los Angeles, California 90013

Meta Housing  
1640 S Sepulveda Blvd.  
Los Angeles, CA 90025

SOCAL Housing Development Corp  
9065 Haven Ave  
Rancho Cucamonga, CA 91730

Mercy Housing  
1500 South Grand Ave., Suite 100  
Los Angeles, California 90015

Abundant Housing LA  
515 S Flower Street, 18th Floor  
Los Angeles, CA 90071

Gary Busted  
20850 Gold Run Drive  
Diamond Bar, CA 91765

Community Development Director  
City of Brea  
1 Civic Center Circle  
Brea, CA 92821

City of Pomona  
Community Development  
Director  
505 South Garey Avenue  
Pomona, California 91766

Brittany Irvin  
Province Group/Newport Equities  
LLC  
26 Corporate Plaza, Suite 260  
Newport Beach, CA 92660

City of Walnut  
Community Development Director  
21201 La Puente Road  
Walnut, CA 91789

City of La Habra Heights  
City Manager  
1245 North Hacienda Road  
La Habra Heights, CA 90631

Robert A. Hamilton, President  
316 Monrovia Avenue  
Long Beach, CA 90803

Joann Lombardo  
City of Chino Hills Com. Dev. Dept.  
14000 City Center Dr.  
Chino Hills, CA 91709

Troy Helling, City Manager  
City of Industry  
15625 East Stafford Street  
Industry, CA 91744

Richard Martinez, Superintendent  
Pomona Unified School District  
800 S. Garey Ave.  
Pomona, CA 91766

Richard Macedo, Branch Chief  
CA Department of Fish & Wildlife  
Habitat Conservation Planning  
1416 Ninth Street, 12<sup>th</sup> Floor  
Sacramento, CA 95814

Ed Pert, Regional Manager  
California Dept. of Fish & Wildlife  
South Coast Region 5  
3883 Ruffin Rd.  
San Diego, CA 92123

Fish and Wildlife Biologist  
U.S. Fish and Wildlife Service  
2177 Salk Ave., Suite 250  
Carlsbad, CA 92008

State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95814

Colonel Kirk E. Gibbs, 61<sup>st</sup>  
Commander  
US Army Corps of Engs. LA District  
915 Wilshire Blvd  
Los Angeles, CA 90017

Lijn Sun, Program Supervisor  
SCAQMD  
Intergovernmental Review  
21855 Copley Dr.  
Diamond Bar, CA 91765-4182

Michael Y. Takeshita, Acting Chief  
Los Angeles County  
Fire Department - Forestry Div  
1320 N. Eastern  
Los Angeles, CA 90063-3294

Alfred Reyes, Captain  
Los Angeles County Sheriff Dept  
21695 Valley Boulevard  
Walnut, CA 91789

Deborah Smith, Executive Officer  
Regional Water Quality Control Bd  
Los Angeles Region  
320 W. 4<sup>th</sup> Street, Suite 200  
Los Angeles, CA 90013-2343

John Andres  
Southern California Gas Company  
9400 Oakland Avenue  
Chatsworth, CA 91311

Alex Villanueva, Sheriff  
Los Angeles County  
Sheriff Department  
4700 Ramona Boulevard  
Monterey Park, CA 91754

Erik Hitchman, General Manager  
Walnut Valley Water District  
271 South Brea Canyon Road  
Walnut, CA 91789

San Bernardino County  
Planning Department  
County Government Center  
385 North Arrowhead Ave  
San Bernardino, CA 92415

Anthony Nyivih  
LA County Department of Public  
Works Land Development Division  
P.O. Box 1460  
Alhambra, CA 91802-2460

Mark Pestrella, Director  
Los Angeles County  
Department of Public Works  
900 S. Fremont Avenue  
Alhambra, CA 91803

Pui Ching Ho, Library Manager  
Los Angeles County Public Library  
Diamond Bar Branch  
21800 Copley Dr  
Diamond Bar, CA 91765

Amy J. Bodek, Director  
County of Los Angeles  
Department of Regional Planning  
320 W. Temple St, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Jared Dever, District Manager  
San Gabriel Valley  
Mosquito & Vector Control District  
1145 N. Azusa Canyon Road  
West Covina, CA 91790

Miya Edmonson  
California Dept. of Transportation  
District 7 – Env Planning  
100 S. Main Street  
Los Angeles, CA 90012

Robert C. Ferrante, Chief Eng  
County Sanitation Districts of  
Los Angeles County  
1955 Workman Mill Road  
Whittier, CA 90607-4998

Robert Taylor  
Walnut Valley Unified School Dist.  
880 S. Lemon Street  
Walnut, CA 91789

Metropolitan Water Dist. of So. Calif  
Attention: Environmental Planning  
700 N. Alameda St.  
Los Angeles, CA 90012

Marisa Creter, Executive Director  
San Gabriel Valley Council of Gov.  
1000 S. Fremont Avenue #42  
Alhambra, CA 91803

Kome Ajise  
Exec. Director of So. California  
Association of Governments  
900 Wilshire Blvd. #1700  
Los Angeles, CA 90017

Daniel J. Johnson,  
Interim AVP Facilities Planning  
Cal Poly Pomona  
3801 W Temple Ave, Bldg 81  
Pomona, CA 91768

Eileen Sobek, Executive Director  
State Water Quality Control Board  
1001 I Street  
P.O. Box 100  
Sacramento, CA 95814

Battalion Commander  
Los Angeles County  
Fire Station 120-Battalion  
1051 S. Grand Avenue  
Diamond Bar, CA 91765-2210

Anita D. Gutierrez, AICP  
Acting Dev Services Director  
City of Pomona - Dev Svcs.  
505 South Garey Avenue  
Pomona, CA 91766

Tom Weiner  
Director of Community Dev  
City of Walnut  
21201 La Puente Road  
Walnut, CA 91789

David Perez  
Valley Vista Services, Inc.  
17445 E Railroad Street  
City of Industry, CA 91748

Grace P. Brandt  
Department of Conservation  
5816 Corporate Ave #100  
Cypress, CA 90630

Three Valleys Municipal  
Water District  
1021 E Miramar Ave  
Claremont, CA 91711

Gary Nellesen, Director  
Facilities Planning & Mgmt  
Mt. San Antonio College  
1100 N. Grand Ave  
Walnut, CA 91789

Gabrieleno Band of Mission Indians-  
Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA 91723

California Native American Heritage  
Commission  
1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691

Skye Patrick  
County Library Director  
LA County Library  
7400 E. Imperial Highway  
Downey, CA 90242

Metro Development Review  
Los Angeles County Metropolitan  
Transp. Authority  
One Gateway Plaza, MS 99-22-1  
Los Angeles, CA 90012-2952

Salvador Flores  
Southern California Edison  
2 Innovation Way  
Pomona, CA 91768

Steven D. Lowry  
Southern California Edison Co  
Real Prop, Title & Real Estate Svcs  
2131 Walnut Grove Blvd. 2nd Fl  
Rosemead, CA 91770-3769

Orange County Planning &  
Development Department  
P.O. Box 4048  
Santa Ana, CA 92703

Douglas Bassett  
Spectrum Cable Company  
4781 Irwindale Avenue  
Irwindale, CA 91706

Teri G. Muse  
Public Sector Solutions Rep  
Waste Mgmt San Gabriel/Pomona  
13940 E. Live Oak Avenue  
Baldwin Park, CA 91706

La City/County  
Native American Indian Comm.  
3175 West 6<sup>th</sup> St  
Los Angeles, CA 90020

Gabrielino-Tongva Tribe  
Charles Alvarez  
23454 Vanowen Street  
West Hills, CA, 91307

County of Los Angeles  
Department of Parks and Rec  
Alina Bokde, Deputy Director  
1000 S. Fremont Ave, Unit #40  
Alhambra, CA 91803

Julianne Polanco, SHPO  
Calif. Dept. of Parks & Recreation  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Southern California Gas Co  
Centralized Correspondence  
PO Box 3150  
San Dimas, CA 91773

Southern California Edison Co.  
Local Governmental Affairs – Land  
Use/Environmental Coord  
2244 Walnut Grove Avenue  
Rosemead, CA 91770

Rowland Heights Community  
Coordinating Council  
P.O. Box 8171  
Rowland Heights, CA 91748

Asia Powell  
Frontier Communications  
510 Park Ave.  
San Fernando, CA 91340

Claire Schlotterbeck, Exec Dir  
Hills for Everyone  
P.O. Box 9835  
Brea, CA 92822-1835

San Gabriel Band of Mission  
Indians  
Anthony Morales, Chief  
P.O. Box 693  
San Gabriel, CA 91778

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
23453 Vanowen St  
West Hills, CA 91307

Gabrielino Tongva Nation  
Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St, #231  
Los Angeles, CA 90012

Pauma Band of Luiseno Indians –  
Pauma & Yuima Reservation  
Temet Aguilar, Chairperson  
PO Box 369  
Pauma Valley, CA 92061

Gabrielino Tongva Indians of  
California Tribal Council  
Robert F. Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA 90707

San Fernando Band of  
Mission Indians  
Donna Yocum, Chairperson  
P.O. Box 221838  
Newhall, CA, 91322

Soboba Band of Luiseno Indians  
Joseph Ontiveros  
Cultural Resource Director  
PO Box 487  
San Jacinto, CA 92581

Torres Martinez  
Desert Cahuilla Indians  
Michael Mirelez, Cultural Res Co  
PO Box 1160  
Thermal, CA 92274

Douglas Barcon  
23535 Palomino Dr #545  
Diamond Bar, CA 91765

Diamond Bar – Pomona Valley Sierra  
Club Task Force  
324 S. Diamond Bar Blvd. #230  
Diamond Bar, CA 91765

Janet Cobb & Angela Moskow  
CA Wildlife Foundation/CA Oaks  
428 13th Street, #10A  
Oakland, CA 94612

**Table C-2  
Summary of Public Comments and Responses**

Comment	Response
We have a housing crisis	Yes, the State Legislature has declared there is a housing crisis in California
The housing market is strongly influenced by investors	Yes
Children who grew up in Diamond Bar have difficulty finding affordable housing that enables them to continue living here	One of the main purposes of the Housing Element is to increase the availability of housing at all income levels so that grown children can afford to remain in the community.
The City should consider an inclusionary housing program	“Inclusionary housing” refers to a requirement that a portion of new housing is made available at affordable rents or prices. There are valid arguments for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate.
Diamond Bar doesn’t have sufficient transportation and parking infrastructure to handle the amount of development assigned in the RHNA, such as streets serving the Metrolink station	Transportation issues must be a part of future planning and development decisions, along with the analysis of housing needs and the appropriate locations for new housing.
Future planning and development of the Focus Areas needs to be done thoughtfully so that these areas enhance the quality of life in Diamond Bar	Detailed planning for the Focus Areas will be done based on the policy framework established in the General Plan and site-specific analysis conducted during the preparation of specific plans and development regulations for these areas.
If a site is listed in the inventory, is it required to be developed for affordable housing?	No, the sites inventory only describes where additional housing could be built based on zoning regulations. Property owners will decide if and when development occurs. The City or the State cannot force property owners to develop their property for housing.

## Appendix D Contributing Factors to Fair Housing Issues

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Barriers to mobility	High	<p>According to 2015 ACS data, an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. Some 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households. Based on a survey of participating cities regarding their CDBG spending priorities, over 80% indicated that they will use CDBG funds if available during the next five (5) years to address accessibility improvements such as sidewalks, public facilities, or housing. Participating cities considered the needs identified through assessments and input from residents to set their CDBG spending priorities.</p> <p>Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.</p> <p>While the CDC and HACoLA have made continued efforts in the past to increase access for persons with disabilities, the need remains. The CDC and HACoLA must establish goals to increase access in order to diminish any disproportionate access to opportunity that persons with disabilities in the Urban County experience.</p>	<p>Los Angeles Urban County</p> <p>HACoLA</p>
Lack of affordable housing in a range of sizes	High	<p>According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high percentage of families that need appropriately sized housing makes this contributing factor a high priority.</p> <p>Almost a quarter of all households surveyed expressed severe cost burdens which impact racial and ethnic minorities at an even higher rate. The lack of affordable housing units available in a wide variety of household sizes is evident in the proportion of households with severe cost burdens.</p> <p>The 2017-18 Resident Survey found that countywide the need for housing for seniors and persons with disabilities, ranked out of a possible 4, were 3.36 and 3.28, respectively.</p> <p>Although the CDC has encouraged the development of affordable units for special needs and low income households, the need for additional housing options is striking compared to available units. As a high priority, the CDC will continue to direct efforts and resources to promoting affordable housing options that comply with federal and state fair housing requirements, including Section 504 of the Rehabilitation Act (Section 504), Title II of the Americans with Disabilities Act (ADA), and the Fair Housing Act.</p>	<p>Los Angeles Urban County</p>
Lack of sufficient accessible housing in a range of unit sizes	High	<p>While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County's 2015 Health Survey, 22.6 percent had a disability countywide. Barriers to mobility are compounded with limited access to affordable housing to create a lack of accessible housing options. Service providers echo this sentiment, highlighting the need for additional accessible units for varying households. The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4.</p> <p>Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HACoLA to address fair housing issues in the County.</p> <p>HACoLA and the CDC have been increasing the number of accessible units in the County through various efforts over time. However, these efforts still do not meet the need of persons with disabilities to access housing. In establishing goals to meet this need, the CDC and HACoLA will help decrease the disparity in access to housing options and access to opportunity for persons with disabilities.</p>	<p>Los Angeles Urban County</p> <p>HACoLA</p>

Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of sufficient publicly supported housing for persons with HIV/AIDS	High	<p>The HIV/AIDS population in Los Angeles County has seen 85,500 cumulative diagnosis of HIV/AIDS, according to the 2015 Annual HIV Surveillance Report, which also estimates that 60,000 persons are currently living in the County with HIV/AIDS. This report also suggests that the Hispanic population is disproportionately affected, as well as persons in San Fernando and San Gabriel Valley. The U.S. Department of Health and Human Services states that stable housing options for this population has been linked to better ability to access care and supportive services, as well as maintenance of treatment.<sup>2</sup> The continued need for housing options for persons with HIV/AIDS was emphasized during the AI process through service providers and public input.</p> <p>The lack of sufficient publicly supported housing for persons with HIV/AIDS limits access to housing options for this special needs population. This directly impacts access to opportunity and exacerbates levels of segregation. Due to these impacts, this factor has been given a high priority.</p> <p>Housing efforts have been undertaken county-wide to increase housing option for person with HIV/AIDS. However, the need for additional housing options is still prominent for this special needs community. The CDC will Establish a goal to increase housing options to help diminish the disparities in access for persons with HIV/AIDS.</p>	Los Angeles Urban County
Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general	High	<p>The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Affordable housing options tend to be located in or adjacent to R/ECAP areas, as seen in the maps in Section F.</p> <p>Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.</p> <p>While the CDC and participating cities have reviewed and implemented Housing Elements and other plans, the need for additional review and revision exists in order to identify restrictions to accessible and affordable housing. Identifying and revising existing land use and planning decisions will expand housing options and increase access to fair housing options within the County.</p>	Los Angeles Urban County
Presence of lead poisoning exposure	High	<p>Lead poisoning exposure continues to be an issue for households, particularly for low income households. Between 2011 and 2015, over 15,000 children under the age of 6 test positive for lead.<sup>3</sup> However, the number of those children that have elevated blood lead levels is unclear, and under-testing appears to be a continued problem<sup>4</sup> According to the Response and Surveillance System for Childhood Lead Exposure (RASSCLE), the highest levels of lead poisoning exposure can be found in Central and South Los Angeles. Elevated blood levels are more prevalent among low income households.<sup>5</sup> In addition, CDC studies have found that black populations have been found to be more likely to have elevated blood levels.<sup>6</sup></p> <p>This heightened risk limits access to healthy neighborhoods and safe housing environments. It is selected as a high priority due to its impact of access to healthy housing options and increases disproportionate housing needs within R/ECAP areas.</p> <p>The CDC has funded lead abatement procedures, but the continued risk threatens the health and safety of households, especially those with children. The CDC will continue efforts to promote increased access to healthy and safe housing options through lead abatement efforts and review.</p>	Los Angeles Urban County

<sup>2</sup> <https://www.hiv.gov/hiv-basics/living-well-with-hiv/taking-care-of-yourself/housing-and-health>  
<sup>3</sup> "Lead's Hidden Toll", Joshua Schneyer, April 20, 2017. Reuters Investigates. <http://www.reuters.com/investigates/special-report/usa-lead-la/>.  
<sup>4</sup> <https://www.reuters.com/article/us-usa-lead-la/a-health-officials-misstated-some-cases-of-childhood-lead-exposure-idUSKBN18S66J>  
<sup>5</sup> <http://www.epi.umn.edu/et/nutri/disparities/causes.shtml>  
<sup>6</sup> <https://www.cdc.gov/mmwr/volumes/65/wr/mm6539a9.htm>

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population	High	<p>Housing problems impact a large proportion of households in LA County. Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. For example, black and Hispanic households face housing problems at a rate of 58.7 and 66.5 percent, respectively, and families with 5 or more people face housing problems at a rate of 74.0 percent, according to HUD AFFH Data.</p> <p>The rate at which protected classes face housing problems compared to the general population exemplifies the disproportionate housing need in the County, particularly those in R/ECAPs. This is a high priority as it impacts the level of access to fair housing options for these households in the County.</p> <p>While the CDC has directed resources to address disparities in access to housing in at-need areas, continued efforts are needed in order to guarantee access to housing options. The CDC will continue to establish meaningful and impactful goals to increase access for protected classes to access housing and decrease disproportionate need.</p>	Los Angeles Urban County
Noise Pollution due to plane traffic from Los Angeles International Airport	High	<p>R/ECAPs in the Urban County are more likely to face environmental issues, such as noise pollution from LAX. There are an estimated 8,424 dwelling units impacted by noise from LAX.<sup>7</sup> Noise pollution continues to be a hazard for low income households and for R/ECAPs.</p> <p>Noise pollution decreases quality of life and limits access to healthy neighborhoods. This factor has been selected as a high priority due to the enormous need and its effect on persons living in R/ECAPs as well as the ability of the CDC to work with Federal Aviation Administration and Los Angeles World Airports to address the need.</p> <p>The CDC has recognized the impact of noise pollution on household access to healthy neighborhood, and is creating goals to help diminish the impact of noise pollution on access to healthy neighborhoods.</p>	Los Angeles Urban County
Poor land use and zoning siting sources of pollution and environmental hazards near housing	High	<p>The disparity in access to healthy neighborhoods shows a marked disparity for racial and ethnic minorities in accessing healthy neighborhoods. The location of housing adjacent to environmental hazards may continue to allow for disparities to exist and limit household access to lower pollution levels. R/ECAP areas in the Urban County tend to have higher levels of toxic emissions and environmental hazards, as seen in Map IV.110.</p> <p>Poor land use and zoning policies diminish access to opportunity and healthy neighborhoods. Siting decisions increase the disproportionate level of access to unhealthy neighborhoods for racial and ethnic minorities and low-income households, particularly those in R/ECAPs. These limiting factors to fair housing options, places this factor as a high priority.</p> <p>While the CDC and participating cities have reviewed and implemented Housing Elements and other plans, the need for additional review and revision exists in order to identify restrictions to accessible and affordable housing. Identifying and revising existing land use and planning decisions will expand housing options and increase access to fair housing options within the County. In addition, the CDC will continue its policy in the Notice of Funding Availability for affordable housing that applicants that propose projects within 500 feet of a freeway will not qualify for funding such as HOME Partnerships Investment and other applicable funding. Participating cities will also be trained on the policy and encouraged to implement it within their jurisdictions</p>	Los Angeles Urban County

<sup>7</sup> [http://www.lawa.org/uploadedFiles/LAX/pdf/3q17\\_20171115\\_Quarterly\\_Report.pdf](http://www.lawa.org/uploadedFiles/LAX/pdf/3q17_20171115_Quarterly_Report.pdf)

Impediments/Contributing Factor	Priority	Justification	Service Area
Access to quality healthcare	Low	<p>Healthy Neighborhoods focus groups highlighted the poor access to quality healthcare in areas with higher concentrations of poverty. The 2015 LA County Health Survey found that 43.0 percent of persons below the Federal Poverty Line had difficulty accessing medical care. Racial and ethnic minorities also have more difficulty accessing medical care, with 31.2 percent of Hispanic and 26.8 percent of Asian adults having difficulty, compared to 12.7 percent of white adults.</p> <p>While this issue remains vital to the overall well-being of Urban County households and impacts the ability of households to access healthy neighborhoods, the CDC has limited capacity to make effective change with its available resources to provide access to quality healthcare. The Department of Public Health and other agencies throughout Los Angeles County are responsible for healthcare and the CDC partners with these agencies where possible.</p> <p>The CDC has funded community efforts to promote access to community health services. The CDC will continue these efforts by establishing goals to create more access to healthcare and healthy neighborhoods.</p>	Los Angeles Urban County
Food insecurity - Access to healthy and nutritious food options	Moderate	<p>Food insecurity continues to be an issue for many households in Los Angeles County. The 2015 County Health Survey found that 41.1 percent of households below the FPL had low or very low food security. In addition, Latino, black, and American Indian households had a markedly higher rate of low or very low food security.<sup>8</sup> Many areas experience limited access to fresh food, particularly R/ECAPs in the County, as shown by USDA food atlas.<sup>9</sup> This sentiment was echoed by the Healthy Neighborhoods Focus Groups.</p> <p>Limited access to food options and food insecurity are directly impactful to access to healthy neighborhoods. Since the County is seeing disproportionate access for R/ECAPs and low-income and minority populations in food security, the priority for this factor is moderate. It is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Increasing access to food options will reduce the level of disparity that low-income and minority populations face in access to healthy neighborhoods. In light of this, although it's a moderate priority, HACoLA and the CDC can establish goals to help increase access to food options and social services with its limited resources.</p>	Los Angeles Urban County HACoLA
Location and access to local businesses, especially in economically depressed areas	Moderate	<p>Access to local businesses may limit job proximity and labor force engagement. As seen in the Opportunity Indices, labor force engagement for some racial and ethnic minorities is markedly lower than for white Urban County residents. Labor market index scores for black and Hispanic households were 44.4 and 34.9, respectively, while those for white households were 69.4.</p> <p>Location and access to local businesses, especially in economically depressed areas such as R/ECAPs, limits access to opportunity. This is directly connected to fair housing issues and the CDC continues to invest in business assistance in R/ECAPs. However, it is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Areas with high concentrations of racial and ethnic minorities and poverty, or R/ECAPs, are inundated with lower level of access to opportunity and access to local businesses. The CDC will implement activities to increase access to increased business activity in R/ECAPs in order to decrease disparities in access to opportunity.</p>	Los Angeles Urban County

<sup>8</sup> <http://www.publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm>  
<sup>9</sup> <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of Information on Affordable Housing	High	<p>Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County.</p> <p>Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority.</p> <p>Efforts to increase access to information have been on-going throughout the County. Efforts by the CDC to increase knowledge about federal and state fair housing requirements will decrease disparities in access and increase the accessibility of fair housing options.</p>	Los Angeles Urban County
Increasing measures of segregation	High	<p>The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000 at 67.21 and 62.72, respectively, in 2015, according to AFFH Table 3. These areas of segregation continue to limit access to high opportunity areas, as well as compounding housing problems in R/ECAPs.</p> <p>The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well.</p> <p>The CDC will increase access to housing in low minority and high opportunity areas through the introduction of pertinent goals, such as developing housing outside of areas of minority concentrations with low opportunities. Increasing access to low minority areas will impact the rate of segregation.</p>	Los Angeles Urban County
Discrimination in private rental and homes sales markets	High	<p>According to Fair Housing public input and HMDA data, racial and ethnic minorities, as well as other protected classes, face discrimination in private rental and homeowner markets. HMDA data shows that some racial and ethnic minorities are more likely to be denied a mortgage. In addition, HUD Fair Housing Complaint Data showed over 2,600 complaints between 2008 and 2016. The basis of these complaints was most likely to be disability, race, or familial status.</p> <p>Discrimination in the private rental and home sales market has been selected as a high priority affecting the fair housing issues of disparities in access to opportunity, discrimination, and segregation. It is selected as a high priority because it directly relates to fair housing choice and restricts a person's ability to secure housing based on protected class status or some other arbitrary reason. The CDC also has the ability to contract with a fair housing service provider to address this contributing factor.</p> <p>Although the CDC has contracted with a fair housing service provider to investigate alleged violations of fair housing law in the past, the complaints still remain each year so there needs to be enhanced, on-going enforcement as well as fair housing education. In addition, to adequately determine and address patterns of discrimination, more specific complaint data needs to be collected such as where the resident currently lives, where the alleged infraction occurred, protective class, and issue code (type of discrimination). As a high priority, the CDC will need to set goals to ensure meaningful actions are implemented so that discrimination in the private rental and homes sales market can be decreased or eliminated.</p>	Los Angeles Urban County
Access to Financial Services	Moderate	<p>The Fair Housing survey found that 9.3 percent of respondents indicated that their home loan application was denied in the past five years. According to HMDA data, between 2008 and 2015, black mortgage applicants are denied at a rate more than 7 percentage points higher than white applicants, and Hispanic applicants are denied at a rate more than 5 percentage points higher than non-Hispanic applicants.</p> <p>Access to financial services is related directly to housing options, and contributes to segregation, R/ECAPs, disparities in access to opportunities, and disproportionate housing needs. While this factor contributes to fair housing issues, it is rated as a moderate priority as the CDC is not able to address this issue on a large scale due to funding as well as the fact that state and regulatory agencies are in a better position to ensure compliance.</p> <p>Although this factor is rated as a moderate priority, the CDC will conduct outreach and education services through a fair housing service provider to help additional households access financial services in the Urban County.</p>	Los Angeles Urban County

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of coordination with other Planning Processes and Programs to address contributing factors	Moderate	<p>Throughout the planning and evaluation process, the CDC acknowledges gaps in coordination and planning processes that may limit the impact of programs and resources that are used to address fair housing. The size of the Urban County, and coordination among the numerous cities and unincorporated areas is limited by scale and resources to implement large scale planning efforts.</p> <p>Lack of coordination contributes to a number of fair housing issues including segregation, R/ECAPs, disparities in access to opportunity, and disproportionate housing needs. At the time of preparing the AI, there were initiatives that were in process that could address some of these fair housing issues such as a County tenant protection ordinance. However, the role of the CDC was not defined. The CDC will continue to participate in various meetings to define these roles and will take active steps to coordinate with the agencies taking the lead in applicable planning and programming efforts. While this factor is important to reducing these fair housing issues, the role of the CDC is undefined at this point. As such, it is rated as moderate.</p> <p>In spite of the fact that this factor is rated as moderate, the CDC will address this factor with steps to increase coordination across agencies through active participation in the planning and development of future programs and policies to address fair housing issues as well as implementation of these initiatives where appropriate..</p>	Los Angeles Urban County

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Impediments/Contributing Factor	Priority	Justification	Service Area
Public safety concerns	High	<p>Crime data reported by LA County, as well as public sentiment, pointed to a high level of need for public safety measures. This is particularly striking in R/ECAPs. According to the 2017 Fair Housing Survey, an estimated 37 percent of residents in R/ECAPs felt unsafe in their neighborhood at night, compared to 20 percent for the Urban County overall.</p> <p>Safety is a primary concern for promoting access to healthy neighborhoods. The diminished access to safety also diminishes access to healthy neighborhoods, and therefore establishes this factor as a high priority.</p> <p>Efforts to increase public safety, particularly for those households in R/ECAPs will increase access to healthy neighborhoods and decrease public safety concerns. The CDC's and HACoLA's efforts will promote community involvement and crime prevention through annual goals.</p>	<p>Los Angeles Urban County</p> <p>HACoLA</p>
Violent and drug related crime in public housing	High	<p>Violence and crime in public housing is a real concern for residents because it impacts their quality of life, particularly those in R/ECAPs. Violent crimes continued to grow and had jumped for a third time by 2016.<sup>10</sup> Increased incidents of crime and drug related offences have been linked to areas with higher concentrations of poverty. According to the Fair Housing Survey, only 46.7 percent of public housing residents felt safe or very safe in their public housing development at night, and 38.6 percent felt safe or very safe in their neighborhood at night.</p> <p>Violent and drug related crime in public housing directly impacts access to healthy neighborhoods. Residents in R/ECAPs are facing diminished access to healthy neighborhoods, and therefore this factor is rated as a high priority.</p> <p>HACoLA has engaged in crime and safety programs, including the Community Policing Team (CPT) Program, and Crime Prevention through Environmental Design. However, crime and safety are a continued issue for public housing residents. Continued efforts are necessary to reduce the number of violent and drug related crime incidents in public housing.</p>	<p>HACoLA</p>
Minority and low-income communities experience higher rates of crime and violence	High	<p>As demonstrated by higher levels of crime in R/ECAP areas, access to safe neighborhoods are limited for low-income household. The perception of neighborhood safety is markedly lower for low income and minority households. Only 68.9 percent of households below the Federal Poverty Line (FPL) felt their neighborhoods were safe, compared to almost 80 percent of households between 100 and 199 percent FPL.<sup>11</sup> In addition, Latino and African American households were more than 15 percentage points lower in perceived neighborhood safety than white households. The Portrait of Los Angeles County report found that areas in Los Angeles County, including Cudahy, Westmont, Lennox, East Rancho Dominguez, and Florence-Graham, have higher crime rates.<sup>12</sup></p> <p>Disproportionate rates of violence and crime create disproportionate access to healthy neighborhoods. The factor is selected as high priority because of the impact on minority and low-income communities, and the disparities in access to safe neighborhoods and environments.</p> <p>The CDC and HACoLA's efforts to address crime and violence in minority and low-income communities will increase access to healthy neighborhoods. The CDC and HACoLA will establish goals to increase resources to combat the disproportionate rate of violence and crime for these communities.</p>	<p>Los Angeles Urban County</p> <p>HACoLA</p>

<sup>10</sup> <http://www.latimes.com/local/lanow/la-me-crime-stats-20161227-story.html>  
<sup>11</sup> <http://www.publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm>  
<sup>12</sup> <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

Impediments/Contributing Factor	Priority	Justification	Service Area
Criminal activity in public housing facilities	High	<p>Crime data reported by Los Angeles County, as well as public sentiment, pointed to a high level of need for public safety measures. This is particularly striking in R/ECAPs. According to the 2017 Fair Housing Survey, an estimated 37 percent of residents in R/ECAPs felt unsafe in their neighborhood at night, compared to 20 percent for the Urban County overall. According to the Fair Housing Survey, only 46.7 percent of public housing residents felt safe or very safe in their public housing development at night, and 70.6 percent felt safe or very safe in their development during the day.</p> <p>Criminal activity in public housing facilities not only impacts the residents' quality of life but also access to healthy neighborhoods. This impact on fair housing issues places this factor as a high priority.</p> <p>HACoLA has engaged in a variety of efforts to decrease criminal activity. Continued efforts are necessary to increase access to safe and healthy neighborhoods and diminish disparities in access to opportunity.</p>	HACoLA
Juvenile crime activity	High	<p>The rate of juvenile crime, echoing the rate of the crime statistics, is prevalent in lower income communities. In 2015, the juvenile felony arrest rate was 513 per 100,000 county-wide.<sup>13</sup> This rate has lowered over the past couple years for the County.</p> <p>Disproportionate rates of juvenile crime activity not only affects the residents' quality of life but also creates disproportionate access to healthy neighborhoods. The factor is selected as high priority because of the impact on minority and low-income communities, and the disparities in access to safe neighborhoods and environments.</p> <p>HACoLA has undertaken the Juvenile Justice Crime Prevention Act (JJCPA) Program to encourage lower rates of juvenile crime. The CDC also funds a gang and drug intervention program for youth in the RECAP areas. While rates are lowering county-wide, they still remain a crucial issue for neighborhood safety and access to healthy neighborhoods. Continued efforts to combat juvenile crime may help lower the disparities in access to safe and healthy neighborhoods.</p>	Los Angeles Urban County HACoLA
Increase independence for the elderly or families with disabilities	High	<p>The 2015 County Health survey found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. In addition, those under the FPL had a higher disability rate than average, at 28.6 percent. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence.</p> <p>Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. This factor contributes directly to fair housing issues, such as disparity in access to opportunity, and is therefore rated as a high priority.</p> <p>Efforts to increase independence will help integrate households with disabilities and negate any disparities in access to opportunity. HACoLA's established goals to encourage independence will support overarching fair housing goals and provide more equitable access to housing.</p>	HACoLA
People with disabilities becoming homeless	High	<p>Homelessness continues to be a major issue in Los Angeles County, and increased by 23 percent between 2016 and 2017 to 57,794 county-wide.<sup>14</sup> In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.<sup>15</sup></p> <p>Homelessness is a critical issue throughout Los Angeles County, particularly for households with disabilities. This contributing factor limits access to housing options and is considered a high priority.</p> <p>Identifying people with disabilities at risk of becoming homeless will decrease the number of persons who enter homelessness each year. HACoLA will address the growing need for affordable and accessible housing by setting goals that target at-risk persons with disabilities.</p>	HACoLA

<sup>13</sup> <http://casi.cjci.org/Juvenile/Los-Angeles>

<sup>14</sup> <https://www.lahsa.org/documents?id=1385-2017-homeless-count-results-los-angelescounty-presentation.pdf>

<sup>15</sup> <https://www.lahsa.org/dashboards?id=18-2016-greater-los-angeles-homeless-count-demographic-summary>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of mental health services for school age children of public housing	High	<p>Mental health concerns continue to be a crisis for public housing residents, impacting school age children. An estimated 7.4 percent of children in LA County attempted to access mental health care.<sup>16</sup> The incidence of violence and poverty have a documented impact on mental health for children, coupled with limited access to mental health services has continued to keep child mental health as a high priority.<sup>17</sup></p> <p>Access to mental health services is an essential part of a healthy household and community, and limited access is a part of limited access to healthy communities. This factor is set as a high priority because of its impact on households' ability to access healthy neighborhoods and vital services.</p> <p>Although HACoLA has promoted mental health activities in the past, there is a continued need within public housing to promote access to mental health, particular for school aged children. Efforts to increase access must be implemented in order to eliminate any disparities in access to these services.</p>	HACoLA
Access to affordable internet	Moderate	<p>Data and public input have revealed a digital divide for low income households that do not have equitable access to affordable internet options. Areas with higher concentrations of poverty in LA County are the least connected to internet options.<sup>18</sup> About a third of low-income households do not have internet, more than double the general population.<sup>19</sup></p> <p>This digital divide may have far reaching consequences, including limitations to service information, and limited access to educational and employment opportunities. This creates disparities in access to opportunity, but is rated as a moderate priority due to a lack of HACoLA resources to address the factor on a wide scale.</p> <p>Efforts to decrease the digital divide will help eliminate the disparities in access to educational and employment opportunities. HACoLA efforts must attempt to bridge this divide in order to establish more equitable access to opportunities in the County.</p>	HACoLA
Industries not in compliance with health regulations - Pollution in Neighborhoods	Moderate	<p>Access to healthy neighborhoods is markedly diminished in low income areas and R/ECAPs from industry practices. However, industry practices are not within the authority of HACoLA. The highest rates of pollution were found in areas of high poverty, and according to the Portrait of LA County report, were in Cudahy, Westmont, Lennox, East Rancho Dominguez, and Florence-Graham.<sup>20</sup> In addition, Latino, black, Native Hawaiian or other Pacific Islander (NHOPI) and Native American households were more likely to be in areas with high pollution levels.<sup>21</sup></p> <p>Pollution directly impacts health and access to healthy neighborhoods. Disproportionate access to healthy neighborhoods for low-income and minority population creates a significant need. However, the ability of HACoLA to address industry policy is limited, and therefore this factor is weighed as moderate.</p> <p>Efforts by HACoLA to diminish disparities in access to healthy neighborhoods may be achieved through increased access and dissemination of information to residents. HACoLA goals to decrease exposure to pollution will help increase access to healthy neighborhoods.</p>	HACoLA

<sup>16</sup> <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#Child>  
<sup>17</sup> <https://www.urban-wire.org/povertys-toll-mental-health>  
<sup>18</sup> <http://amicusc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>  
<sup>19</sup> <http://amicusc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>  
<sup>20</sup> <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>  
<sup>21</sup> <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

Impediments/Contributing Factor	Priority	Justification	Service Area
Illegal Dumping - Proximity to environmental hazards, especially in communities of color	High	<p>Environmental hazards are more likely to impact low-income households and R/ECAPs, as shown by the Environmental Health Index, the CalEnviroScreen, and the consultation process. Latino, black, NHOPU, and Native American households were more likely to be in areas with high pollution levels.<sup>22</sup></p> <p>These hazards limit access to healthy neighborhoods and increase health hazards in vulnerable communities. This diminished access to healthy neighborhoods is a contributing factor to fair housing issues and is rated as a high priority.</p> <p>Efforts by HACoLA to diminish disparities in access to healthy neighborhoods may be achieved through increased monitoring and information. HACoLA goals to decrease exposure to pollution will help increase access to healthy neighborhoods.</p>	HACOLA
Enhance adequacy of life skills (e.g. Housekeeping, healthy eating, financial management)	Moderate	<p>The 2015 LA County Health survey indicated that households below the FPL may have less access to support for enhancing life skills. Additionally, public involvement and consultation provided insight on inadequacy of life skills for many households throughout the County. These may include housekeeping, healthy eating, and financial management.</p> <p>The impact of life skills on quality of life and access to healthy neighborhoods is a contributing factor to fair housing issues and disproportionate access to opportunity. The capacity of HACoLA to impact these skills may be minimal on a large scale, and is therefore rated as a moderate priority.</p> <p>Efforts to increase the adequacy of life skills may impact the disparity in access to opportunity by increasing access to healthy neighborhoods. HACoLA will enhance current programs to increase life skills.</p>	HACOLA
Enhance air quality within housing development sites	Low	<p>Studies have found that public housing residents nationwide are twice as likely to have asthma as the general population, advocating for the elimination of smoking in public housing units.<sup>23</sup> In December, 2016, HUD published a final rule requiring public housing agencies to initiate a smoke-free policy by July, 2018.</p> <p>Diminished access to healthy air limits access to healthy neighborhoods. While enhancing air quality within housing development sites is of high importance, HACoLA has already made great strides in improving air quality and rates it as a priority of low.</p> <p>Between 2013 and 2014, HACoLA implemented a smoke-free policy for its housing developments to protect the residents, including families, youth, and the elderly and disabled. HACoLA continues to make strides to protect the air quality within housing development sites, and promote the health of all public housing residents.</p>	HACOLA
Instances of absentee/bad landlords	Low	<p>The cases of bad and absentee landlords, as established by public input, diminish the quality of housing options for many low-income households throughout the Urban County. Over 19 percent of respondents to the Fair Housing survey indicated that they were not able to communicate with their landlord; and 21 percent of public housing residents were not able to communicate with their landlord. For the public housing program, HACoLA will improve the perception of absentee landlords by effectively communicating and meeting with the residents.</p> <p>The impact of these landlords on sub-par conditions is important in establishing equal access to housing, however, may be difficult to monitor on a County-wide scale, especially in the private rental market. While this may impact access to housing options, this factor has been rated as a low priority.</p> <p>Efforts to increase the responsibility of landlords will help encourage access to housing options. Establishing goals may be limited by the capacity of HACoLA, but may be focused on public housing residents to increase access to opportunity.</p>	HACOLA

<sup>22</sup> <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

<sup>23</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4716462/>

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of opportunities for residents to obtain housing in higher opportunity areas	High	<p>As seen in the Disparities in Access to Opportunity section of this document, R/ECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households.</p> <p>Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.</p> <p>Efforts to increase access to high opportunity areas have not mitigated the disparity in access to opportunity faced by households in low opportunity areas. Increasing housing options in high opportunity areas, through measurable goals, will help establish higher levels of access to minority and low income households.</p>	HACOLA
Lack of knowledge of Fair Housing, Section 504 and ADA laws	High	<p>The Fair Housing survey indicated that 39 percent of respondents were not aware of their right to request accommodations. Fair housing outreach indicated a lack of knowledge of fair housing, Section 504 and ADA laws throughout the Urban County. In addition, some 30.9 percent of public housing resident respondents were not aware of their rights to request accommodations.</p> <p>Limited knowledge limits access to services for eligible households. This limited access is a contributing factor to fair housing in limiting access to opportunity. This factor is rated as a high priority.</p> <p>HACoLA efforts to increase knowledge of fair housing laws will continue and increase access to opportunities and decrease disparities for households with disabilities.</p>	HACOLA
Disconnect in matching people with disabilities with the right housing resources	High	<p>The Fair Housing survey indicated that 39 percent of respondents were not aware of their right to request accommodations, and 11 percent were in need of a housing accommodation. Additionally, consultation with agencies and public input indicated that eligible households were not effectively matched with appropriate resources, especially accessible housing options.</p> <p>Persons with disabilities that are not matched with appropriate services are contributing factors to fair housing issues and decreasing access for persons with disabilities to housing options. This factor is rated as a high priority due to its impact on fair housing.</p> <p>HACoLA has increased efforts to match persons with disabilities with services, but are not currently meeting the existing need. Establishing goals to remediate this factor through increased services will help close the gap in disparate access.</p>	HACOLA
Discrimination in the private accessible rental markets	High	<p>According to Fair Housing public input and HMDA households with disabilities face discrimination in private rental and homeowner markets. HUD Fair Housing Complaint Data showed over 2,600 complaints between 2008 and 2016 for Los Angeles County, with the most common basis of these complaints being a disability.</p> <p>Discrimination in accessible units has been selected as a high priority because it related directly to fair housing and access to opportunity.</p> <p>Although efforts had been made to investigate violations of fair housing law in the past, discrimination still remains an on-going continuing factor that limits access to fair housing. As a high priority, HACoLA will continue efforts to enhance access to housing options and resources to encourage fair housing practices in the marketplace.</p>	HACOLA

Impediments/Contributing Factor	Priority	Justification	Service Area
Disparities in job readiness and educational achievement	High	<p>The Education index as well as other data sources, indicated a marked disparity in school proficiency. While white households had a school proficiency index of 73.65, black and Hispanic household indices were 44.24 and 44.35, respectively. This disparity in job readiness has far reaching consequences, including future economic opportunities.</p> <p>Disparities in job readiness and educational achievement has been placed as a high priority due to its impact on fair housing issues and access to opportunity. This factor limits access to fair housing choice and economic security.</p> <p>Since disparities in access still exist in the County, particularly for racial and ethnic minorities, HACoLA will set goals to ensure meaningful actions are implemented to increase job readiness and educational achievement, so disparities in access can be reduced.</p>	HACOLA
Availability of scholarships	Moderate	<p>Limited availability of scholarships create a barrier for households to access proficient educational opportunities. As seen in the School Proficiency Index, some racial and ethnic minorities overall, and R/ECAPs experience lower levels of school proficiency compared to white households in the Urban County. Black and Hispanic households have a school proficiency index of 44.2 and 44.4, respectively, compared to 73.7 for white households.</p> <p>The limited availability of scholarships limits access to education opportunities. This factor is related to the fair housing issue of access to opportunity, but is not within the capacity of HACoLA to impact on a wide scale, and is therefore rated as a moderate priority.</p> <p>Efforts to increase access to educational opportunities will decrease the disparities in access to educational opportunities for low income households. R/ECAPs with particularly low school proficiency and educational achievement levels can be directly impacted by efforts to increase access to sustained educational opportunities.</p>	HACOLA
Enhance programs to help at-risk homeless population	High	<p>Homelessness continues to be a major issue in Los Angeles County, and increased by 23 percent between 2016 and 2017 to 57,794 county-wide.<sup>24</sup> More than 74 percent of the counted homeless population in 2017 were unsheltered.</p> <p>The growing rate of homelessness places this factor as a high priority in the County.</p> <p>While HACoLA have taken substantial efforts to combat homelessness, it continues to be a growing problem in the County. In an effort to help stabilize and even reduce homelessness, HACOLA will establish goals to provide services for at-risk households. Any effort to help reduce the growth of the homeless population will help decrease disparities in access to housing options.</p>	HACOLA
Access to transportation	Low	<p>A 2017 Metro study found that 84 percent of bus riders did not have a car, and that the median income for riders in 2016 was \$15,620.<sup>25</sup> Public input and consolation activities reiterated the fact that many households with children struggle to access transportation options, limiting access to opportunity.</p> <p>Limited access to transportation is a key component in access to fair housing and disparities in access to opportunities. Limited access to transportation for families, including parents and children is rated as a low priority for addressing fair housing issues in the County due to a lack of capacity for HACoLA to address this factor.</p> <p>However, HACoLA has undertaken programs to increase access to transportation services, but the gap in access persists. Increasing the availability of transportation options for parents and children will help close this gap in access to opportunity.</p>	HACOLA

<sup>24</sup> <https://www.lahsa.org/documents?id=1385-2017-homeless-count-results-los-angelescounty-presentation.pdf>.

<sup>25</sup> <https://www.metro.net/about/metro-disparity-study/>

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of resources and services for working families (e.g., helping find housing for minorities)	High	<p>Resources and services for working class families are essential to bridge the gap in access to housing and other services. 2015 Health Survey data suggest that low income households have lower knowledge about where to turn for support when compared to higher income households.</p> <p>A lack of these resources acts as a barrier in access, and remains a high contributing factor to access to fair housing. This factor has been rated as a high priority due to its impact on access to opportunity.</p> <p>Increasing access to resources and services will help decrease any disparities in access to opportunities for low income households. Efforts by HAcOLA can be achieved in measurable goals to connect working families with applicable resources.</p>	HACOLA
Access to affordable childcare	Moderate	<p>Affordable childcare is a barrier for many households to enter or remain in the workforce, with an estimated 31.6 percent of LA County housing facing difficulties finding childcare.<sup>26</sup> The rate was even higher for those living below the FPL, at 41.9 percent. Public involvement and outside consultation reiterated the importance of affordable childcare that acts as a barrier to economic opportunities for low income households.</p> <p>Access to affordable childcare is directly linked with access to employment. Inequitable access to childcare create disproportionate access to opportunity and therefore is a contributing factor to fair housing issues. While it is vital for households to have access to childcare options, it is not within the ability of HAcOLA to impact change on a wide scale. Therefore, this factor is rated as moderate.</p> <p>While there have been past efforts to increase access to childcare, it still remains a critical issue for many households. Any efforts by HAcOLA to increase access to services will decrease disparities in access to opportunity for low-income households.</p>	HACOLA
Enhance place based investments	Moderate	<p>The availability of services and access to opportunities varies for protected classes in Los Angeles County. This is exemplified by the opportunity index, such as access to low poverty areas. While non-Hispanic white households have a low poverty index of 70.81, black households have an index of 48.72, and Hispanic households have an index of 41.00.</p> <p>Disparities in access to opportunity are directly linked to limiting access to fair housing. Enhancing place based investments will increase access to opportunity and is therefore rated as a moderate priority.</p> <p>HAcOLA will increase place based investments through the use of additional funding for rental assistance, resident service programs, and addressing homelessness.</p>	HACOLA
Facilitate Access to proficient schools	Moderate	<p>Minority populations in the Urban County have significantly lower school proficiency indices than white non-Hispanic households. While white households have index ratings at 73.66 for school proficiency, black households have 44.24, and Hispanic households have 44.35.</p> <p>Disparities in access to opportunity, such as disparities in access to proficient schools are a significant issue for the Urban County. However, due to the lack of control over the education system, facilitating access to proficient schools has been rated as a moderate priority.</p> <p>HAcOLA will continue to increase access to educational opportunities for public housing residents in an effort to increase access to proficient schools, and decrease disparities in access to opportunity.</p>	HACOLA

<sup>26</sup> <http://publichealth.lacounty.gov/ha/LACHSDataTopics2015.htm#Child>

## RESOLUTION NO. 2021-51

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR ADOPTING GENERAL PLAN AMENDMENT NO. 2021-04 FOR THE 6TH CYCLE (2021-2029) HOUSING ELEMENT UPDATE

#### A. RECITALS

1. On December 17, 2019, the City of Diamond Bar adopted its 2040 General Plan. The General Plan establishes goals, objectives and strategies to implement the community's vision for its future, and has been amended from time to time as necessary to reflect changed circumstances, laws or City policies.
2. State law requires all jurisdictions within the Southern California Association of Governments (SCAG) region to update the Housing Elements of their General Plans for the 6<sup>th</sup> planning cycle, which covers the 2021-2029 period.
3. On January 26, 2021 the City Council and Planning Commission conducted a duly noticed public workshop to review issues to be addressed in the Housing Element update.
4. On March 23, 2021 the Planning Commission conducted a duly noticed public meeting to review the draft Housing Element update.
5. On April 6, 2021 the City Council conducted a duly noticed public meeting to review the draft Housing Element update.
6. As required by State law, the Draft 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review on April 8, 2021.
7. On June 3, 2021 HCD issue a letter finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.
8. On October 13, 2021 the Planning Commission held a duly noticed public hearing to review the revised draft 2021-2029 Housing Element update incorporating revisions to address HCD's June 3, 2021 comments as summarized in the Staff report. At that hearing all interested persons were provided an opportunity of offer comments on the revised draft Housing Element. At the conclusion of the public hearing the Planning Commission adopted a resolution recommending City Council adoption of the 2021-2029 Housing Element as revised to address HCD comments.

9. On November 2, 2021 the City Council held a duly noticed public hearing to review the revised draft 2021-2029 Housing Element update incorporating revisions to address HCD's June 3, 2021 comments as summarized in the Staff report. At that hearing all interested persons were provided an opportunity of offer comments on the revised draft Housing Element.
10. On December 17, 2019 the Diamond Bar City Council certified Final EIR No. SCH 2018051066 for the Diamond Bar 2040 General Plan. Pursuant to CEQA Guidelines Sections 15162, 15164 and 15168 the City has prepared an Addendum to the General Plan EIR, which demonstrates that the 2021-2029 Housing Element update would not result in any significant environmental impacts that were not previously evaluated in the General Plan EIR; therefore, no subsequent environmental document is required. The EIR Addendum is attached to the November 2, 2021 Staff Report and incorporated herein by reference.
11. The 2040 General Plan remains properly integrated and internally consistent as required by California Government Code Section 65300.5.
12. Pursuant to Government Code Section 65090 and 65353, notification of the public hearing for this project was published in the San Gabriel Valley Tribune newspaper on October 22, 2021, in a legal advertisement. Also, three other public places were posted.
13. All legal prerequisites to the adoption of this resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Diamond Bar, as follows:

1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. The City Council hereby finds that adoption of the proposed 2021-2029 Housing Element would not cause a significant effect on the environment, as further described in the EIR Addendum prepared for the project.
3. The City Council, after due consideration of public testimony, HCD comments, staff analysis and the City Council's deliberations, determines that the 2021-2029 Housing Element, as revised to address HCD's comments as summarized in Exhibit "B" of this Resolution, implements the goals of the City and satisfies all of the requirements of State law.
4. Pursuant to Government Code Section 65583.2(g) the City Council finds that the analysis of underutilized sites contained in the Revised Draft Housing Element is based upon substantial evidence that the existing uses

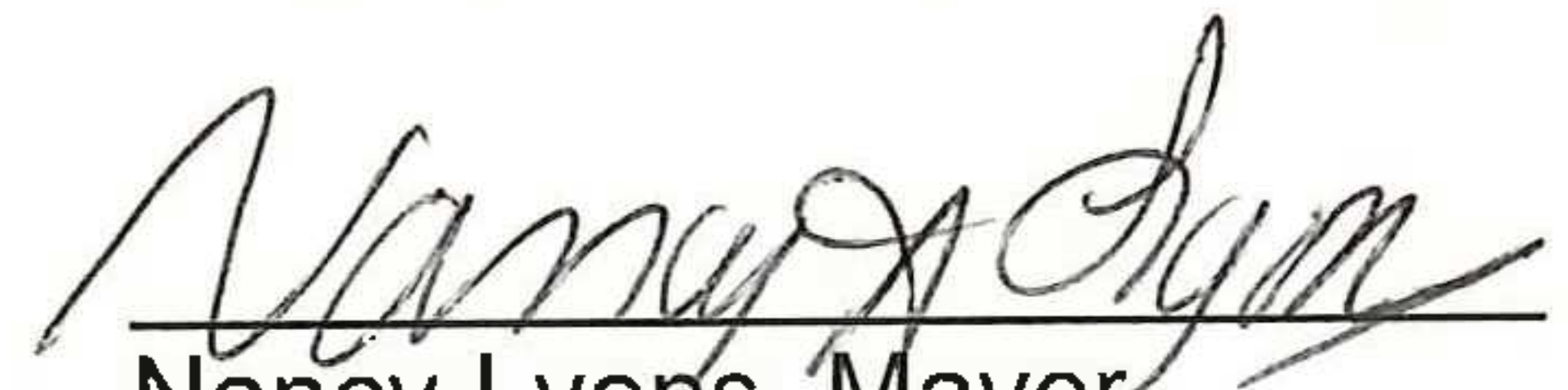
do not constitute an impediment to additional residential development during the planning period, as required by State law.

- 5. Pursuant to Government Code Section 65585(f) the City Council finds that the Draft Housing Element has been revised to address HCD's comments of June 3, 2021 as described in the City Council staff report dated November 2, 2021, in compliance with State law.
- 6. The City Council hereby adopts General Plan Amendment No. PL2021-004 for the Diamond Bar 2021-2029 Housing Element update, attached to the staff report as "Exhibit A: 2021-2029 Housing Element" and incorporated herein by reference.
- 7. The City Council finds and determines that General Plan Amendment No. PL2021-004 is consistent and compatible with and implements the goals, objectives and strategies of the City of Diamond Bar 2040 General Plan.
- 8. The City Manager is directed to transmit the adopted Housing Element to the California Department of Housing and Community Development (HCD) for review, and is further directed to make any clerical or technical corrections or clarifications to the adopted Housing Element as may be required to obtain a finding of substantial compliance from HCD.

The City Clerk shall certify as to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 2<sup>nd</sup> day of November, 2021.

**THE CITY OF DIAMOND BAR:**

  
 Nancy Lyons, Mayor

**ATTEST:**

I, Kristina Santana, City Clerk for the City of Diamond Bar, hereby certify that the foregoing resolution was duly passed, approved and adopted by the City Council of the City of Diamond Bar at a regular meeting held on the 2<sup>nd</sup> day of November, 2021, by the following vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, Tye, MPT/Low, M/Lyons
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None

  
 Kristina Santana, City Clerk

EXHIBIT "B"

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
COMMENTS AND RESPONSES

**HCD 6<sup>th</sup> Housing Element Comments and Responses**  
**City of Diamond Bar**  
**October 2021**

HCD Comment (Letter of 6/3/2021)	Housing Element Page No.	Response/Revision
A. Review and Revision	Appendix A	Appendix A has been revised to provide additional information regarding the effectiveness of goals, policies, and related actions in meeting the city's housing needs.
B.1 Affirmatively Furthering Fair Housing	9-50 to 57 9-68 9-79	<p>The element has been revised to include a description of public outreach, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals, and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.</p> <p>In addition, Program H-14 describes actions the City will take to affirmatively further fair housing during the planning period.</p>
B.2 Race and Ethnicity	9-7 9-52	The Needs Assessment (Table 9-4) includes data regarding the race and ethnicity of Diamond Bar households. Additional data has been provided in Figure 9-4.
B.3 Extremely-low-income households	9-10/11	The Needs Assessment has been revised to provide additional data (Table 9-11) and analysis regarding ELI households including tenure, and the analysis provides additional information on potential housing problems and specific housing needs of ELI households.
B.4 Sites Inventory	Appendix B	<p><u>General Plan designation</u>. The sites inventory (Tables B-3 through B-5) has been revised to identify general plan designations.</p> <p><u>Existing uses on non-vacant sites</u>. The analysis of existing uses of non-vacant sites in Tables B-3 through B-5 has been expanded to include the floor area ratio (FAR) of existing buildings. FAR is an important indicator of underutilization and market potential for redevelopment.</p> <p><u>Electronic inventory</u>. An electronic copy of the sites inventory will be submitted to HCD with the adopted element.</p>

HCD Comment (Letter of 6/3/2021)	Housing Element Page No.	Response/Revision
		<p><u>Sites map.</u> In addition to the citywide map (Figure B-1) the original draft Housing Element included maps showing the locations of the sites within the three Focus Areas (Figures B-2a, B-2b and B-2c).</p> <p><u>Realistic Capacity.</u> Appendix B has been revised to provide additional analysis of the City's methodology for calculating realistic capacity for sites listed in the sites inventory. For sites zoned for nonresidential uses, the revised element describes how the estimated number of residential units for each site was determined.</p> <p><u>Suitability of Nonvacant Sites.</u> The analysis of nonvacant sites in the Town Center, Neighborhood Mixed Use, and Transit-oriented Mixed-Use focus areas has been expanded to demonstrate the potential for redevelopment, including the extent existing uses constitute an impediment, recent developments, development trends and market conditions. In addition, the City Council resolution includes findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.</p> <p><u>Second Units.</u> The estimate of accessory dwelling unit (ADU) potential for the planning period has been revised based on ADU permit trends during 2018-2020.</p>
B.5 Governmental Constraints	9-48	<p><u>Infrastructure.</u> The element has been revised to evaluate existing or planned dry utilities supply capacity to accommodate the City's regional housing need for the planning period.</p> <p><u>Water &amp; Sewer Priority.</u> The element has been revised to note that water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. The City has delivered the adopted housing element to water and sewer service providers.</p>

HCD Comment (Letter of 6/3/2021)	Housing Element Page No.	Response/Revision
B.5 Governmental Constraints	9-39/40/41 9-65	<u>Parking</u> . The analysis of parking requirements as a potential constraint on the cost and supply of housing and ability to achieve maximum densities has been expanded, and Program H-8 has also been expanded to address this issue.
B.5 Governmental Constraints	9-66	<u>Website</u> . Consistent with new transparency laws, Program H-13 has been revised to include posting zoning and development standards on the City website.
B.5 Governmental Constraints	9-47	<u>Fees and exactions</u> . The draft element has been revised to include school fees. There are no other predetermined impact fees.
B.5 Governmental Constraints	9-46 9-65	<u>Permit procedures</u> . The City is in the process of comprehensively updating the Development Code, including permit review procedures. As part of the update, the City will be preparing objective development standards and evaluating ways to streamline the review process, including SB 35 review procedures to minimize constraints on housing supply and affordability. Program H-8 has also been revised to address this issue.
B.5 Governmental Constraints	9-37/38	<u>Persons with disabilities</u> . The element has been revised to provide additional description of reasonable accommodation procedures, criteria and process.
B.5 Governmental Constraints	9-42	<u>Building Codes and Enforcement</u> . The element has been revised to include additional description of the building code enforcement process.
B.6 Nongovernmental Constraints	9-50	<u>Price of land, Cost of Construction, and Availability of Financing</u> . The element has been revised to include additional information regarding the cost of land and construction, and their impact on the supply of housing.
	9-46	<u>Requests for Lower Density, Permit Times, and Efforts to Address Non-Governmental Constraints</u> . The element has been revised to include analysis of requests to develop at densities below the density identified in the site inventory, and a description of the length of time between project approval and request for building permit that hinders the jurisdiction's ability to accommodate RHNA by income category.

HCD Comment (Letter of 6/3/2021)	Housing Element Page No.	Response/Revision
B.7 Special Housing Needs	9-20	<p><u>Elderly</u>. The original draft Housing Element included analysis of the housing problems and needs of the elderly, including the following: "Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs." Additional cross-references to City programs to address the needs of the elderly has been provided.</p>
C.1 Housing Programs	9-16/17  9-59 to 69	<p><u>Persons with disabilities</u>. Additional analysis of potential housing problems and unmet needs of persons with disabilities, as well as references to programs to address those needs has been provided.</p> <p><u>Program descriptions</u>. Programs have been revised to clarify the City's specific role in implementation; implementation timelines; objectives, quantified where appropriate; and identification of responsible agencies and officials. In addition, Programs H-1, H-2 and H-3 have been revised as follows:</p> <p><u>Program H-1, Residential Neighborhood Improvement</u> has been revised to clarify if that the objective is for the 8-year planning period.</p> <p><u>Program H-2, Home Improvement Program</u> has been revised to include the City's specific role in administration and identify responsible agencies and officials.</p> <p><u>Program H-3, Section 8 Rental Assistance Program</u> has been revised to describe the City's specific role in implementation and identify responsible agencies and officials.</p>
C.2 Identify actions that will be taken to make sites available.	9-64	<p><u>Program H-8, Land Use Element and Development Regulations</u>. has been amended to include the following components consistent with State law:</p> <ul style="list-style-type: none"> <li>• Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. By right means local government review must not</li> </ul>

HCD Comment (Letter of 6/3/2021)	Housing Element Page No.	Response/Revision
		<p>require a conditional use permit, planned unit development permit, or other discretionary review or approval.</p> <ul style="list-style-type: none"> <li>• Permit the development of at least 16 units per acre;</li> <li>• Require a minimum density of 20 units per acre; and</li> <li>• Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.</li> </ul>
C.3 Programs to assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households.	9-65	<p><u>Program H-7, Senior and Workforce Housing Development</u> has been expanded to include specific actions and timelines to assist in the development of housing for extremely low-, very low-, low-, and moderate-income households, including priority processing, fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to lower and moderate-income households; assisting, supporting or pursuing funding applications; and working with housing developers to coordinate and implement a strategy for developing housing affordable to lower and moderate-income households.</p>
C.4 Programs to remove constraints		<p>The element has been revised to address this comment as described in Findings B5 and B6, above.</p>
C.5 Programs to affirmatively further fair housing.		<p>The element has been revised to address this comment as noted in Finding B1, above.</p>
D. Public Participation	Appendix C	<p>The description of the public participation process has been expanded to demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element, including ethnic groups and non-English speakers.</p>