

Housing Element Update

2013 – 2021



**Adopted by the
Diamond Bar City Council
on January 21, 2014
resolution no. 2014-04**

**CITY OF
DIAMOND BAR**

**2013-2021
HOUSING ELEMENT**

January 2014

City Council Resolution No. 2014-14

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I. INTRODUCTION

A. Community Context

The City of Diamond Bar is located in the southeast corner of Los Angeles County, at the intersection of Los Angeles, Orange, and San Bernardino Counties. The City is situated at the eastern end of the East San Gabriel Valley, adjacent to State Routes 57 and 60 ("Pomona Freeway") as shown in Figure 1. Diamond Bar began as *Rancho Los Nogales* (Rancho of the Walnut Trees) after a Spanish land grant in 1840. At its height, it was one of the largest cattle and walnut ranches in Southern California. Until the mid-20th century, this land was alternately combined and divided for various agricultural uses. In 1956, the Christiana Oil Corporation and the Capital Oil Company, a subsidiary of the Transamerica Corporation, purchased the Diamond Bar Ranch. A comprehensive development plan was prepared and approved, making Diamond Bar one of the first master-planned communities in Los Angeles County.

During the 1960s, suburban development spread eastward from the Los Angeles basin, stimulating local housing and population growth as Diamond Bar's open hillsides were replaced with homes. Despite its initial conception as a master-planned community, Diamond Bar was not developed in an orchestrated manner while it remained an unincorporated community. In March 1989, local voters approved incorporation in order to assert stricter control over local development. On April 18, 1989, Diamond Bar became the 86th city in Los Angeles County, and by 2007 had grown to a population of about 60,000 with approximately 18,000 housing units.

The ethnic composition of Diamond Bar is distinctly different from Los Angeles County as a whole. Recent Census estimates revealed that the City's demographic makeup included 52% Asian and 21% white, compared to 14% and 28%, respectively, in Los Angeles County. Hispanics comprised about 20% of the City's residents, compared to 48% countywide.

The City's population is aging; between 1980 and 2010, the median age for Diamond Bar increased from 27.5 years to 41.0 years. The senior population also grew; the share of the population aged 65 years and above increased from 2% in 1980 to about 11% in 2010. In terms of actual numbers, the senior population increased from approximately 600 persons in 1980 to nearly 6,500 persons in 2010. It is anticipated that the City will continue to experience growth in its senior population as the post-World War II "Baby Boom" generation¹ transitions into retirement.

In contrast to the size of its population, Diamond Bar has a relatively small employment base. According to recent Census estimates² there were approximately 15,655 jobs in the City compared to about 18,500 housing units. Major employers include Allstate Insurance, Travelers Insurance, South Coast Air Quality Management District, and the Walnut Valley Unified School District. While the City actually lost jobs during the recessions of the early 1990s and 2008-2012, the Southern California Association of Governments

¹ "Baby Boomers" are those born between 1946 and 1964. In 2011 the first Boomers reached age 65.

² SCAG based on 2006-2008 Census Transportation Planning Package

projects a significant increase in employment in the region from about 7.2 million in 2010 to about 9.4 million in 2035.

Diamond Bar offers a variety of housing choices. Single-family homes account for about 72% of all units, while condominiums and apartments constitute about 9% and 17% respectively of the housing stock. The City also contains two mobile home parks, which comprise the remaining 2% of the housing stock. The housing stock generally is in good physical condition. However, four older single-family neighborhoods with units constructed during the 1960s and 1970s are showing signs of aging and deferred maintenance and could be the focus for potential housing rehabilitation programs. The City has one assisted housing project, The Seasons Apartments, providing 149 senior housing units, all of which are reserved for low- and moderate-income households.

Housing prices for Diamond Bar are relatively high with the median single-family detached home price of approximately \$500,000 and a median price for condominiums of approximately \$245,000 in 2012. Although there are relatively few apartments in Diamond Bar, representative rents for 2-bedroom apartments are typically \$1,400 to \$1,500 per month.

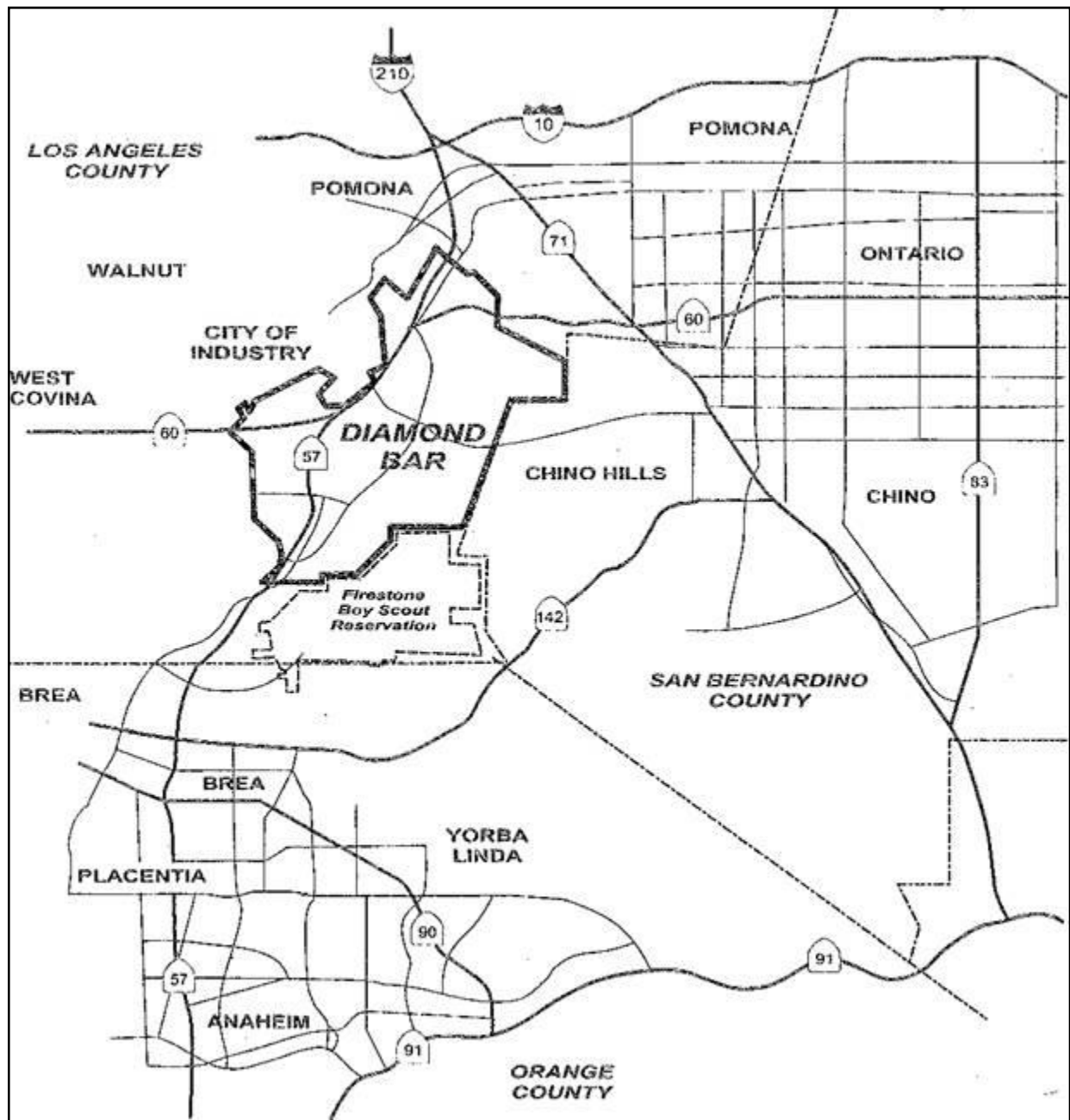
Most of the easily buildable land in the City has already been developed, and much of the remaining land is exposed to a variety of geotechnical and topographic conditions that may constrain the development of lower-priced homes. In addition, inadequate infrastructure may also act as a constraint to residential development. The majority of future residential growth in Diamond Bar will occur in the underdeveloped northeast and southern areas. Over 700 acres of the Tres Hermanos Ranch falls within the City and is anticipated to include some multi-family housing on areas of moderate slope.

B. 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 eight-year plan for the period 2013-2021, unlike other General Plan elements which typically cover a 10- to 20-year planning horizon. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

Figure I-1
Regional Location – Diamond Bar



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

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of resources and opportunities available to address housing issues (Chapter III);
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Chapter IV);
- The Housing Action Plan for the 2013-2021 planning period (Chapter V); and
- 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)

C. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 Census and American Community Survey data provide the basis for population and household characteristics. The Census remains the most comprehensive and widely accepted source of information on demographic characteristics. Other sources of information are used to supplement and provide reliable updates of the 2010 Census, and include:

- Population and demographic data provided by the State Department of Finance;
- Housing market information, such as home sales, rents, and vacancies;
- Local and County public and nonprofit agency information on special needs populations, services available to them, and gaps in the system;
- Information on housing conditions based on City planning and code enforcement activities.

D. Public Participation

Residents, businesses and interest groups participated in the City's Housing Element update process and were an important component of the overall program. A public workshop was conducted to discuss the Housing Element update, and prior to the public hearings copies of the draft Element were disseminated for review throughout the community at locations including City Hall, Diamond Bar Public Library and the City's website. In order to make citizens aware of the availability of the Housing Element, the City placed advertisements in two daily publications, the *Inland Valley Daily* and the *San Gabriel Valley News*.

Following the public workshop and Planning Commission hearing, the draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) for review. The element was then revised to respond to HCD comments and the draft element was reviewed at a public hearing held by the City Council prior to final adoption. Notices of all public hearings were posted in the local newspaper and meetings are televised to provide broader outreach to the community. Please see Appendix E for further information regarding the public participation program.

E. Relationship to Other General Plan Elements

The City of Diamond Bar General Plan consists of six elements: 1) Land Use; 2) Housing; 3) Resource Management; 4) Public Health and Safety; 5) Circulation; and 6) Public Services and Facilities. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of environmental constraints in the Housing Element is based upon information from the Resource Management and Public Health and Safety elements.

As the General Plan is amended over time, the Housing Element will be reviewed for consistency, and amended as necessary to maintain an internally consistent Plan.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The draft Housing Element was provided to these agencies for review, and was again provided to them upon City Council adoption.

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II. HOUSING NEEDS ASSESSMENT

Diamond Bar lies in southeastern Los Angeles County, approximately 28 miles east of Los Angeles. Diamond Bar's recorded history began with a Mexican land grant. On March 30, 1840, Governor Juan Alvarado deeded 4,340 acres, which included Brea Canyon and the eastern Walnut Valley, to Jose de la Luz Linares, who founded Rancho Los Nogales, or Ranch of the Walnut Trees. Over time, and as the United States government took over California, Rancho Los Nogales was divided and sold into multiple land ranches, the largest of which was the Diamond Bar Ranch. The entire Diamond Bar Ranch was acquired by the Transamerica Corporation in the 1950s for the purpose of developing one of the nation's first master-planned communities, named Diamond Bar. The City of Diamond Bar was incorporated on April 18, 1989, and by 2013 had a population of approximately 56,099. Diamond Bar is approximately 14.9 square miles in area and is surrounded by the cities of Pomona to the north, Industry to the northwest, the unincorporated community of Rowland Heights to the west, the Firestone Boy Scout Reservation in unincorporated Los Angeles County to the south, and Chino Hills to the east. According to recent Census data, the population's median household income was \$90,153, approximately 63% higher than that of Los Angeles County (\$55,476).

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, 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 growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA)³ are examined.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors.

A. Population Characteristics

1. Population Growth Trends

Diamond Bar was incorporated in 1989 with much of its territory already developed. From 1990 to 2000, the City's population grew by approximately 4.9%. From 2000 to 2013 the City's population was relatively stable, but declined by 188 residents (-0.3%) to an estimated population of 56,099 (see Table II-1). The City's 2013 population represents approximately 0.6% of the county's total population of 9,958,091.

³ State law establishes a timeframe of 2014-2021 for the RHNA and 2013-2021 for the Housing Element planning period.

**Table II-1
Population Trends 1990-2013 –
Diamond Bar vs. Los Angeles County**

	1990	2000	2013	Growth 1990-2000	Growth 2000-2013
Diamond Bar	53,672	56,287	56,099	4.9%	-0.3%
Los Angeles County	8,863,164	9,519,330	9,958,091	7.4%	4.6%

Source: U.S. Census, California Dept. of Finance Table E-5 (2013)

2. 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 II-2 provides a comparison of the City's and county's population by age group. The median age of the City's population is approximately 6.2 years older than the county median. This is particularly apparent in the 45-64 age groups, with this age cohort representing approximately 33% of the City's population and only 25% of the county's population.

**Table II-2
Age Distribution –
Diamond Bar vs. Los Angeles County**

Age Group	Diamond Bar		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	2,389	4%	645,793	7%
5 to 9 years	2,864	5%	633,690	6%
10 to 14 years	3,760	7%	678,845	7%
15 to 19 years	4,498	8%	753,630	8%
20 to 24 years	3,974	7%	752,788	8%
25 to 29 years	3,268	6%	759,602	8%
30 to 34 years	2,842	5%	716,129	7%
35 to 39 years	3,354	6%	715,635	7%
40 to 44 years	4,121	7%	714,691	7%
45 to 49 years	4,776	9%	706,742	7%
50 to 54 years	5,095	9%	662,205	7%
55 to 59 years	4,448	8%	560,920	6%
60 to 64 years	3,669	7%	452,236	5%
65 to 69 years	2,428	4%	323,287	3%
70 to 74 years	1,592	3%	245,183	2%
75 to 79 years	1,092	2%	192,881	2%
80 to 84 years	771	1%	152,722	2%
85 years and over	603	1%	151,626	2%
Total	55,544	100%	9,818,605	100%
Median age	41.0		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the City differs significantly from the county's demographic makeup. For example, approximately 52% of City residents are Asian, contrasted with 13.5% for the county as a whole. Non-Hispanic Whites make up the next largest percentage of the population at 21.3%, which is 6.5% less than the county. The percentage of Hispanics or Latinos residing in the City is 20.1%, substantially less than the 47.7% in the county as a whole (Table II-3).

Table II-3
Race/Ethnicity –
Diamond Bar vs. Los Angeles County

Racial/Ethnic Group	Diamond Bar		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	44,406	79.9%	5,130,716	52.3%
-White	11,812	21.3%	2,728,321	27.8%
-Black or African American	2,194	4.0%	815,086	8.3%
-American Indian/Alaska Native	67	0.1%	18,886	0.2%
-Asian	28,883	52.0%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	92	0.2%	22,464	0.2%
-Other races or 2+ races	1,358	2.4%	220,288	2.2%
Hispanic or Latino (any race)	11,138	20.1%	4,687,889	47.7%
Total	55,544	100.0%	9,818,605	100.0%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households.

Table II-4 provides a comparison of households by type for the City and Los Angeles County as a whole as reported in recent Census data. Family households comprised approximately 83% of all households in the City, about 15 percentage points higher than the county composition of 68% of all households. There are far fewer non-family households in Diamond Bar than the County as a whole (17% City vs. 32% county) as well as singles living alone (13% City vs. 24% county). The City's average household size of 3.10 is slightly higher than Los Angeles County as a whole (2.98). These statistics suggest that that the need for large units in Diamond Bar may be slightly higher than other areas of the county.

**Table II-4
Household Composition –
Diamond Bar vs. Los Angeles County**

Household Type	Diamond Bar		LA County	
	Households	%	Households	%
Family households:	14,843	83%	2,194,080	68%
Husband-wife family	11,792	66%	1,480,665	46%
With own children under 18 years	5,202	29%	721,804	22%
Male householder, no wife present	886	5%	216,368	7%
With own children under 18 years	276	2%	92,161	3%
Female householder, no husband present	2,165	12%	497,047	15%
With own children under 18 years	802	4%	239,012	7%
Non-family households:	3,037	17%	1,047,124	32%
Householder living alone	2,308	13%	784,928	24%
Households with individuals under 18 years	7,008	39%	1,220,021	38%
Households with individuals 65 years and over	4,661	26%	790,386	24%
Total households	17,880	100%	3,241,204	100%
Average household size	3.1		2.98	

Source: 2010 Census, Table DP-1

2. Housing Tenure and Vacancy

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-5 provides a comparison of owner-occupied and renter-occupied units in the City as compared to the county as a whole. It reveals that the level of homeownership for the City (78.6%) is much higher than that for the county as a whole (44.8%). Vacancy rates were relatively low in the City compared to the county, with an overall vacancy rate of about 3% compared to 6% for Los Angeles County.

**Table II-5
Household Tenure –
Diamond Bar vs. Los Angeles County**

Housing Type	Diamond Bar		LA County	
	Units	%	Units	%
Occupied housing units	17,880	96.9%	3,241,204	94.1%
Owner-occupied housing units	14,513	78.6%	1,544,749	44.8%
Average household size of owner-occupied units	3.11		3.16	
Renter-occupied housing units	3,367	18.2%	1,696,455	49.2%
Average household size of renter-occupied units	3.07		2.81	
Vacant housing units	575	3.1%	203,872	5.9%
For rent	186	1.0%	104,960	3.0%
Rented, not occupied	15	0.1%	4,994	0.1%
For sale only	137	0.7%	26,808	0.8%
Sold, not occupied	36	0.2%	6,726	0.2%
For seasonal, recreational, or occasional use	71	0.4%	19,099	0.6%
All other vacants	130	0.7%	41,285	1.2%
Homeowner vacancy rate (%)	0.9		1.7	
Rental vacancy rate (%)	5.2		5.8	
Total housing units	18,455	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. 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 II-6 summarizes the incidence of overcrowding for Diamond Bar as compared to Los Angeles County as a whole.

**Table II-6
Overcrowding –
Diamond Bar vs. Los Angeles County**

Occupants per Room	Diamond Bar		LA County	
	Units	%	Units	%
Owner occupied units	14,950	100%	1,552,091	100%
1.01 to 1.50	234	1.6%	71,920	4.6%
1.51 to 2.00	0	0.0%	17,241	1.1%
2.01 or more	40	0.3%	4,877	0.3%
Renter occupied units	2,866	100%	1,665,798	100%
1.01 to 1.50	116	4.0%	163,166	9.8%
1.51 to 2.00	19	0.7%	86,760	5.2%
2.01 or more	0	0.0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overcrowding was more prevalent among renters than for owner-occupied units. Approximately 4.7% of the City's renter-occupied households were overcrowded compared to 1.9% of owner-occupied households.

4. Household Income

Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income in Diamond Bar was \$90,153, approximately 63% higher than the Los Angeles County median income of \$55,476 (Table II-7).

**Table II-7
Median Household Income -
Diamond Bar vs. Los Angeles County**

Jurisdiction	Median Income	% of County Median Income
Diamond Bar	90,153	163%
Los Angeles County	55,476	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent estimates for overpayment by lower-income households. According to SCAG, approximately 80% of all lower-income renter

households and 71% of all lower-income owner households in Diamond Bar were overpaying for housing. Extremely-low- and very-low-income households appeared to suffer the greatest cost burden.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burdens can require families to double up resulting in overcrowding and related problems. The Housing Action Plan (Chapter V) includes several programs that help to address the issue of overpayment, including Section 8 (Program 4), Preservation of Assisted Housing (Program 5), Senior and Workforce Housing Development (Program 8), Land Use Element/Adequate Sites (Program 9), Mixed-Use Development (Program 10), Second Units (Program 11), and Affordable Housing Incentives/Density Bonus (Program 12). Other programs specifically designed for owner-occupied units include Minor Home Repair and Single-Family Rehabilitation (Programs 2 and 3) and Mobile Home Park Preservation (Program 6).

Table II-8
Overpayment by Income Category – Diamond Bar

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	175		135	
Households overpaying	175	100.0%	100	74.1%
Very low households	820		680	
Households overpaying	530	64.6%	615	90.4%
Low households	1,700		580	
Households overpaying	1,220	71.8%	405	69.8%
Subtotal: All lower-income households	2,695		1,395	
Subtotal: Households overpaying	1,925	71.4%	1,120	80.3%
Moderate households	2,655		880	
Households overpaying	1,685	63.5%	655	74.4%
Above moderate households	9,485		710	
Households overpaying	2,545	26.8%	45	6.3%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

C. 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.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the City had a workforce of 29,229 persons, or 64.7% of the working-age population, as reported in recent Census data. This table shows that the characteristics of the City's population are similar to those countywide. The proportion of the working age population in the labor force for Diamond Bar is slightly lower than that of the county.

**Table II-9
Labor Force Characteristics –
Diamond Bar vs. Los Angeles County**

Labor Force Status	Diamond Bar		LA County	
	Persons	%	Persons	%
Population 16 years and over	45,173	100%	7,602,252	100%
In labor force	29,229	64.7%	4,959,167	65.2%
Civilian labor force	29,169	64.6%	4,953,791	65.2%
Employed	27,655	61.2%	4,522,917	59.5%
Unemployed	1,514	3.4%	430,874	5.7%
Armed Forces	60	0.1%	5,376	0.1%
Not in labor force	15,944	35.3%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

Recent Census data indicate that 48.3% of the City's working residents were employed in management and professional occupations (Table II-10). A significant percentage of workers (30.0%) were employed in sales and office related occupations. Approximately 11.3% were employed in service related occupations such as food servers and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted 10.4% of the workforce.

**Table II-10
Employment by Occupation – Diamond Bar**

Occupation	Diamond Bar	
	Persons	%
Civilian employed population 16 years and over	27,655	100%
Management, business, science, and arts occupations	13,367	48.3%
Service occupations	3,122	11.3%
Sales and office occupations	8,299	30.0%
Natural resources, construction, and maintenance occupations	1,099	4.0%
Production, transportation, and material moving occupations	1,768	6.4%

Source: U.S. Census 2006-2010 ACS, Table DP3

According to recent Census data, 68.7% of employed Diamond Bar residents worked in Los Angeles County, and approximately 13.8% of all workers were employed within the City limits (Table II-11).

**Table II-11
Job Location for Diamond Bar Residents**

Workplace Location	%
Worked in state of residence	99.8%
Worked in county of residence	68.7%
Worked in place of residence	13.8%
Worked outside county of residence	31.0%
Worked outside state of residence	0.2%

Source: Census 2006-2010 ACS, Table S0801

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-12 shows projected job growth by industry for the Los Angeles-Long Beach-Glendale MSA (Los Angeles County). Total employment in Los Angeles County is expected to grow by 15.5% between 2010 and 2020. The economy is expected to add about 658,000 new jobs and bring the employment of Los Angeles County to about 4.9 million by 2020.

Table II-12
2010-2020 Industry Employment Projections –
Los Angeles County

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self-Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

Notes:

- (A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
- (B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
- (C) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
- (D) Temporary U.S. Census workers are included in the base and projected year employment numbers.

D. 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, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate units. 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.

1. Housing Type and Growth Trends

As of 2013, the housing stock in Diamond Bar was comprised mostly of single-family homes, making up about 81% of all units, while multi-family units comprised about 17% of the total. The City's housing stock contained 368 mobile home units. Table II-13 provides a breakdown of the housing stock by type along with growth trends for the City compared to the county as a whole for the period 2000-2013.

Table II-13
Housing by Type, 2000-2013 –
Diamond Bar vs. Los Angeles County

Structure Type	2000		2013		Growth	
	Units	%	Units	%	Units	%
Diamond Bar						
Single-family	15,107	84%	15,009	81%	-98	-18.9%
Multi-family	2,519	14%	3,101	17%	582	112.1%
Mobile homes	333	1.9%	368	2.0%	35	6.7%
Total units	17,959	100%	18,478	100%	519	100%
Los Angeles County						
Single-family	1,835,024	56%	1,948,879	56%	113,855	59.2%
Multi-family	1,379,277	42%	1,456,213	42%	76,936	40.0%
Mobile homes	56,605	2%	58,290	2%	1,685	0.9%
Total units	3,270,906	100%	3,463,382	100%	192,476	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

2. 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 II-14 shows the age distribution of the housing stock in Diamond Bar compared to Los Angeles County as a whole.

This table shows that the majority of housing units in Diamond Bar were constructed after 1970 (80%). These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for approximately 20% of the units within the City's housing stock.

Table II-14
Age of Housing Stock by Tenure –
Diamond Bar vs. Los Angeles County

Year Built	Diamond Bar		LA County	
	Units	%	Units	%
Built 2005 or later	149	1%	54,241	2%
Built 2000 to 2004	268	1%	109,255	3%
Built 1990 to 1999	875	5%	208,791	6%
Built 1980 to 1989	7,473	41%	403,248	12%
Built 1970 to 1979	5,932	32%	496,376	14%
Built 1960 to 1969	3,293	18%	518,500	15%
Built 1950 to 1959	268	1%	722,473	21%
Built 1940 to 1949	25	0%	396,035	12%
Built 1939 or earlier	73	0%	516,817	15%
Total units	18,356	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP-4

Due to the young age and relatively high property values, the majority of Diamond Bar's housing stock is in very good condition. However, the City's Neighborhood Improvement Office has identified four older neighborhoods characterized with older housing that is beginning to exhibit signs of deferred maintenance such as peeling paint, worn roofs, and cracked asphalt driveways. Table II-15 summarizes the physical problem conditions of these older residential neighborhoods. The Action Plan 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.

Table II-15
Residential Neighborhoods with Housing Rehabilitation Needs

Neighborhood	Characteristics	Problem Conditions
#1 Northwest Diamond Bar: Happy Hollow/Sunset Crossing/Prospectors	- Land use: single-family residential - Constructed 1962 - 1973	- Deferred maintenance - Cracked asphalt driveways
#2 Northwest Diamond Bar: Ballena/Laspino/Pinto Mesa	- Land use: single-family residential - Constructed 1964 - 1967	- Deferred maintenance - Cracked asphalt driveways
#3 Central Diamond Bar: Moonlake/Northampton	- Land use: single-family residential - Constructed 1965 – 1979	- Deferred maintenance - Cracked asphalt driveways
#4 Central Diamond Bar: Castle Rock/Pathfinder	- Land use: single-family residential - Constructed ca. 1964	- Deferred maintenance - Cracked asphalt driveways

Source: City of Diamond Bar, Office of Neighborhood Improvement.

3. Housing Cost

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 HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment 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 II-16 shows affordable rent levels and estimated affordable purchase prices for housing in Diamond Bar (and Los Angeles County)⁴ by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

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 home purchase prices by income category shown in Table II-16 have been estimated based on typical conditions.

Table II-16
Income Categories and Affordable Housing Costs –
Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	--
Very Low (31-50%)	\$42,700	\$1,068	\$140,000
Low (51-80%)	\$68,300	\$1,708	\$235,000
Moderate (81-120%)	\$77,750	\$1,944	\$280,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$280,000+

Assumptions:

- Based on a family of 4
 - 30% of gross income for rent or PITI
 - 10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues
- Source: Cal. HCD; J.H. Douglas & Associates

For-Sale Housing

Housing sales price statistics for calendar year 2012 show that single-family detached homes sold for a median price of about \$500,000 while condos were more affordable, with a median price of \$245,000.

Based on the estimated affordable purchase prices shown in Table II-16, a substantial percentage of for-sale condo units were affordable to moderate-income residents.

⁴ Affordable rent and purchase prices are based on county median income.

These data illustrate the fact that public subsidies are generally required to reduce sales prices to a level that is affordable to lower-income buyers. At a median price of \$245,000 there is a “gap” of about \$100,000 between the market price and the maximum price a very-low-income household can afford to pay for a condo. These statistics illustrate why affordable housing strategies generally focus on rental rather than ownership housing, due to the smaller “affordability gap” for rental units.

Rental Housing

A recent internet survey⁵ showed typical rental rates for 2-bedroom apartments in Diamond Bar of \$1,400 to \$1,500 per month. When market rents are compared to the amounts lower-income households can afford to pay (Table II-16), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical 2-bedroom 1-bath apartment and affordable rent at the very-low-income level is about \$400 - \$500 per month, while the gap at the extremely-low-income level is about \$800 - \$900 per month. However, at the low-income and moderate-income levels, households are much more likely to find affordable rentals.

E. 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, overcrowding, 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.

1. Persons with Disabilities

According to recent Census estimates, approximately 7% of non-institutionalized Diamond Bar residents reported some type of disability (see Table II-17). As might be expected, those aged 65 and over reported the highest disability rates. Approximately 34% of seniors reported some type of disability, compared to only 4% for persons between age 18 and 64. The most frequently reported disabilities included ambulatory difficulty (2.2% of the working age population and 26.1% of the senior population). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

⁵ www.apartmenthunterz.com, accessed October 27, 2013

**Table II-17
Persons with Disabilities by Age –
Diamond Bar**

Disability by Age	Persons	Percent
Under Age 5 - total persons	2,589	--
With a hearing difficulty	24	0.9%
With a vision difficulty	24	0.9%
Age 5 to 17 - total persons	9,429	
With a hearing difficulty	12	0.1%
With a vision difficulty	33	0.3%
With a cognitive difficulty	132	1.4%
With an ambulatory difficulty	13	0.1%
With a self-care difficulty	42	0.4%
Age 18 to 64 - total persons	36,976	
With a hearing difficulty	338	0.9%
With a vision difficulty	124	0.3%
With a cognitive difficulty	502	1.4%
With an ambulatory difficulty	804	2.2%
With a self-care difficulty	378	1.0%
With an independent living difficulty	664	1.8%
Age 65 and over* - total persons	6,574	
With a hearing difficulty	812	12.4%
With a vision difficulty	398	6.1%
With a cognitive difficulty	675	10.3%
With an ambulatory difficulty	1,715	26.1%
With a self-care difficulty	828	12.6%
With an independent living difficulty	1,288	19.6%

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

The Housing Action Plan includes several programs that address the needs of this group, including Program 2 – Minor Home Repair, Program 3 – Single Family Rehabilitation, Program 4 – Section 8 Rental Assistance, Program 5 – Preservation of Assisted Housing, Program 6 – Mobile Home Park Preservation, Program 8 – Senior and Workforce Housing Development, Program 9 – Land Use Element (adequate sites), Program 11 – Second Units, Program 12 – Affordable Housing Incentives/Density Bonus, Program 12 – Emergency Shelters and Transitional Housing, Program 16 – Fair Housing, and Program 17 – Reasonable Accommodations.

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.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 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 for people with developmental disabilities in San Gabriel. 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.

2. Elderly

Recent Census data indicate that there were 2,706 households in Diamond Bar where the householder was 65 or older (Table II-18). 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, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table II-18
Elderly Households by Tenure –
Diamond Bar

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	12,500	84%	2,610	91%
65 to 74 years	1,687	11%	147	5%
75 to 84 years	617	4%	84	3%
85 years and over	146	1%	25	1%
Total Households	14,950	100%	2,866	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

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.

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Approximately 40% of owner households and 45% of renter households in the City have only one or two members. About 7% of renter households and about 13% of owners were large households with 5 persons or more (Table II-19). 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. The Housing Action Plan includes several programs that address the needs of this group, including Program 2 – Minor Home Repair, Program 3 – Single Family Rehabilitation, Program 4 – Section 8 Rental Assistance, Program 5 – Preservation of Assisted Housing, Program 6 – Mobile Home Park Preservation, Program 8 – Senior and Workforce Housing Development, Program 9 – Land Use Element (adequate sites), Program 11 – Second Units, and Program 12 – Affordable Housing Incentives/Density Bonus.

Table II-19
Household Size by Tenure –
Diamond Bar

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	1,986	13%	612	21%
2 persons	4,090	27%	678	24%
3 persons	3,405	23%	846	30%
4 persons	3,407	23%	519	18%
5 persons	1,207	8%	182	6%
6 persons	648	4%	19	1%
7 persons or more	207	1%	10	0%
Total Households	14,950	100%	2,866	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Of the 17,816 households in the City, approximately 9% of owner households and 16% of renter households were headed by a female (Table II-20).

Table II-20
Household Type by Tenure –
Diamond Bar

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	10,506	70%	1,353	47%
Male householder, no wife present	722	5%	196	7%
Female householder, no husband present	1,420	9%	462	16%
Non-family households	2,302	15%	855	30%
Total Households	14,950	100%	2,866	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

The Housing Action Plan includes several programs that address the needs of female-headed households, including Program 2 – Minor Home Repair, Program 3 – Single Family Rehabilitation, Program 4 – Section 8 Rental Assistance, Program 5 – Preservation of Assisted Housing, Program 6 – Mobile Home Park Preservation, Program 8 – Senior and Workforce Housing Development, Program 9 – Land Use Element (adequate sites), Program 11 – Second Units, Program 12 – Affordable Housing Incentives/Density Bonus, and Program 12 – Emergency Shelters and Transitional Housing.

5. 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 estimates⁶, about 41 Diamond Bar residents were employed in agricultural occupations.

The nearest agricultural area to Diamond Bar is in San Bernardino County to the east. Since there are no agricultural operations within Diamond Bar and housing costs are significantly lower in the Inland Empire, there is no apparent need for farm worker housing in the City.

6. Homeless Persons

Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

A homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in January 2013 indicated that on any given day there are an estimated 53,798 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 has a 2013 homeless estimate of 4,444 people. Estimates of the homeless population for each jurisdiction are not provided by LAHSA.

Senate Bill 2 of 2007 requires that jurisdictions quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit), or to accommodate the need through a multi-jurisdictional agreement.

Conversations with police and other City staff indicated that there are no known homeless persons in Diamond Bar. This is likely due to the suburban nature of the community, and the fact that social services are more readily available in more urbanized areas. This was corroborated by the 2010 Census homeless counts, which reported no homeless persons in Diamond Bar. Although homelessness is not a major problem in Diamond Bar, the City has amended its zoning regulations to allow emergency shelters by-right in the Light Industry.

Although there are currently no emergency shelter or transitional housing facilities within Diamond Bar, a number of such facilities and supportive services are available in nearby cities such as Pomona and Whittier. In addition, the San Gabriel Valley Council of Governments recently initiated a study of homelessness, guided by the Homeless

⁶ SCAG, 2012 based on 2005-2009 ACS

Services Steering Committee⁷. This study is expected to develop recommendations toward a comprehensive, multi-jurisdictional strategy for addressing the needs of the homeless in the valley.

F. Assisted Housing at Risk of Conversion

This section identifies residential projects in the City that are under an affordability restriction, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period from 2013 to 2023. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other programs.

The City of Diamond Bar has one assisted housing project for seniors, the 149-unit Seasons Apartments (formerly "Heritage Park"). Constructed in 1988, this project predates City incorporation 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 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 12/01/2034, all units will be affordable: 30 units (20%) will be very-low-income at 50% AML, 82 units (55%) will be low-income at 80% AML, and 37 units (25%) will be moderate-income defined as 100% AML. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization. Long-term affordability of the project is assured for the life of the bond (2034). There are no assisted housing units in the City of Diamond Bar at risk of conversion.

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 5th Housing Element cycle extending from January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household created by a child moving out of a parent's home or by a family moving to a community for employment 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 expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household

⁷ <http://www.sgvccog.org/index.cfm/89807/Homeless-Services-Steering-Committee.cfm>

growth, vacancy need, and replacement need – determines the construction need for a community. 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.

2. 2014-2021 Diamond Bar Growth Needs

The total housing growth need for the City of Diamond Bar during the 2014-2021 planning period is 1,146 units. This total is distributed by income category as shown in Table II-21.

Table II-21
2014-2021 Regional Housing Growth Needs –
Diamond Bar

Very Low	Low	Moderate	Above Moderate	Total
308*	182	190	466	1,146

*Per state law, half of the very-low units are assumed to be in the extremely low category
Source: SCAG 2012

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted 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 the Resources and Opportunities chapter.

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III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Diamond Bar. This chapter 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.

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain 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 Section IV. B, Non-Governmental Constraints. 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.

B. Financial and Administrative Resources

1. 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 Housing and Community Development Department. 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 2013-2014 Program Year was \$301,190, which included an allocation for the HIP of \$150,000. Under CDBG regulations, the HIP is eligible to

receive unexpended CDBG funds from the previous fiscal year that are reallocated by the Los Angeles County Community Development Commission. An additional \$50,000 from the 2012-2013 fiscal year is anticipated for reallocation to the 2013-2014 fiscal year bringing the total allocation for the HIP to \$200,000. From 2009 to the current fiscal year, a total of 1 very-low-, 13 low-, and 15 moderate-income households have participated in the HIP. Each household that qualifies for the HIP program is eligible to receive up to \$17,000 from a combination of no-interest loans and grants. The City actively promotes the program and consistently exhausts its funding allocation each year.

Since Program Year 2011-2012, the allocation of the Community Development Block Grant has been reduced by an average of 18% each program year, and an additional 5% reduction is anticipated for FY2014-2015. Therefore, the City anticipates receiving approximately \$202,000 per year in CDBG funds from the County during the current planning period.

Section 8 Rental Assistance – The City of Diamond Bar cooperates with the Housing Authority of the County of Los Angeles (HACoLA), which administers the Section 8 Voucher Program. The Section 8 program provides rental assistance to low-income persons in need of 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.

2. 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 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 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. The maximum gross annual income limits in order to be eligible for the MCC program is currently (2013) \$99,360 for one- to two-person households and \$115,920 for households of three or more.

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 County of Los Angeles Community Development Commission'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 is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low- to moderate-income First-Time Homebuyers. For almost 25 years, 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 downpayment and closing costs assistance. The program is administered by the Los Angeles County Community Development Commission (CDC) 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. Income limits for Los Angeles County as of 2013 are \$99,360 for households with 1 or 2 persons and \$111,515 for households of 3 or more.

Fannie Mae Down Payment Assistance Program – The Federal National Mortgage Association, better 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. The Community Development Commission of Los Angeles County supplements its own efforts of producing affordable housing by entering into partnerships with private sector and non-profit developers and housing development corporations.

C. 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. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013⁸.

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 through the plan check and building inspection processes.

In addition to state energy regulations, the City encourages energy efficiency through its participation in the Single-Family Rehabilitation 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. Program 10 in the Housing Action Plan (Chapter V) describes how the City intends to pursue mixed-use development in the *Tres Hermanos* property, one of the largest remaining undeveloped areas in the city. Recycling is another area where the City encourages energy conservation. Each year the City publishes and distributes the Enviro-

⁸ California Energy Commission (<http://www.energy.ca.gov/title24>)

Link newsletter, which informs residents on opportunities for recycle and minimize waste. The city also maintains this information on its web page at <http://www.ci.diamond-bar.ca.us/Index.aspx?page=725>.

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IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental and non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also unintentionally increase the cost of development and thus the cost of housing. These 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 controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following section describes potential governmental constraints, which may affect the supply and cost of housing in Diamond Bar.

1. 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 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.

The Diamond Bar General Plan Land Use Element provides for six residential land use designations, as shown in Table IV-1.

**Table IV-1
Residential Land Use Categories –
Diamond Bar General Plan**

Designation	Maximum Density*	Description
Rural Residential (RR)	1.0	Single family detached units on large lots, generally in hillside areas.
Low Density Residential (RL)	3.0	Single-family detached homes on large to moderate sized lots.
Low Medium Density Residential (RLM)	5.0	Single-family detached homes on moderate to small-sized lots.
Medium Density Residential (RM)	12.0	Townhomes, condominiums, apartments, mobile homes, and other multifamily residential projects.
Medium High Residential (RMH)	16.0	Townhomes, condominiums, apartments, other multifamily residential projects, and mobile home parks.
High Density Residential (RH)	20.0	High density condominium and apartment projects, other high density residential projects, and mobile home parks.
High Density Residential-30 (RH-30)	30.0	High density condominium and apartment projects.

Source: City of Diamond Bar General Plan, 2013.

* Density expressed in dwelling units per gross acre.

The majority of the land area within the City is developed or is designated for residential use. The Land Use Element of the Diamond Bar General Plan designates approximately 5,824 acres (61%) of the City's total land inventory for residential uses, providing for a range of residential types and densities throughout the City.

In order to provide adequate sites commensurate with the RHNA allocation, the City in 2013 amended the General Plan to establish a new RH-30 land use category allowing multi-family residential development with a maximum density of 30 units per acre (see also Appendix B).

Planning Areas and Specific Plans

In addition to the seven residential land use districts, the Land Use Element provides for residential uses within the Specific Plan and Planning Area classifications. Development within areas designated Specific Plan or Planning Area are processed through use of a master plan or specific plan, a planned unit development, or similar mechanism, and development intensities must be consistent with those specified in the General Plan. Specific Plan and Planning Area projects must provide a greater level of community amenities and cohesiveness, achieve superior design, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements. The Land Use Element identifies four mixed-use Planning Areas within the City of Diamond Bar, two of which are intended to contain residential uses: PA 1, which encompasses approximately 720 acres and is intended for agricultural uses, low-density residential uses at a density of one dwelling unit per five acres, high-density multi-family residential uses at up to 30 units per acre, commercial uses not typical of the area, and education/institutional uses; PA 2, which encompasses approximately 400 acres and allows for a maximum of 130 single-family detached units and open space. PA 3, which encompasses approximately 55 acres and allows for 200 units with a mix of single-family detached homes and condominiums, commercial, religious assembly and open space;

and PA 4, which encompasses approximately 82 acres and is intended for 99 single-family homes and open space.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Ordinance and Zoning Map. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Ordinance also helps to preserve the character and integrity of existing neighborhoods. The Zoning Ordinance and Zoning Map set forth residential development standards 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 the seven major zoning districts permitting residential development is provided in Table IV-2. These development standards are reasonably necessary to protect the public health, safety and welfare, maintain quality of life, and are not considered to be constraints to the development of housing.

Table IV-2
Residential Development Standards

Development Standard ¹	Zoning District Designations					
	RR	RL	RLM	RM	RMH	RH/RH-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 ²	10 ft. on one side, and 5 ft. on the other ³	10 ft. on one side, and 5 ft. on the other ³	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. ⁴	20 ft. ⁴	20 ft. ⁴	25 ft. ⁴	20 ft. ⁴	20 ft. ⁴
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 Zoning Ordinance is provided in Table IV-3.

**Table IV-3
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 ¹						
Transitional & Supportive Housing	2	2	2	2	2	2
Residential Care Home (6 or fewer persons) ³	P	P	P	P	P	P
Residential Care Home (7 or more persons) ³				CUP	CUP	CUP
Senior Housing	P	P	P	P	P	P
Single Room Occupancy ⁴						

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 Zoning Ordinance 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 second units. Affordable housing can be accommodated in all residential districts.

Effect of Zoning and Development Standards on Housing Supply and Affordability

Zoning regulations and 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 in structures or below-grade garages.

Pursuant to AB 2348 of 2004, the "default density" for Diamond Bar is 30 dwelling units per acre⁹. 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. During the 4th planning cycle the City amended the Development Code to establish the RH-30 district, which allows multi-family development at the default density of 30 units per acre. Although appropriate zoning regulations are necessary for affordable housing to be feasible, it should be recognized

⁹ Memo of June 9, 2005 from California Department of Housing and Community Development on AB 2348 of 2004.

that public subsidies are also 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 (Section 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 is no definition of "family" nor are there any separation requirements for residential care facilities in the Development Code. These provisions are consistent with state law and do not pose a significant constraint on the establishment of such facilities.

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 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 in order 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.

Farm Worker Housing

As discussed in Chapter II. Housing Needs Assessment, the City of Diamond Bar does not have major agricultural areas and has no significant need for permanent on-site farm worker housing. 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. The zoning ordinance is 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 and Transitional/Supportive Housing

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 two 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. However, there are no known homeless persons living in Diamond Bar, therefore no need for shelters presently exists.

In order 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.

During the 4th planning period 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. In 2013 the Development Code was amended in compliance with SB 2.

Single Room Occupancy

Single room occupancy facilities are small studio-type units and are conditionally permitted in the Light Industrial District. Development standards for these uses are no more restrictive than for other uses allowed in this district.

Off-Street Parking Requirements

The City's 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. Second 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 IV-4.

The required parking is not excessive and is not considered to be a constraint on the production of affordable housing. However, in order to facilitate affordable housing production, the Development Code was amended in the 4th planning cycle to reduce the parking requirement and allow parking for lower-income apartments to be provided in carports rather than garages.

**Table IV-4
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*
Secondary Residential 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 Zoning Ordinance

Second Units

In response to state-mandated requirements and local needs, the City of Diamond Bar allows for the development of accessory or second dwelling units by right in the RR and RL Districts. Second units are allowed on lots which have a minimum of 10,000 gross square feet and a minimum buildable pad area of 8,000 square feet, a minimum width of 50 feet and a minimum depth of 100 feet. A second unit shall not exceed 600 gross square feet in floor area if the parcel is between 10,000 and 20,000 square feet and shall not exceed 1,200 square feet in gross floor area if the parcel is over 20,000 gross square feet with a minimum building pad area of 10,000 square feet. Second units must contain separate kitchen and bathroom facilities and have a separate entrance from the primary residence. In addition, second units may not contain more than two bedrooms.

Second units serve to augment resources for senior housing, or other low- and moderate-income segments of the population. The development standards are reasonable to ensure neighborhood compatibility, and do not present an unreasonable constraint to development.

Density Bonus

Under Government Code Section 65915-65918, a density increase of up to 35% 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. A senior housing development is eligible for a 20% density bonus if it includes at least 35 dwelling units, and the applicant seeks a density bonus. The Development Code has been amended to reflect the provisions of SB 1818.

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.

2. 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 in order 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 to 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 to 6 months to process.

Table IV-5 identifies the 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 IV-5
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

Notes:

* 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 IV-5.

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 six 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.

These processes are typical of most California jurisdictions and help to ensure that the development review process does not act as a constraint to housing development.

3. 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.

**Table IV-6
Planning and Development Fees**

Fee Category	Fee or Deposit Amount ^a	
Planning and Application Fees		
Administrative Development Review	\$1,408.91deposit	
Development Agreement	\$4,226.73deposit	
General Plan Amendment	\$5,704.57deposit	
Specific Plan	\$5,635.64deposit	
Conditional Use Permit	\$2,817.82deposit	
Minor Conditional Use Permit	\$1,408.91deposit	
Tentative Tract Map	\$7,044.55deposit	
Tentative Parcel Map	\$4,226.73 deposit	
Environmental		
Environmental Analysis	Actual cost	
Environmental Mitigation Monitoring Program	b	
Engineering and Public Works		
See Appendix D		
Development Impact Fees	SF	MF
Drainage Facilities	None	
Traffic Facilities	\$900	
Public Facilities	None	
Fire Facilities	None	
Park Facilities	\$2,175	
Sewer Connection	\$2,410	\$1,446
Total impact fees per unit	\$5,485	\$4,521

Source: City of Diamond Bar, 2013

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

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 IV-6 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 2012.

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 IV-7.

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 IV-7
Road Improvement Standards

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to Curb Width
Major arterial	4-6	100-120	N/A
Secondary arterial	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, 2013

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

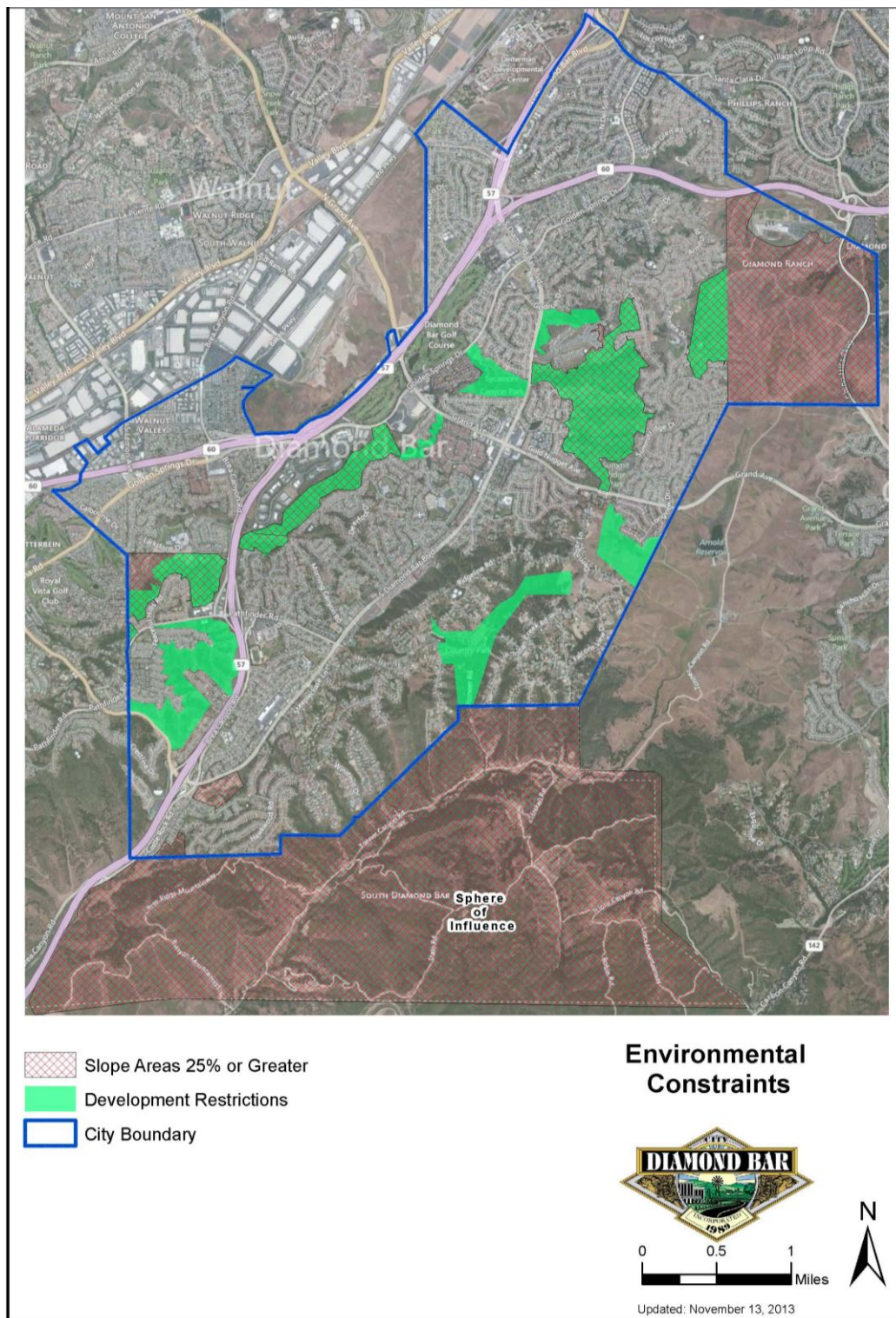
Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the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

Most of the level, easily developable 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, there still exist a number of potential landslide areas in the eastern portion of the City as well as within Tonner Canyon in the Sphere of Influence. Figure IV-1 illustrates the significant areas with environmental constraints.

**Figure IV-1
Environmental Constraints**



2. 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.

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. Installation of infrastructure is needed within the Tres Hermanos Ranch as well.

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.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the recent downturn in the housing market has affected land values negatively. 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.

4. 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.

5. Cost and Availability of Financing

The recent crisis in the mortgage industry that began in 2008 affected the availability and cost of real estate loans, although the long-term effects are unpredictable. One of the most significant changes has been a tightening of mortgage underwriting standards, which has had greater impacts on low-income families than other segments of the community. For those with good credit ratings, interest rates have been at historic lows, resulting in increased affordability.

Diamond Bar is similar to most other communities with regard to private sector home financing programs. As discussed in the previous chapter, 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 economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the City.

C. Fair Housing

State law also prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. As a participating city in the Los Angeles County Community Development Block Grant (CDBG) program, the City of Diamond Bar has access to services of the Long Beach Fair Housing Foundation for fair housing outreach and education, and counseling on housing discrimination complaints.

V. HOUSING ACTION PLAN

Chapters II through IV of the Housing Element describe the housing needs, opportunities and constraints in the City of Diamond Bar. The following Housing Action Plan presents the City's eight-year Housing Plan for the 2013-2021 planning period. This Plan sets forth Diamond Bar's goals, policies, and programs to address the identified housing needs of the City.

A. 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.

The goals and policies of the Housing Element presented in the following section address Diamond Bar's identified housing needs 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.

GOAL 1 *Consistent with the Vision Statement, preserve and conserve the existing housing stock and maintain property values and residents' quality of life.*

Policy 1.1 *Continue to offer home improvement and rehabilitation assistance to low- and moderate-income households, including seniors and the disabled.*

Policy 1.2 *Continue to use the Neighborhood Improvement Program to bring substandard units into compliance with City codes and improve overall housing conditions in Diamond Bar.*

Policy 1.3 *Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.*

GOAL 2 *Consistent with the Vision Statement, provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents.*

Policy 2.1 *Provide favorable home purchasing options to low- and moderate-income households through County and other homebuyer assistance programs.*

Policy 2.2 *Continue outreach and advertising efforts to make more residents aware of homebuyer assistance programs and to enhance program utilization.*

Policy 2.3 *Maintain affordability controls on government-assisted housing units in the City.*

Policy 2.4 *Facilitate the development of second units as a means to provide affordable housing opportunities in existing neighborhoods.*

- GOAL 3** *Provide adequate sites through appropriate land use and zoning designations to accommodate future housing growth.*
- Policy 3.1** *Maintain an inventory of potential sites available for future housing development.*
- Policy 3.2** *Limit development of vacant Medium High Density (RMH) and High Density (RH) designated properties to multi-family use.*
- Policy 3.3** *Integrate multi-family residential uses within the Tres Hermanos Specific Plan.*
- Policy 3.4** *Coordinate with local colleges and universities in provision of housing for faculty and staff.*
- GOAL 4** *Mitigate potential governmental constraints which may hinder or discourage housing development in Diamond Bar.*
- Policy 4.1** *Continue to provide regulatory incentives and concessions to facilitate affordable housing development in the City.*
- Policy 4.2** *Promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.*
- Policy 4.3** *Consider granting parking exceptions, on a case by case basis, for multi-family projects. Pursuant to the City's Affordable Housing Incentives Ordinance, provide parking reductions for projects with an affordable housing component.*
- Policy 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.*
- GOAL 5** *Consistent with the Vision Statement, encourage equal and fair housing opportunities for all economic segments of the community.*
- Policy 5.1** *Continue to enforce 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.*
- Policy 5.2** *Refer persons with fair housing complaints to the appropriate agency for investigation and resolution.*
- Policy 5.3** *Encourage apartment managers and owners to attend fair housing seminars offered by the Apartment Association of Greater Los Angeles.*

B. Housing Programs

The goals and policies contained in the Housing Element address Diamond Bar's identified housing needs, and are implemented through a series of housing programs offered through Development Services Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. According to §65583 of the *Government Code*, a city's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

Diamond Bar's housing plan for addressing unmet needs, removing constraints, and achieving quantitative and qualitative objectives is described in this section according to the above five areas. The program summary (Table V-1, beginning on page V-12) included at the end of this chapter specifies for each program eight-year objective(s), funding source(s), and agency responsible for implementation of the program.

Conserving the Existing Supply of Affordable Housing

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

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 Single Family Rehabilitation loan program.

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

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 a \$5,000 grant and/or \$10,000 no interest loan for home repair and rehabilitation.

Eight-year objective: Minor repair and rehabilitation for 10 units annually.

3. Single-Family Rehabilitation Program

Diamond Bar participates in the Los Angeles County Single Family Rehabilitation Program which assists low/moderate income (up to 120% of AMI) single-family homeowners who need property rehabilitation. The maximum loan amount is \$25,000, although loan amounts typically vary from \$15,000 to \$25,000. This program is promoted on the City's website and through personal contact with code enforcement staff. Since the program is funded and operated by Los Angeles County, the City has no control over total funding amounts or number of persons served.

Eight-year objective: The City will continue to advertise the County program, which provides rehabilitation loans to qualified low- and moderate-income homeowners, on the City's website and through code enforcement staff.

4. 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" in order to afford rent. The Los Angeles County Housing Authority coordinates Section 8 rental assistance on behalf of the City.

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

5. 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.

6. 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 Diamond Bar General Plan Land Use Map adopted in 1995 designated 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.

Assisting in the Provision of 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.

7. 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 maximum sales price for a home through the HOP in 2013 is \$362,790. The maximum price of a home purchased in conjunction with the Mortgage Credit Certificate program in 2013 is \$673,615. The City of Diamond Bar provides referral information to prospective buyers at the public counter and on the City website.

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. Maximum loan amount is \$60,000 or 25% of the purchase price, whichever is the least. 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.

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.

8. Senior and Workforce Housing Development

With a growing portion of the City's population 65 years of age and above, Diamond Bar will experience a significant need for senior housing and services. Particularly those seniors 75 years and older will begin to require housing with a supportive service component. The City currently has only one senior housing facility, the Seasons Apartments.

Occupations for which high housing costs make it difficult to live in the community where the householder is employed include teachers, police and firefighters. Several colleges and universities are also located within commuting distance of Diamond Bar. The City will coordinate with these institutions to identify potential partnership opportunities for affordable faculty/staff housing.

The City will assist in establishing a second senior facility and developing 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 development in the Housing and Land Use Elements, including zoning to encourage and facilitate low-cost housing options such as SROs. Second, the City will offer regulatory incentives, and/or direct financial assistance appropriate to the project. The following are among the types of incentives which may be provided:

- Contributions to off-site improvements (e.g., traffic mitigation, infrastructure upgrades)
- Flexible development standards (e.g., reduced parking, reduced open space, modified setbacks)
- Density bonuses
- City support to developers in affordable housing funding applications
- Reduction in development fees
- Direct financial assistance

It must be recognized that the City's ability to offer direct financial subsidies is limited, particularly in light of current fiscal conditions. The City has no local source of housing assistance funds, and its CDBG revenue is only about \$300,000 per year (see Chapter III 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 Community Development Commission 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 the Resources chapter of the Element. 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 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. The City's quantified objectives for housing production during the 2013-2021 planning period are described in Table V-2 and include 490 lower-income units and 190 moderate-income units. Moreover, the City is actively engaged in promoting the Kmart property as a mixed-use development opportunity in its economic development marketing materials that are provided at International Council of Shopping Centers (ICSC) conferences and other venues (see also the discussion of this property in Appendix B).

Providing Adequate Housing Sites and Facilitating Infill Opportunities to Achieve a Variety and Diversity of Housing

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 dictate where housing may be built, thereby affecting the availability of land for residential development. Specific locations for housing sites are depicted in the tables and maps presented in Appendix B.

9. Land Use Element and Zoning

The Land Use Element of the General Plan, as discussed in Chapter III, provides for a variety of housing types in Diamond Bar, with densities ranging from one unit per acre to 30 dwelling units per acre, and higher densities can be achieved through the City's density bonus provisions and through development agreements. Current zoning designations provide adequate sites with appropriate zoning to accommodate the

City's total housing need of 1,146 units identified in the RHNA at all income levels for the 2014-2021 projection period (see discussion in Appendix B).

The City shall comply with the "no net loss" provisions of Government Code §65863 through the implementation of an ongoing project-by-project evaluation process 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 land 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 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 it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

An accurate land inventory of sites suitable for residential development shall be made available to interested parties at the Planning Department office and on the City's website.

Eight-year objective: Maintain adequate sites for housing development at all income levels in conformance with the RHNA and ensure compliance with No Net Loss requirements.

10. Mixed Use Development

The City is supportive of mixed-use development, which could provide housing close to transit and places of employment. The Specific Plan (SP) overlay designation can facilitate large-scale development areas (e.g., Tres Hermanos) in which residential, commercial, recreational, public facilities, and other land uses may be permitted, or the redevelopment of existing underutilized properties. The City will consider potential underutilized areas where higher-density mixed-use infill or redevelopment may be appropriate, such as the Kmart property or the light industrial area in the northwestern portion of the city near the Metrolink station (see also the discussion of this property in Appendix B).

The City will encourage property owners and developers to pursue mixed-use development where appropriate to accommodate a portion of the lower-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.

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 during the first year of the planning period. A review of potential areas that may be appropriate for mixed-use development will be initiated by 2015 as part of a comprehensive General Plan update.

11. Second Units

The City's Development Code permits second units by right in the RR and RL Districts. Second units are allowed on lots between 10,000 and 20,000 square feet in size. The maximum size of the second unit is 600 square feet. If the lot is over 20,000 square feet, the maximum size of the second unit is up to 1,200 square feet. A second unit may be rented.

Eight-year objective: Second units can contribute to the provision of lower cost rental housing, particularly for seniors. The City will continue to encourage construction of second dwelling units pursuant to the provisions of its Second Unit Ordinance, and will make an informational handout available for distribution at the public counter.

12. Emergency Shelters 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. The City will also continue to cooperate with the San Gabriel Valley Council of Governments in its efforts to develop a regional strategy for addressing homelessness.

Eight-year objective: Continue to facilitate emergency shelters and transitional/supportive housing, and continue participating in the SGVCOG homeless study to address homelessness.

13. Redevelopment of Underutilized Sites

Some commercial properties in Diamond Bar that were originally developed 20-30 years ago are now "underutilized" and have the opportunity to take advantage of contemporary land use and design through redevelopment. The City will encourage interested owners of such properties to pursue redevelopment that includes a mixed-use or multi-family residential component. Incentives the City may offer to encourage and facilitate redevelopment include the following:

- Contributions to off-site improvements (e.g., traffic mitigation, infrastructure upgrades)
- Flexible development standards (e.g., reduced parking, reduced open space, modified setbacks)
- Density bonuses
- City support to developers in affordable housing funding applications
- Reduction in development fees

- Direct financial assistance

Eight-year objective: Encourage interested property owners to pursue redevelopment of underutilized properties through the provision of incentives and concessions.

Removing Governmental Constraints

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.

14. Affordable Housing Incentives/Density Bonus

In order to specifically facilitate the development of affordable housing, the City utilizes Affordable Housing Incentives/Density Bonus Provisions (Development Code Chapter 22.18). Incentives provided for 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 is authorized to waive or modify the development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled. Incentives will include a reduction in the required off-street parking pursuant to SB 1818 and allowing carports rather than garages for lower-income apartments.

Eight-year objective: The City will continue to 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. The summary handout will be prepared and distributed to the development community. These incentives and provisions will be particularly important to potential developers of affordable senior housing.

15. Efficient Project Processing

The City is committed to a streamlined development process, and has adopted procedures to facilitate project processing. A prospective applicant or agent proposing development is 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 and required information relating to future entitlement review.

Eight-year objective: The City will continue to offer streamlined development processing, and will periodically review departmental processing procedures to ensure efficient project processing.

Promoting Equal Housing Opportunities

To adequately meet the housing needs of all segments of the community, the housing plan must include program(s) that promote housing opportunities for all persons regardless of race, religion, gender, family size, marital status, ancestry, national origin, color, age, or physical disability.

16. Fair Housing Program

As a participating city in the Los Angeles County CDBG program, Diamond Bar has access to the services of the San Gabriel Valley and Long Beach Fair Housing Foundation for fair housing outreach and 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 among the most important groups to educate 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 problems of housing. In order to bring up these issues in the local community, the City will sponsor a seminar at which the Apartment Association makes a presentation and initiates discussion of fair housing issues with local apartment owners and managers.

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 San Gabriel Valley and Long Beach Fair Housing Foundation, and maintain an open dialogue with the Foundation regarding the nature of complaints received.

17. Reasonable Accommodation for Persons with Disabilities

Senate Bill 520 of 2001 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 SB 520.

Eight-year objective: The City will continue to implement reasonable accommodation procedures for persons with disabilities in compliance with SB 520.

**Table V-1
Housing Implementation Program Summary**

Housing Program	Program Goal	Eight-Year Objective(s) and Time Frame	Funding Source(s)	Responsible Department
Conserving the Existing Supply of Affordable Housing				
1. Residential Neighborhood Improvement Program	Proactive program conducts neighborhood inspections on a regular basis throughout entire City.	Provide citywide focused code enforcement linked with rehabilitation assistance. Implementation ongoing.	CDBG	Community Development Dept.
2. Home Improvement Program	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab.	Provide minor repair/rehab to 10 units annually. Implementation ongoing.	Volunteers	Community Development Dept.
3. Single-Family Rehabilitation Program	Provide loans to lower-income homeowners to help them rehabilitate their homes.	Provide ongoing advertisement of loans available through the County for qualified homeowners. Implementation ongoing.	CDBG; HOME	Community Development Dept.; County Community Development Commission
4. Section 8 Rental Assistance Program	Provide rental subsidies to very low-income households.	Continue current levels of rental assistance and direct eligible households to the County program. Implementation ongoing.	HUD	Los Angeles County Housing Authority
5. Preservation of Assisted Housing	Preserve existing stock of subsidized housing.	Preserve 149 low/mod units in The Seasons Senior Apartments. Implementation ongoing.	None required	Community Development Dept.
6. Mobile Home Park Preservation	Support preservation of City's two mobile home parks as affordable housing.	Maintain residential zoning, and enforce State closure requirements as necessary. Implementation ongoing.	None required	Community Development Dept.
Assisting in the Provision of Housing				
7. First-time Homebuyer Assistance Programs	Expand homeownership opportunities for low- and moderate-income homebuyers.	Provide 6 HOPs and 6 MCCs annually based on availability. Implementation ongoing.	CDBG, HOME	County Community Development Commission
8. Senior and Workforce Housing Development	Provide additional senior and affordable rental housing to address City's growing senior population, and housing overpayment among renters.	Evaluate sites, contact property owners within two years. Coordinate with local colleges and universities.	CDBG, Tax Credits, other	Community Development Dept. County Community Development Commission
Providing Adequate Residential Sites				
9. Land Use Element and Zoning	Provide adequate sites at varying densities for future housing development.	Maintain adequate sites commensurate with the RHNA.	General Fund	Community Development Dept.
10. Mixed Use Development	Provide expanded areas for mixed residential development in places close to employment.	Encourage mixed-use development in appropriate areas to meet a portion of the City's lower-income housing needs.	General Fund	Community Development Dept.
11. Second Units	Provide opportunities for scattered second unit rentals integrated in single-family neighborhoods.	Make available an informational handout on second units throughout the planning period.	General Fund	Community Development Dept.
12. Emergency Shelters and Transitional/ Supportive Housing		Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with state law.	General Fund	Community Development Dept.
13. Redevelopment of Underutilized Sites	Encourage and facilitate redevelopment of underutilized	Work with interested property owners throughout the planning period in	General Fund	Community Development Dept.

Housing Program	Program Goal	Eight-Year Objective(s) and Time Frame	Funding Source(s)	Responsible Department
	properties through provision of incentives and concessions.	support of redevelopment projects that include a residential or mixed-use component.		
Removing Governmental Constraints				
14. Affordable Housing Incentives/ Density Bonus	Facilitate the production of affordable housing through provision of regulatory and financial assistance.	Continue to facilitate production of affordable and senior housing through density bonus provisions consistent with state law.	General Fund	Community Development Dept.
15. Efficient Project Processing	Provide efficient development processing procedures	Continue to offer streamline development processing, and periodically review procedures. Implementation ongoing.	General Fund	Community Development Dept.
Promoting Equal Housing Opportunities				
16. Fair Housing Program	Further fair housing practices in the community.	Continue to provide educational information on fair housing to the public, and refer fair housing complaints to the San Gabriel Valley and Long Beach Fair Housing Foundation.	General Fund, CDBG	Community Development Dept.; Long Beach Fair Housing Foundation
17. Reasonable Accommodation for Persons with Disabilities	Allow modifications to land use or building regulations as necessary to ensure that persons with disabilities have reasonable use and enjoyment of their homes in conformance with SB 520.	Continue to implement the Reasonable Accommodation ordinance throughout the planning period.	General Fund	Community Development Dept.

Table V-2
Quantified Objectives, 2013-2021
City of Diamond Bar

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New construction ^a	154	154	182	190	466	1,146
Rehabilitation			25	25		50
Conservation ^b		76	82	37		195

a Quantified objective for new construction is for the period 1/1/2014 – 10/1/2021 per the RHNA

b Section 8 units + The Seasons senior apartments

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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, 2008 through 2013. The assessment concluded that the prior goals and policies are still appropriate and no changes are required.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes new units built during the previous Housing Element period.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Evaluation – 2008-2013
City of Diamond Bar

Housing Program	Program Goal	Six-Year Objective(s) and Time Frame	Funding Source(s)	Responsible Department or Agency	Accomplishments and Future Actions
Conserving the Existing Supply of Affordable Housing					
1. Residential Neighborhood Improvement Program	Proactive program conducts neighborhood inspections on a regular basis throughout entire City.	Provide citywide focused code enforcement linked with rehabilitation assistance. Implementation ongoing.	CDBG	Development Services Dept.	The City continued to operate the Code enforcement program. This program is successful and should be continued.
2. Home Improvement and "Paint the Town"	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab.	Provide minor repair/rehab to 10 units annually. Implementation ongoing.	Volunteers	Development Services Dept.; Homeowners Associations	An average of about 6 homes per year have participated in the Home Improvement Program. The HIP should be continued at available funding levels.
3. Single-Family Rehabilitation Program	Provide loans to lower-income homeowners to help them rehabilitate their homes.	Provide ongoing advertisement of loans available through the County for qualified homeowners. Implementation ongoing.	CDBG; HOME	Development Services. County LA Community Development Commission	The City continued to promote this County program. The program is successful and should be continued.
4. Section 8 Rental Assistance Program	Provide rental subsidies to very low-income households.	Continue current levels of rental assistance and direct eligible households to the County program. Implementation ongoing.	HUD	Los Angeles County Housing Authority	The City continued to coordinate with the County on the Section 8 program. The program is successful and should be continued.
5. Preservation of Assisted Housing	Preserve existing stock of subsidized housing.	Preserve 149 low/mod units in The Seasons Senior Apartments. Implementation ongoing.	None required	Development Services Dept.	The Seasons Senior Apartments continued its affordability covenant throughout the planning period. This program should be continued.
6. Mobile Home Park Preservation	Support preservation of City's two mobile home parks as affordable housing.	Maintain residential zoning, and enforce State closure requirements as necessary. Implementation ongoing.	None required	Development Services Dept.	The City continued to maintain zoning for mobile home parks. No proposals to close the parks were submitted. This program should be continued.
Assisting in the Provision of Housing					
7. First-time Homebuyer Assistance Programs	Expand homeownership opportunities for low- and moderate-income homebuyers.	Provide 6 HOPs and 6 MCCs annually based on availability. Implementation ongoing.	CDBG, HOME	Development Services Dept. County Community Development Commission	The City continued to provide information on this County program. The program should be continued.
8. Senior and Workforce Housing Development	Provide additional senior and affordable rental housing to address City's growing senior population, and housing overpayment among renters.	Evaluate sites, contact property owners within two years. Coordinate with local colleges and universities.	CDBG, Industry Set-Aside, Tax Credits, other	Development Services Dept. County Community Development Commission	No new senior or affordable housing units were developed during the planning period, however additional land was rezoned for multi-family housing (see Program 9). This program should be continued.

Housing Program	Program Goal	Six-Year Objective(s) and Time Frame	Funding Source(s)	Responsible Department or Agency	Accomplishments and Future Actions
Providing Adequate Residential Sites					
9. Land Use Element and Zoning	Provide adequate sites at varying densities for future housing development.	Conduct an evaluation of candidate sites for higher density development and identify sufficient sites to accommodate at least 466 additional lower-income multi-family units at a density of 30 units/acre in 2011; create a new Very High Density land use category and complete the rezoning of selected sites by December 2011. Report annually as part of the General Plan Implementation Report on progress in identifying and rezoning sites.	General Fund	Development Services Dept.	In 2013 the City amended the General Plan to create a new RH-30 land use district and rezoned property to RH-30 within the Tres Hermanos area to accommodate 490 multi-family units by-right (Ordinance No. 07-2013). This zone change satisfies all the requirements of Government Code §65583.2(h) and (i). This program should be revised to reflect prior accomplishments.
10. Mixed Use Development	Provide expanded areas for mixed residential development in places close to employment.	Encourage mixed-use development in appropriate areas to meet a portion of the City's lower-income housing needs.	General Fund	Development Services Dept.	No mixed use projects were approved. This program should be continued.
11. Second Units	Provide opportunities for scattered second unit rentals integrated in single-family neighborhoods.	Development informational handout on second units by 2010.	General Fund	Development Services Dept.	The City continued to encourage second units throughout the planning period. This program should be continued.
12. Emergency Shelters and Transitional/ Supportive Housing		Amend the Municipal Code within one year of Housing Element adoption to 1) identify a zone where emergency shelters may be established; and 2) provide that transitional/supportive housing is a residential use subject only to the same requirements as other residential uses of the same type in the same zone.	General Fund	Development Services Dept.	The City amended the Code in 2013 (Ordinance No. 04-2013) to allow emergency shelters by-right in the Light Industry zone, and allow transitional and supportive housing subject to the same regulations and procedures as apply to other residential uses of the same type in the same zone. This program should be revised to reflect prior accomplishments.
13. Redevelopment of Underutilized Sites	Encourage and facilitate redevelopment of underutilized properties through provision of incentives and concessions.	Work with interested property owners throughout the planning period in support of redevelopment projects that include a residential or mixed-use component.	General Fund	Development Services Dept.	The City has continued to encourage the redevelopment of underutilized sites, although due to the economic downturn no applications were received during the planning period. This program should be continued.

Housing Program	Program Goal	Six-Year Objective(s) and Time Frame	Funding Source(s)	Responsible Department or Agency	Accomplishments and Future Actions
Removing Governmental Constraints					
14. Affordable Housing Incentives/ Density Bonus	Facilitate the production of affordable housing through provision of regulatory and financial assistance.	Consider appropriate changes to the Development Code to address SB 1818 by 2010.	General Fund	Development Services Dept.	The City's Density Bonus Ordinance was revised in 2013 to reflect current state law (Ordinance No. 04-2013). This program should be revised to reflect prior accomplishments.
15. Efficient Project Processing	Provide efficient development processing procedures	Continue to offer streamline development processing, and periodically review procedures. Implementation ongoing.	General Fund	Development Services Dept.	The City continued to offer efficient permit processing. This program should be continued.
Promoting Equal Housing Opportunities					
16. Fair Housing Program	Further fair housing practices in the community.	Provide educational information on fair housing to the public, and sponsor seminar in 2008-09. Refer fair housing complaints to the San Gabriel Valley Fair Housing Council, Long Beach Fair Housing Foundation, and Housing Rights Center, and develop ongoing dialogue regarding nature of complaints received. Implementation ongoing.	General Fund, CDBG	Development Services Dept.; San Gabriel Valley Fair Housing Council, Long Beach Fair Housing Foundation, Housing Rights Center.	The City continued to promote the fair housing program. This program should be continued.
17. Reasonable Accommodation for Persons with Disabilities	Establish procedures for reviewing and approving modifications to land use or building regulations necessary to ensure that persons with disabilities have reasonable use and enjoyment of their homes in conformance with SB 520.	Adopt a Reasonable Accommodation ordinance in 2009.	General Fund	Development Services Dept.	The City amended the Municipal Code in 2010 to include reasonable accommodation procedures. This program should be revised to reflect prior accomplishments.

**Table A-2
Residential Development Summary
City of Diamond Bar
2008-2013**

Project/Site	General Plan/Zoning	Density	2006-2013				Total
			Very Low	Low	Mod	Upper	
The "Country," a private gated community -Tracts 47850, 47851, 48487, 50314 and 51169 (Crystal Ridge, Oak Knoll, Emerald Ln, Woodbridge ct, Windmill Dr)	RR/RR	Rural Residential 1du/acre				34	34
Vantage (Brookfield Homes) at Grand Ave Lavender and Vantage Dr	PA-3SP/SP	SP				170	170
Custom homes	RL/RR	Low Density Residential (max.3du/acre)				3	3
Second units					1		1
Totals					1	207	208

Table A-3
Progress in Achieving Quantified Objectives – 2008-2013
City of Diamond Bar

Program Category	Quantified Objective	Progress
New Construction*		
Very Low (Ex. Low)	286 (143)	
Low	180	
Moderate	189	1
Above Moderate	443	207
Total	1,098	208
Rehabilitation		
Very Low		1
Low	25	13
Moderate	25	15
Above Moderate		
Total	50	29
Conservation		
Very Low	76**	76
Low	82***	82
Moderate	37***	37
Above Moderate		
Total	195	195

*Quantified objective and progress for new construction reflect units built 1998-2005, per the previous RHNA cycle

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

Appendix B

Residential Land Inventory

The assumptions and methodology for the residential land inventory are provided below and summarized in Table B-1.

Methodology for Income Category and Realistic Capacity of Vacant Sites

Table B-1 summarizes suitable sites for residential development. These parcels, shown on Figure B-1, can accommodate a total of 1,291 dwelling units. Based on the default density provisions of state law¹⁰, sites designated RH-30 that allow multi-family development at 30 units/acre were assigned to the lower income category, while sites allowing multi-family development at a density of 16 to 20 units per acre were assigned to the moderate income category. Sites allowing single-family or multi-family residential development at less than 16 units per acre were assigned to the above-moderate income category.

Potential to Accommodate the RHNA

As noted in Chapter II, the City's RHNA allocation for the 2014-2021 projection period is as follows:

Lower-income units – 490 units

Moderate-income units – 190 units

Above-moderate units – 466 units

As shown in Table B-1, the capacity of vacant and underutilized sites is sufficient to accommodate the City's need in all income categories.

The City's lower-income need is satisfied by the parcel in Tres Hermanos that was rezoned during the 4th planning cycle (shown as Site A in Figure B-2). The rezoned site encompasses approximately 30 acres of which approximately 16.5 acres is designated for development at a density of 30 units per acre. An EIR was certified for the zone change and development is permitted by-right.

Future Opportunity Sites for New High Density Infill Housing

In addition to the Tres Hermanos site described above, the City is exploring the potential for multi-family and mixed-use development in two additional underutilized opportunity areas (see Programs 8, 10 and 13 in Chapter V).

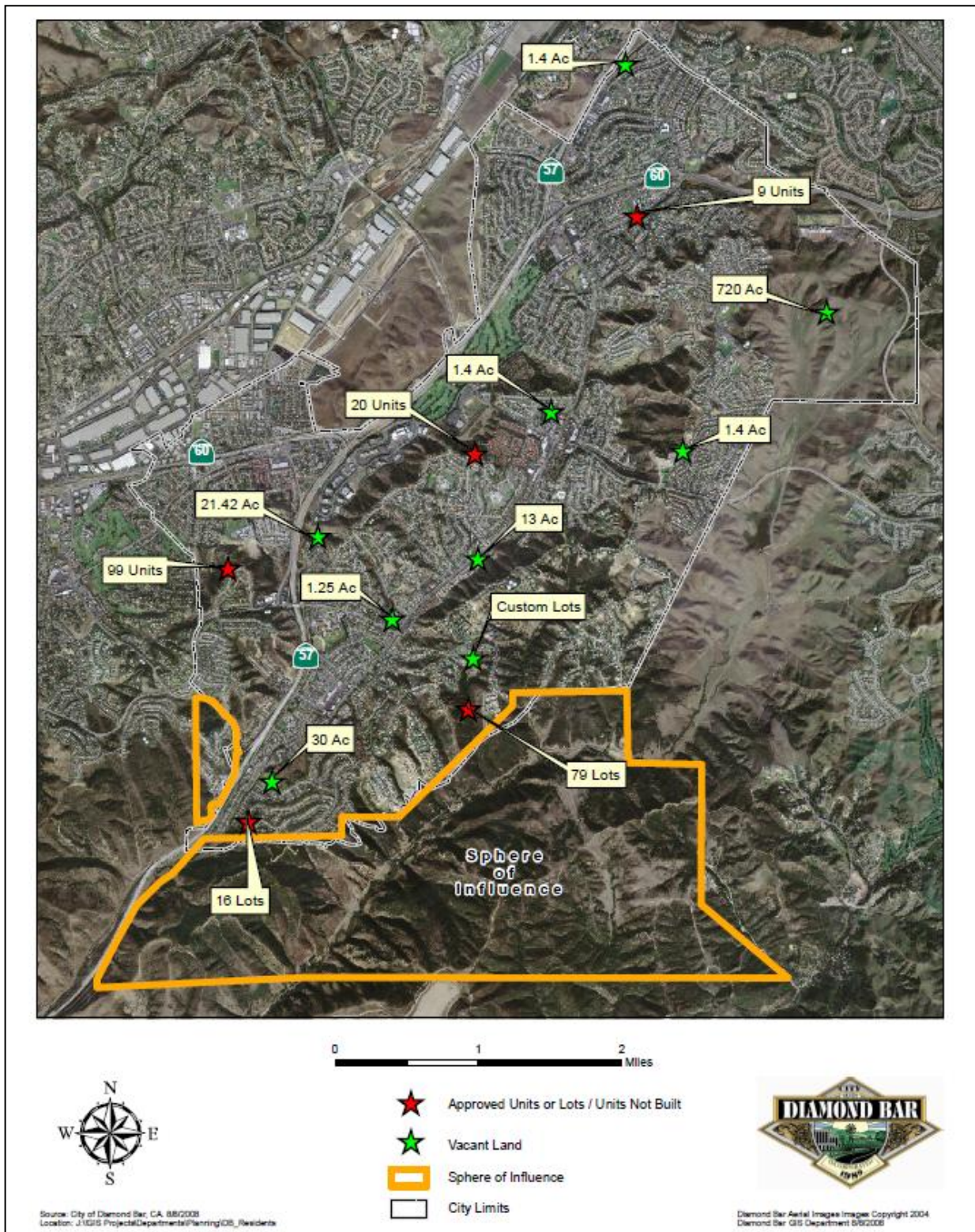
- Kmart Site. This existing commercial center at the intersection of Diamond Bar Boulevard and Golden Springs Drive is approximately 20 acres with an operating Kmart store plus smaller shops (Figure B-3). The site has been underperforming for several years. One of the City Council's goals published in Diamond Bar's Annual Budget is to identify specific development opportunities to revitalize the Kmart property in a way that provides the greatest net benefit to the community.

¹⁰ California Government Code §65583.2(c)(3)(B)(iv)

The owner of the center has embarked on an effort, which has included the acquisition of adjacent properties and negotiations to buy out Kmart's lease, to comprehensively redevelop the site. The center, which is adjoined by existing multi-family residential uses, has potential for high-density or mixed-use residential development, and the owner has expressed interest in a reuse plan with a high-density residential component. A zone change would be required to allow high-density residential or mixed-use development.

- Northwest Light Industrial Area. This area is located in the northwestern portion of the city, north of the SR-60 freeway, and is zoned for light industrial use (Figure B-4). Most of the properties in this area are developed with light industrial uses such as auto repair, home improvement sales, and light manufacturing businesses. A Metrolink commuter rail station is located within walking distance immediately to the north in the City of Industry. The portions of this area that are considered to have the greatest potential for high-density residential or mixed-use redevelopment encompass approximately 55 acres.

Figure B-1
Residential Land Inventory



**Table B-1
Residential Land Inventory
City of Diamond Bar**

Site	(Address/APN)			Acreage	Constraints	Realistic Density	Potential Units by Income Category			Total
		General Plan	Zoning				Lower	Mod	Upper	
Projects Approved/Not Built										
Dairy drive thru	23671 Golden Springs	High Density Res	RH-PD	0.62		20 du/ac		9		9
Custom homes	Various lots in Country	Rural Residential	RR			1 du/ac			18	18
Custom homes	Various lots in Country	Rural Residential	RR			1 du/ac			6	6
Custom homes	Various lots in Country	Low Density Res	RR			3 du/ac			2	2
South Pointe West	End of Larkstone	Specific Plan	SP	34.52		3 du/ac			99	99
Yeh & Millennium	End of Alamo Heights	Rural Residential	RR	87.5		1 du/ac			53	53
Singh-Jewel Ridge	End of Crooked Creek	Low Density Res	RL-PD	12.9		3 du/ac			16	16
Willow Heights (Site D)	8714-002-901 8714-002-900 8714-015-902 8714-002-903 8714-015-001	Specific Plan	SP	30		6.7 du/ac			182	182
Subtotal							0	9	376	385
Vacant Sites										
Tres Hermanos Site A	8701-022-273 (30-acre portion)	High Density Residential-30	High Density Residential-30	30		20-30	490			490
North End of DB	8706-008-013 and Caltrans Path	Medium Density Residential	Commercial Planned Dev	approx. 1.4		12 du/ac		16		16
Summitridge	8701-013-902	Low Density Res.	RPD- 20,000-2U	1.25		3 du/ac			3	3
End of Fern Hollow	8293-001-022	Rural Residential	RR & RL	21.42	Hillside topography	1 du/ac			21	21
The Country at Shadow Canyon	Various vacant lots for custom homes	Rural Residential	RR			1 du/ac			50	50
1850 S. Diamond Bar Blvd.	8713-007-003	Medium Density Residential	RMH & RR	13	Existing storm drain easement	20 du/ac		260		260
2335 S. Diamond Bar Blvd.	8292-009-004	Medium High Density Residential	RM	1.5		16 du/ac		21		21
Subtotal							490	297	74	371
Underutilized Sites										
1101 Diamond Bar Blvd. (LDS Church)	8717-031-006	High Density Residential	RM	Approx. 4.5 acres	Approx. 2 acres developed with church (2 acres vacant)	20 du/ac		40		40
Second Units								5		5
Subtotal								45		45
Totals							490	351	450	1,291

Figure B-2
Tres Hermanos Site



**Figure B-3
Kmart Site**



Figure B-4
Northwest Light Industrial Area



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Appendix C

Public Participation Summary

This summary of Housing Element public-participation efforts describes opportunities for public involvement along with an explanation of how public comments were incorporated into the Housing Element. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions.

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall, posted on the City's website, as well as at the Public Library. The document was also made available to housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups.

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.

Public Workshop	November 7, 2013
Planning Commission hearing	November 26, 2013
City Council adoption hearing	January 21, 2014

A list of interested parties that were notified of meetings is provided in Table C-1 and a summary of comments is provided in Table C-2.

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

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

City of Chino Hills
Joann Lombardo
Community Development Director
14000 City Center Drive
Chino Hills, CA 91709

City of Yorba Linda
Attn: Steve Harris
Community Development Director
4845 Casa Loma Avenue
Yorba Linda, CA 92885

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

City of Brea
Attn: Eric Nicoll
Community Development Director
1 Civic Center Circle
Brea, CA 92821

Table C-2
Summary of Public Comments and Responses

Comment	Response
How did SCAG determine the City's RHNA allocation?	The RHNA allocations are based on the regional growth forecast and each city's income distribution. The RHNA methodology adjusts income distributions to avoid overconcentration of lower-income households.
Could Diamond Bar's RHNA allocation be higher in the next Housing Element cycle?	The RHNA process for the 6 th Housing Element cycle (2021-2029) will likely begin in 2017-2018 with an update to the regional growth forecast. It would be speculative to try and assess Diamond Bar's expected RHNA at that time.
Is the Tres Hermanos property in the City or the Sphere of Influence?	The Tres Hermanos property is divided between the City of Diamond Bar and the City of Chino Hills
What is a "non-family household"?	The Census definition for "family" is 2 or more persons living together who are related. A "non-family household" refers to either one person living alone or a group of unrelated persons living together.
The City should consider initiating a comprehensive General Plan update.	A General Plan update will be proposed to the City Council for consideration.
Other sites besides Tres Hermanos should be considered for affordable housing.	If the City Council initiates a General Plan update, one of the key issues would be identifying additional sites for high-density residential or mixed-use development.
A density of 30 units/acre is not compatible with the rural atmosphere of the Tres Hermanos area.	As required by state law, a portion of the Tres Hermanos property was rezoned in the previous planning cycle to accommodate the City's assigned share of the region's low-income housing need.
What would be the penalty for delaying adoption of the Housing Element?	Cities that do not adopt the 5 th cycle Housing Element by February 12, 2014 are required to prepare future Housing Element updates on a 4-year schedule rather than the standard 8 years.

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**CITY COUNCIL
RESOLUTION NO. 2014- 04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND
BAR ADOPTING THE 2013-2021 HOUSING ELEMENT UPDATE
(GENERAL PLAN AMENDMENT NO. PL 2013-550).**

A. RECITALS

1. On July 25, 1995, the City of Diamond Bar adopted its 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 2013-2021 planning period.
3. On November 7, 2013 a public workshop was held to review issues to be addressed in the Housing Element update and provide an opportunity for interested members of the community to express concerns and offer recommendations.
4. On November 26, 2013 the Planning Commission held duly noticed public hearing to review the 2013-2021 Housing Element update, and at the conclusion of that public hearing adopted a resolution recommending its adoption by the City Council.
5. As required by state law, the Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review, and in its letter of January 14, 2014, HCD determined that the Draft Housing Element addresses the statutory requirements and will comply with state housing law when adopted.
6. The 2013-2021 Housing Element update is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Draft 2013-2021 Housing Element does not propose any new policies or programs that would change any land use or development. It can therefore be seen with certainty that there is no possibility that its adoption would have a significant effect on the environment.

City Council Resolution No. 2014-XX

1

2014--04

7. On January 21, 2014, the City Council conducted a duly noticed public hearing to consider General Plan Amendment No. PL2013-550.
8. The 1995 General Plan remains properly integrated and internally consistent as required by California Government Code Section 65300.5.
9. Pursuant to Government Code Section 65090 and 65353, notification of the public hearing for this project was published in the San Gabriel Valley Tribune and Inland Valley Daily Bulletin newspapers on January 10, 2014, in a one-eighth page legal advertisement. Also, three other public places were posted.
10. All legal prerequisites to the adoption of this resolution have occurred.

B. RESOLUTION

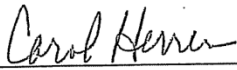
NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Diamond Bar, as follows:

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 finds and determines that General Plan Amendment No. PL2013-550 is consistent and compatible with and implements the goals, objectives and strategies of the City of Diamond Bar General Plan.
3. The City Council, after due consideration of public testimony, staff analysis and the Council's deliberations, has determined that General Plan Amendment No. PL2013-550 for the 2013-2021 Housing Element, attached hereto as Exhibit "A" and incorporated by reference into this Resolution, satisfies all of the requirements of state law and is hereby adopted.

The City Clerk shall:

- (a) Certify as to the adoption of this Resolution; and
- (b) Distribute copies of the 2013-2021 Housing Element of the General Plan of the City of Diamond Bar as set forth in Section 65357 of the California Government Code.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF JANUARY 2014, BY THE CITY COUNCIL OF THE CITY OF DIAMOND BAR.

BY: 
Carol Herrera, Mayor

I, Tommye Cribbins, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted by the City Council of the City of Diamond Bar, at a regular meeting of the City Council held on the 21st day of January 2014, by the following vote:

AYES: Council Member: Chang, Lyons, Tanaka, MPT/Tye,
M/Herrera

NOES: Council Member: None

ABSTAIN: Council Member: None

ABSENT: Council Member: None

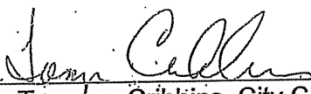
ATTEST: 
Tommye Cribbins, City Clerk
City of Diamond Bar

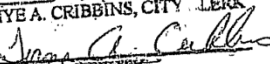
Exhibit A: 2013-2021 Housing Element

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS
CITY OF DIAMOND BAR

I, TOMMYE A. CRIBBINS, CITY CLERK OF THE CITY OF DIAMOND BAR, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE FORGOING TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL AS SAME APPEARS ON FILE IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE CITY OF DIAMOND BAR, THIS 22nd DAY OF JAN, 2014.

TOMMYE A. CRIBBINS, CITY CLERK

BY: 
DEPUTY

City Council Resolution No. 2014-XX

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