



# 2021-2029 Housing Element City of Duarte



**PUBLIC HEARING  
DRAFT**

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# DUARTE 2021-2029 HOUSING ELEMENT

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# SECTION 1 INTRODUCTION

## A. ROLE AND ORGANIZATION OF THE ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Duarte Housing Element is an eight-year plan extending from 2021-2029, also referred to as the 6<sup>th</sup> Cycle Housing Element.

Duarte's Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Removing governmental and other constraints to housing investment;
- 3) Promoting fair and equal housing opportunities;
- 4) Assisting in the provision of affordable housing; and
- 5) Providing adequate housing sites.

### Element Organization

The 2021-2029 Duarte Housing Element is comprised of the following major components:

- An **introduction** to review the requirements of the Housing Element, recent State laws and public participation process
- A **community profile** evaluating Duarte's demographic, household and housing characteristics and related housing needs
- An analysis of **potential constraints** on housing production and maintenance, including market, governmental, infrastructure and environmental limitations to meeting Duarte's identified housing needs

- An evaluation of **available resources** to facilitate the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation
- The **Housing Plan** for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new Housing Element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C presents the parcel-specific Housing Element sites inventory. And finally, Appendix D provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.

## B. CHANGES IN STATE HOUSING LAW

In response to California’s worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table 1-1 represent substantive changes to State housing law since Duarte’s last Housing Element was adopted and certified in 2014.

**TABLE H 1-1  
NEW STATE HOUSING LAWS RELEVANT TO HOUSING ELEMENT UPDATE**

| Housing Bills   | Bill Overview  |
|---|--|
| <b>Housing Element Sites Analysis and Reporting</b><br>AB 879 (2017); AB 1397 (2017); SB 6 (2019) | Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances require by-right development on identified sites. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower income needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted in HCD.  |
| <b>No Net Loss Zoning</b><br>SB 166 (2017)  | Requires cities to identify additional low-income housing sites in their Housing Element when market-rate housing is developed on a site currently identified for low-income housing.  |
| <b>Affirmatively Furthering Fair Housing</b><br>AB 686 (2017)                                     | Housing Elements must contain an Assessment of Fair Housing, consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule. The AFFH sections must include a summary of fair housing issues in the jurisdiction; a summary of fair housing data including contributing factors to fair housing issues; analysis of Housing Element sites in relation to AFFH; and an AFFH program that includes meaningful action. |

**TABLE H 1-1  
NEW STATE HOUSING LAWS RELEVANT TO HOUSING ELEMENT UPDATE**

| <b>Housing Bills</b>  | <b>Bill Overview</b>  |
|---|---|
| <p><b>Accessory Dwelling Units and Junior Accessory Dwelling Units</b><br/>AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)</p> | <p>The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. And Junior ADUs less than 500 square feet.</p>   |
| <p><b>Density Bonus</b><br/>AB 1763 (2019), AB 2345 (2020)</p>  | <p>Permits 100% affordable projects to be built denser and taller through three modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to include if density bonuses have been granted.</p>   |
| <p><b>Housing Crisis Act of 2019</b><br/>SB 330 (2019)</p>  | <p>Seeks to boost homebuilding by expediting approvals for housing development, including application processing times. SB 339 also prevents jurisdictions from decreasing a site’s housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any project that includes demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households must be replaced with new units that are affordable to that same income level.</p> |
| <p><b>Surplus Land for Affordable Housing</b><br/>SB 1486 (2019), AB 1255 (2019)</p>  | <p>Expands definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.</p>  |
| <p><b>Emergency and Transitional Housing Act</b><br/>AB 139 (2019)</p>  | <p>Amends assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.</p>   |
| <p><b>Supportive Housing Streamlined Approval</b><br/>AB 2162 (2018)</p>  | <p>Requires supportive housing to be a use by right and eliminates parking if close to transit.</p>   |
| <p><b>Safety Element Changes</b><br/>SB 1035 (2018), SB 99 (2019), SB 747 (2019)</p>  | <p>Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.</p>   |

## C. PUBLIC PARTICIPATION

The City of Duarte has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the Housing Element process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented the following public outreach program. Included below in parenthesis and italics are specific Housing Element programs that address the public's comments.

### Public Outreach & COVID-19

*Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.*

### Public Workshops

The City's Housing Element update process was initiated with a public workshop with the Planning Commission on November 16, 2020 which informed the Commission and members of the Duarte community of the current and proposed update of the Housing Element. The study session also included: information on the current Housing Element programs and their effectiveness in addressing the housing needs of Duarte; housing needs and trends in the community; the regional housing needs assessment (RHNA) and new site requirements; and an assessment of current requirements to the Safety Element and environmental justice components of the General Plan. The City's economic consultant also presented the findings of the inclusionary housing feasibility study, implementing one of the programs in the adopted Housing Element.

A second public workshop was held before the Planning Commission on March 15, 2021. This workshop delved further into options for the City to address its RHNA, and presented several potential new housing programs for discussion by the Commission and community. The results of the FlashVote Housing Survey were also presented (see description below).

A third public workshop was held on April 26, 2021, focusing on a detailed review of the potential Housing Element sites inventory. Programs to support the sites inventory were also discussed, including an Affordable Housing Overlay and defining affordable housing as a community benefit in the Town Center Specific Plan. A summary of key comments and questions from the community workshops included:

- City needs to provide homeownership options for modest income workforce. Investors are outbidding families looking to own a home in Duarte. *(Addressed in the following HE Program(s): Homeowner Assistance, Affordable Housing Overlay and Rezone Program, Affordable Housing Density Bonus, Duarte Station Specific Plan, Town Center Specific Plan).*
- Lower income housing isn't the stereotype many people think. Andres Duarte provides a good example of quality affordable housing in the community. *(Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Accessory Dwelling Units).*
- The City will benefit with more housing and increased density. Over the past few years, Duarte lost a major grocery store and some commercial businesses have struggled. New residents will help to support the City's retail businesses. *(Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program).*
- ADUs can be an effective way to produce affordable housing, especially when the units are smaller. *(Addressed in the following HE Programs(s): Accessory Dwelling Units).*

## **Public Noticing**

Notices for the three community workshops were posted on the City website and project webpage, and on the City's Facebook and Twitter accounts. Direct invitation letters and emails were sent to local housing service providers and stakeholders (refer to Appendix D for notification list). Updates on the Housing Element process were sent out periodically in the City's e-newsletter that reaches over 4,500 households in the City.

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on August 20, 2021. The City has incorporated revisions to the Element in response to HCDs comments. The City made the revised Element available to the public through direction notification of stakeholders and posting the Element on the City's website on September 30, 2021, providing the public an opportunity to comment prior to resubmittal of the draft to HCD on October 8<sup>th</sup>.

## **City Website**

A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). Presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the FlashVote and Senior Needs surveys.

[City of Duarte, CA - Housing Element Update 2021-2029 \(accessduarte.com\)](https://www.ci.duarte.ca.us/housing-element-update-2021-2029)

## Housing Element Surveys

Another component of the outreach effort was the **Housing Element Survey** (administered through FlashVote). A total of 121 Duarte residents participated in the survey administered via email, text and phone. The survey provided input on community housing priorities; strategies for addressing Duarte’s housing needs; and types of housing like to see more of. Results of the survey are provided in Appendix D. The following housing concepts were supported by a majority (at least 50 percent) of survey respondents:

### Housing Priorities

- Providing more affordable housing opportunities for people who work in Duarte (*Addressed in the following HE Program(s): Homeowner Assistance, Affordable Housing Overlay and Rezone Program, Affordable Housing Density Bonus, Duarte Station Specific Plan, Town Center Specific Plan, Accessory Dwelling Units*).
- Encouraging the maintenance and rehabilitation of the older housing stock (*Addressed in the following HE Programs(s): Housing Code Enforcement and Abatement, Multi-Family Acquisition and Rehabilitation Program*).

### Strategies to Address Affordable Housing

- Acquisition of older apartments for rehabilitation and provision as affordable housing (*Addressed in the following HE Programs(s): Multi-Family Acquisition and Rehabilitation Program*).

Mixed use projects that support walkable neighborhoods (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan*)

- Conversion of obsolete commercial/industrial space to housing (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program*).

### Types of Housing Like to See More of

- Renovating older buildings (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program, Housing Code Enforcement and Abatement, Multi-Family Acquisition and Rehabilitation Program*).
- Mixed use housing (retail on first floor, living space above) (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program*).

In order to solicit input from one of Duarte’s most vulnerable populations – senior citizens – the City conducted a separate **Senior Housing Needs Survey**. The survey was distributed in the following ways:

- Posted on the City website under “City News”
- Posted on the Housing Element Update webpage
- Published in the quarterly printed newsletter for Summer 2021 (which is also distributed in the senior lunches)

- E-mailed to the Parks & Recreation distribution list of approximately 2,200 people 55 years and older (residents and non-residents)
- Hard copies distributed in Senior Center weekly meal pick-up and YMCA daily Meals on Wheels.

A total of 111 seniors responded to the survey, and the majority of respondents provided email contact information so the City could provide them with housing information in the future. Highlights of the survey include:

- 66% of respondents visit the Senior Center and/or receive the Senior Newsletter
- 77% receive the City's Newsletter
- On scale of 1-5 (5 being highest), senior housing near transit and senior housing near medical facilities and shopping in Duarte each received an average score of 4.6. The next highest rankings were additional affordable senior housing (3.8) and assistance with housing maintenance (3.7) *(Addressed in the following HE Programs(s): Housing Code Enforcement and Abatement, Westminster Gardens Specific Plan & Rezone Program, Senior Housing Opportunities).*
- 33% of respondents would like information on how to provide an ADU on their property *(Follow up information was sent out to these respondents).*

### **Continued Outreach Moving Forward**

To ensure the success of Duarte's housing policies and programs moving forward, it will be important for the City to continue to engage the community to receive ongoing feedback. The following summarizes some of the outreach to be conducted during the planning period, as presented in the Housing Programs Summary Table H 5-4:

- Contact landlords of lower income apartment complexes to provide education and materials about the benefits of the Section 8 voucher program.
- Utilize social media to expand information on fair housing and tenant/landlord services available through the Housing Rights Center.
- Conduct housing presentations every two years at the Duarte Senior Center about services available through the LA County Community Development Commission, the Housing Rights Center, and the City of Duarte.
- Provide outreach and education to residents on the ADU development process.

## **D. RELATION TO OTHER GENERAL PLAN ELEMENTS**

The City of Duarte's General Plan is comprised of the following eight Chapters: 1) Introduction; 2) Safety; 3) Open Space and Conservation; 4) Noise; 5) Land Use; 6) Housing; 7) Historic Preservation; and 8) Public Safety. Except for the Housing Element which was updated to be consistent with other elements, the other seven Duarte General Plan Elements were adopted by the Duarte City Council on August 14, 2007. State law requires that the General Plan be internally consistent. The Housing Element is consistent with Goals and Policies of the other elements of the General Plan.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

## SECTION 2 COMMUNITY PROFILE

This section of the Housing Element discusses the characteristics of Duarte’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Community Profile is comprised of the following components: A) Population Characteristics; B) Special Needs Populations; C) Household Characteristics; D) Housing Stock Characteristics; E) Assisted Housing At-Risk of Conversion; and F) Regional Housing Needs.

### A. POPULATION CHARACTERISTICS AND TRENDS

#### 1. Population Growth

Table H 2-1 presents population growth trends in Duarte, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This table illustrates that Duarte experienced the highest percentage of growth during the 1990s, with a four percent increase in population, though still below the seven percent average increase countywide. Since 2000, Duarte’s population has evidenced little change, with its population measured at 21,673 in 2020. The adjacent City of Azusa has experienced the most growth in the area in the last decade, increasing by seven percent.

**TABLE H 2-1  
REGIONAL POPULATION GROWTH TRENDS**

| Jurisdiction  | 1990          | 2000          | 2010          | 2020          | Percent Change |            |           |
|---------------|---------------|---------------|---------------|---------------|----------------|------------|-----------|
|               |               |               |               |               | 1990-2000      | 2000-2010  | 2010-2020 |
| <b>Duarte</b> | <b>20,688</b> | <b>21,486</b> | <b>21,321</b> | <b>21,673</b> | <b>4%</b>      | <b>-1%</b> | <b>2%</b> |
| Azusa         | 41,333        | 44,712        | 46,361        | 49,658        | 8%             | 4%         | 7%        |
| Monrovia      | 35,761        | 36,929        | 36,590        | 37,935        | 3%             | -1%        | 4%        |
| Temple City   | 31,100        | 33,377        | 35,558        | 36,150        | 7%             | 7%         | 2%        |
| LA County     | 8,863,164     | 9,519,338     | 9,818,605     | 10,172,951    | 7%             | 3%         | 4%        |

Source: U.S. Census 1990, 2000 and 2010; Department of Finance 2020 Population & Housing Est.

In terms of future trends, the Southern California Association of Governments’ (SCAG) Demographics and Growth Forecast projects more significant growth in Duarte over the next few decades, with a 14 percent increase in population by 2045 (estimated 25,100 residents).

## 2. Age Composition

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table H 2-2 shows the age distribution of Duarte in 2000 and 2020, and compares this to the age distribution of Los Angeles County. As shown in the table below, 22 percent of Duarte’s 2020 population is comprised of children under the age of 18, a considerable decrease from the 29 percent of children in 2000. Significant changes in Duarte’s age profile also occurred in the young adult (25-44 years) group. Both the proportion and number of young adults declined during the last two decades, decreasing from 30 to 26 percent of the population, and declining by approximately 600 residents.

Conversely, the middle age (45-64 years) and senior (65 years and older) populations grew over the last two decades. The middle age group increased from 22 to 26 percent of the population and approximately 1,040 residents. Senior citizens also evidenced significant growth since the year 2000, with an increase of over 1,400 residents. At 19 percent, the proportion of seniors in Duarte is above the 14 percent countywide.

The population of Duarte, as a whole, is aging. As shown below, the median age of Duarte is 41.6 years, an increase from the City’s 34.5 median age in 2000, and five years above the median age of 36.7 years for the County. Factors contributing to this shift in the City’s age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community due in part to high housing costs. As discussed later in the section, Duarte has also experienced a decline in both the number and proportion of families with children over the past two decades.

**TABLE H 2-2  
AGE DISTRIBUTION AND TRENDS**

| Age Range                | 2000              |             | 2020              |             |                   |
|--------------------------|-------------------|-------------|-------------------|-------------|-------------------|
|                          | Persons           | Percent     | Persons           | Percent     | L.A. Co. %        |
| Preschool (<5 yrs)       | 1,613             | 8%          | 997               | 5%          | 6%                |
| School Age (5-17 yrs)    | 4,444             | 21%         | 3,163             | 15%         | 16%               |
| College Age (18-24 yrs)  | 1,825             | 8%          | 2,016             | 9%          | 10%               |
| Young Adults (25-44 yrs) | 6,367             | 30%         | 5,765             | 26%         | 30%               |
| Middle Age (45-64 yrs)   | 4,681             | 22%         | 5,722             | 26%         | 25%               |
| Seniors (65+ years)      | 2,556             | 12%         | 4,010             | 19%         | 14%               |
| <b>TOTAL</b>             | <b>21,486</b>     | <b>100%</b> | <b>21,673</b>     | <b>100%</b> | <b>100%</b>       |
| <b>Median Age</b>        | <b>34.5 years</b> |             | <b>41.6 years</b> |             | <b>36.7 years</b> |

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

### 3. Race and Ethnicity

Like many communities in Southern California, Duarte’s population has become much more diverse over the past 20 years. These changes may have implications for housing needs, because different ethnic groups sometimes have household characteristics that may affect their preferences and housing needs. Understanding changes in race/ethnicity, especially among first generation ethnic groups, provides a basis for addressing housing needs.

Table H 2-3 depicts the racial and ethnic composition of Duarte residents in 2000 and 2020, and compares this with the county as a whole in 2020. The City’s Hispanic population has shown the most significant increase over the past two decades, increasing from 43 percent of the population in 2000 to 50 percent in 2020, comparable to the 48 percent Hispanics that comprise of the population countywide. Asians showed an increase, growing from 12 percent to 17 percent of the population. The African American population evidenced a decrease, with African Americans making up nine percent of the Duarte population in 2000 and decreasing to six percent in 2020. Overall, the racial and ethnic mix of Duarte’s population is very similar to that of Los Angeles County as a whole.

**TABLE H 2-3  
RACIAL AND ETHNIC CHARACTERISTICS**

| Racial/Ethnic Group    | 2000          |             | 2020          |             |             |
|------------------------|---------------|-------------|---------------|-------------|-------------|
|                        | Persons       | Percent     | Persons       | Percent     | L.A. Co. %  |
| Hispanic               | 9,326         | 43%         | 10,837        | 50%         | 48%         |
| White                  | 6,895         | 32%         | 5,201         | 24%         | 26%         |
| Asian/Pacific Islander | 2,687         | 12%         | 3,641         | 17%         | 15%         |
| African American       | 1,894         | 9%          | 1,387         | 6%          | 8%          |
| American Indian        | 94            | <1%         | 87            | <1%         | <1%         |
| All Other              | 590           | 3%          | 520           | 2%          | 3%          |
| <b>Total</b>           | <b>21,486</b> | <b>100%</b> | <b>21,673</b> | <b>100%</b> | <b>100%</b> |

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population & Housing Estimates.

#### 4. Employment Characteristics

Employment characteristics also affect housing needs by affecting one’s ability to afford and acquire housing. Southern California Association of Governments’ (SCAG) Local Profile for Duarte documented 11,554 jobs in the City in 2017. This was an increase of almost 65 percent from 2007. The State Economic Development Department identified Duarte’s unemployment rate at 5.8 percent in 2017, compared to countywide unemployment of 4.8 percent. As depicted in Table H 2-4, the primary occupations in which residents were employed include: Education (21.7%), Professional and Management (20.9%); Retail (16.1%) and Manufacturing (12.9%).

**TABLE H 2-4  
EMPLOYMENT SECTORS IN DUARTE - 2017**

| <b>Industry Sector</b>                           | <b>% Total Jobs</b> |
|--|---------------------|
| Education  | 21.7%               |
| Professional                                     | 20.9%               |
| Retail   | 16.1%               |
| Manufacturing                                    | 12.9%               |
| Leisure  | 9.9%                |
| Wholesale Trade                                  | 4.7%                |
| Other Services (excluding Public Administration) | 4.3%                |
| Construction                                     | 2.8%                |
| Public Administration                            | 2.1%                |
| Finance  | 2.1%                |
| Information                                      | 1.8%                |
| Transportation                                   | 0.7%                |
| Agriculture                                      | 0.1%                |
| <b>TOTAL</b>                                     | <b>100%</b>         |

Source: Southern California Association of Governments, Profile of the City of Duarte, May 2019.

As of 2017, for persons employed in primary jobs in Duarte, 95 percent commute in from outside the City limits.<sup>1</sup> For Duarte residents commuting to jobs, approximately 44 percent commute less than ten miles, 32 percent travel ten to 24 miles and 25 percent travel 25 miles or greater (OnTheMap).

Table H 2-5 shows the top six employers in Duarte in 2021. As can be seen, a significant amount of these jobs are in the healthcare, education, professional, manufacturing and retail fields.

<sup>1</sup> U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>

**TABLE H 2-5  
MAJOR EMPLOYERS IN DUARTE**

|   |                                 |
|---|---------------------------------|
| • City of Hope: 5,200 employees         | • CarMax: 190 employees         |
| • Duarte School District: 430 employees | • Target: 180 employees         |
| • Wal-Mart: 270 employees               | • We Pack It All: 150 employees |

Source: City of Duarte, 2021.

The Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates that Duarte will have 15,700 by 2045. The City has approved two large Specific Plans that will help bring jobs to the city: The Duarte Station Specific Plan, estimated to add 383 jobs, and the Town Center Specific Plan with approximately 570 jobs. The City of Hope Specific Plan, adopted by the City in 2018, is a 20-year phased development plan on the City of Hope campus and will result in over one million net square feet of hospital, outpatient clinic, office, warehouse, industrial and research uses. A 150-room, five story hotel on the campus will be completed and open in Fall 2021.



**New Hope Village**

## B. SPECIAL NEEDS POPULATIONS

California law recognizes that certain households face greater difficulties in finding decent and affordable housing due to special circumstances, including but not limited to income, age, disability, household size and household type. Special needs populations addressed in the Housing Element include the elderly, persons with disabilities, families with female heads of households, large families, the homeless, and farmworkers. Table H 2-6 summarizes the number of households or persons in each of these special needs groups in Duarte.

**TABLE H 2-6  
SPECIAL NEEDS POPULATIONS 2020**

| Special Needs Groups                   | Persons       | Households   | Percent |
|--|---------------|--------------|---------|
| <b>Seniors (65+)</b>                   | 4,010         |              | 19%     |
| With a Disability*                     | 1484          |              | (37%)   |
| <b>Senior Households</b>               |               | 2273         | 32%     |
| Renter                                 |               | 932          | (41%)   |
| Owner                                  |               | 1,341        | (59%)   |
| Senior Homeowners Living Alone         |               | 341          | (25%)   |
| <b>Persons with Disability*</b>        | 2,752         |              | 13%     |
| <b>Large Households</b>                |               | 1,108        | 16%     |
| Renter                                 |               | 344          | (31%)   |
| Owner                                  |               | 764          | (69%)   |
| <b>Female-Headed Family Households</b> |               | 1,037        | 15%     |
| With Related Children                  |               | 336          | (32%)   |
| <b>Farmworkers*</b>                    | 10            |              | <1%     |
| <b>TOTAL Persons/Households</b>        | <b>21,673</b> | <b>7,103</b> |         |

Source: ACS 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.

Note: Numbers in ( ) reflect % of the special needs group, and not the % of total population or total households. For example, of the City's senior households, 41% are renters and 59% are owners.

### 1. Senior Households

Seniors are a significant special needs group in Duarte, comprising 32 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing.

Although often viewed as homogeneous, Duarte's senior population is quite diverse. Among the City's 2,273 senior households, 59 percent own a home and 41 percent rent housing. Over 40 percent of Duarte's seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become frailer.

Some of the more pressing housing needs of Duarte's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Duarte's approximately 930 senior renter households, 60 percent are very low income (<50% AMI). Market rents in Duarte are beyond the level affordable to very low income households, often resulting in these households spending more than 30 percent of their incomes on rent.
- **Disabilities.** The Census identifies over one-third of Duarte's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population, which may require various levels of housing support.
- **Housing maintenance.** Of Duarte's approximately 1,340 senior homeowners, one-quarter live alone. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility.

Duarte has a range of residential care facilities and specialized housing for seniors in the community. Westminster Gardens is a 147-unit continuing care retirement community (CCRC) offering independent living (107 units), assisted living (30 units) and memory care (10 units/beds), and has plans for adding an additional 300 units on its 30-acre site of both market rate and affordable housing. Andres Duarte I (79 units), Andres Duarte II (42 units), Duarte Park Apartments (100 units), Royal Vista Terrace (74 units), and Heritage Park Apartments (119 units) provide affordable rental housing for Duarte's lower income seniors. And Mountain View Terrace is a small, group home for seniors requiring a greater level of assistance.

The City is working on addressing the diverse needs of Duarte's senior population. The Duarte Senior Center is open Monday through Friday from 9 a.m. to 2 p.m. to all residents 55 years and older. Programs include daily hot lunches, blood pressure checks, a free legal clinic, games and information about available senior services in the area. The City assisted in the development of the 42-unit very low income senior Andres Duarte Terrace II project, which opened in 2015. The City also adopted development standards to facilitate the creation of accessory dwelling units. Additional strategies that may be needed include programs that foster independent living (such as home accessibility improvements and rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

## **2. Persons with Disabilities**

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

As shown in Table H 2-6 above, 2,752 non-institutionalized Duarte residents are identified as having one or more disabilities, representing 13 percent of the City's population. Approximately 40 percent of these residents are unable to live independently. The American Community Survey (ACS) documents the presence of the following types of disabilities among Duarte's disabled residents:

- Ambulatory – 57%
- Cognitive – 26%
- Self-care – 30%
- Hearing – 27%
- Vision – 22%

Among the City's senior population, over one-third (37 percent) suffer from a disability. As Duarte's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Currently, two adult residential facilities are licensed by the State's Department of Social Services, in the City of Duarte with a total of ten beds. These facilities, provide 24-hour non-medical care and supervision for clients that may have a mental, physical or developmental disability.

### **Developmental Disabilities**

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The San Gabriel Valley/Pomona Regional Center serves more than 13,000 clients in the region. Within the Duarte zip code 91010, the Regional Center provides services to 244 residents with developmental disabilities, generating an estimated need for 82 housing units. In comparison, the State Department of Developmental Services identifies a total of 276 persons in zip code 91010 (124 person < 18 years and 152 persons age 18+), indicating the majority of these individuals are being served by the SGPRC.

**TABLE H 2-7: DEVELOPMENTALLY DISABLED RESIDENTS SERVED BY SAN GABRIEL/POMONA REGIONAL CENTER**

| <b>Zip Code</b>           | <b>0 - 14 years</b> | <b>15 - 22 years</b> | <b>23 - 54 years</b> | <b>55 - 65 years</b> | <b>65+ years</b> | <b>Total</b> |
|---------------------------|---------------------|----------------------|----------------------|----------------------|------------------|--------------|
| <b>91010</b>              | 79                  | 44                   | 100                  | 15                   | 6                | 244          |
| <b>Est. Housing Need*</b> | 20                  | 22                   | 35                   | 4                    | 1                | 82           |

Source: San Gabriel/Pomona Regional Center, February 2020

\* The following need factors can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

Among these residents served by the regional center, approximately 87 percent live with a parent, family member or guardian, six percent are in an independent/supported living arrangement and the remaining seven percent have other living situations.<sup>2</sup> These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Duarte supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing, including Housing Element programs.

<sup>2</sup> California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

### **3. Large Households**

Large households are defined as consisting of five or more members and are considered a special needs population due to the limited availability of affordable and adequately sized housing. Large households tend to live in smaller units if they are in the lower income groups. This often results in overcrowding. The increased strain which overcrowding places on housing serves to accelerate the pace of deterioration of the housing unit.

In Duarte, large households comprise 16 percent of total households. Of the City's 1,108 large households, nearly three-quarters are owners (69 percent). The 2014-2018 American Community Survey documents 619 rental units and 3,433 owner units in Duarte with three or more bedrooms, in general, the appropriate size for households with five to six members. Since Duarte is home to only 344 large renter households and 764 large owner households, there is a more than adequate supply of both rental and ownership units to accommodate the City's large households. The level of renter overcrowding has declined significantly over the past decade, declining from 12 to seven percent between 2010-2020, further indication of an adequate supply of appropriately sized housing for Duarte's large renter households. However, while supply of larger housing units is adequate, the rising costs of rents and housing prices in the City has resulted in overpayment challenges for some larger families.

### **4. Female-headed Family Households**

Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. In 2020, 1,037 female-headed family households (no husband present) were in Duarte, comprising 15 percent of total households. Of these female-headed households, 336 have children under the age of 18, of which 35 percent have incomes below the poverty line. Many female-headed households thus need assistance with housing subsidies, as well as accessible and affordable day care.

The Maryvale Daycare in Duarte is operated by Daughters of Charity, a non-profit organization which provides full-time daycare in addition to before and after school programs. The former Duarte Redevelopment Agency approved a development agreement with Maryvale and provided them with a site for an expanded facility. The San Gabriel Valley YWCA, which leases a church facility in Duarte, provides a fulltime daycare program targeted to low and moderate income families. The City's Teen Center, operated through the Parks and Recreation Department, provides a variety of programs Monday through Friday from 3 p.m. to 8 p.m. Open to all high school students with a high school I.D. card, teens are able to use a computer lab, receive help with homework, participate in games and activities and go on excursions.

## **5. People Experiencing Homelessness**

The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Services Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was 4,555 persons in 2020, which was a one percent increase from the homeless population in SPA 3 in 2019. Over half of the San Gabriel Valley homeless population fell within the 25-54 age group; 34 percent experienced substance abuse issues; 28 percent suffered from mental health issues; 25 percent had a physical disability; and 39 percent were categorized as “chronic homeless.”

Within Duarte, the 2020 count identified 27 homeless (all unsheltered on the night of the PIT Count).

In the winter of 2020, an augmented winter shelter was available at the Pamela Park Recreational Center, located in an unincorporated County area adjacent to Duarte. This 100-bed emergency shelter was operated by Volunteers of America. A variety of services and facilities for homeless persons are available in the nearby City of Pasadena. These programs include a rotating winter shelter program (provided by the Ecumenical Council Pasadena Area Churches), several emergency and transitional shelters, and permanent supportive housing. The San Gabriel Valley Consortium on Homelessness maintains an on-line database of services available to the homeless in the San Gabriel Valley ([www.sgvc.org](http://www.sgvc.org)).

Duarte and its neighboring city, Irwindale, received a joint planning grant to develop a long-term strategy to address homeless issues. As part of this strategy, the communities have conducted three workshops to discuss the state of homelessness locally and in Los Angeles County, and to gain community input. This process led to the development of the *Plan to Prevent and Combat Homelessness*, approved by the Duarte City Council on June 26, 2018. Duarte has begun implementation of this Plan, including creating an Interdepartmental Committee on Homelessness and hiring a full-time Homeless Outreach Coordinator. This coordinator conducts regular and documented outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing. The City has applied for grants to help further implement the *Plan to Prevent and Combat Homelessness*. One grant that was recently awarded will assist residents with utility bills. The goal of this program is to keep residents in their homes and prevent them from becoming homeless.

## **6. Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move

throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Duarte does not have any farm housing or land remaining in agricultural use.

In 2017, the Census of Agriculture from the US Department of Agriculture (USDA) documented that out of California's approximate 377,500 agricultural workers, less than one percent (3,266) are located within Los Angeles County. In Southern California, agricultural workers are primarily located in San Diego, Riverside and Santa Barbara Counties. According to the Local Profile data compiled by SCAG, just ten Duarte residents are employed in the industries of farming, fishing or forestry, representing less than one percent of the City's labor force, and just 0.01 percent of the County's 9,534 population employed in these agricultural industries. No land within Duarte is designated for agricultural use. This is also the case in the surrounding communities. Since the persons employed in agriculture is extremely limited, the housing needs of this group are addressed under Duarte's overall programs for affordability.

## C. HOUSEHOLD CHARACTERISTICS

Household type, size and income are all factors that affect the type of housing needed by residents, and are discussed in the following section.

### 1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as convalescent homes, are not considered households.

As illustrated in Table H 2-8, Duarte had 7,103 households in Duarte, comprising a total household population of 21,359 persons. The balance of the City’s population (314 persons) resides in group quarters, including large institutionalized facilities such as the City of Hope, Westminster Gardens and Santa Teresita care facility.

Families continue to comprise the majority of the households in Duarte, though have declined in relative proportion from 74 to 69 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 23 percent of households in 2020 compared to 36 percent in 2000, a decline in 922 families with children. In contrast, families without children grew from 33 to 45 percent, and single person households grew from 21 to 25 percent of households. This decline in families with children, combined with the decline in young adults and increasing middle age and senior populations, suggests that Duarte’s households are aging in place.

**TABLE H 2-8  
HOUSEHOLD CHARACTERISTICS 2000-2020**

| Household Type          | 2000         |             | 2020         |             | L.A. Co. %  |
|-------------------------|--------------|-------------|--------------|-------------|-------------|
|                         | Households   | Percent     | Households   | Percent     |             |
| Families                | 4,892        | 74%         | 4,866        | 69%         | 66%         |
| With children           | 2,584        | (36%)       | 1,662        | (23%)       | (27%)       |
| With no children        | 2,308        | (33%)       | 3,203        | (45%)       | (39%)       |
| Singles                 | 1,427        | 21%         | 1,811        | 25%         | 26%         |
| Other non-families      | 316          | 5%          | 426          | 6%          | 8%          |
| <b>Total Households</b> | <b>6,635</b> | <b>100%</b> | <b>7,103</b> | <b>100%</b> | <b>100%</b> |
| Average Household Size  | 3.16         |             | 3.03         |             | 3.01        |
| Average Family Size     | 3.70         |             | 3.69         |             | 3.69        |

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

## 2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table H 2-9, used throughout the Housing Element.

**TABLE H 2-9  
STATE INCOME CATEGORIES**

| Income Category | % County Area Median Income (AMI) | 2020 L.A. County Income Limits |                    |                    |
|-----------------|-----------------------------------|--------------------------------|--------------------|--------------------|
|                 |                                   | 1 person household             | 2 person household | 3 person household |
| Extremely Low   | 0-30% AMI                         | \$23,700                       | \$27,050           | \$30,450           |
| Very Low        | 0-50% AMI                         | \$39,450                       | \$45,050           | \$50,700           |
| Low             | 51-80% AMI                        | \$63,100                       | \$72,100           | \$81,100           |
| Moderate        | 81-120% AMI                       | \$64,900                       | \$74,200           | \$83,500           |
| Above Moderate  | 120%+ AMI                         | >\$64,900                      | >\$74,200          | >\$83,500          |

Source: California Dept of Housing and Community Development, 2020 Income Limits.

Table H 2-10 presents the distribution of household income in Duarte by income category measured as a percentage of the County median. While 41 percent of households in the City are above-median income households (>100% AMI) approximately 49 percent (3,300 households) earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise a significant number (15% of households), and have significant housing needs. According to the CHAS Data compiled by HUD, 65 percent of the City's ELI households are spending more than half their income towards housing, and 68 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents. The City continues to encourage eligible persons to participate in the Housing Authority of the County of Los Angeles (HACoLA) Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.

**TABLE H 2-10  
HOUSEHOLD INCOME DISTRIBUTION 2016**

| Income Level                     | Households   | %           |
|----------------------------------|--------------|-------------|
| Extremely Low Income (0-30% AMI) | 1,040        | 15%         |
| Very Low Income (31-50% AMI)     | 949          | 14%         |
| Low Income (51-80% AMI)          | 1,330        | 20%         |
| Median Income (80-100% AMI)      | 655          | 10%         |
| Above Median Income (>100% AMI)  | 2,739        | 41%         |
| <b>TOTAL</b>                     | <b>6,713</b> | <b>100%</b> |

Source: SCAG Pre-Certified Local Housing Data, August 2020.

AMI – Area Median Income

Note: Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

Many of the workers who make up Duarte's workforce earn modest incomes, making it challenging to afford to live in the City. Table H 2-11 presents a sampling of occupations in Duarte that fall within very-low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Duarte with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low income occupations, such as retail sales workers, nursing aides, and preschool teachers and emergency medical technicians (EMTs) cannot afford market rents in Duarte. While low income households are able to afford one-bedroom units in Duarte and moderate income households can afford two-bedroom units, larger units are beyond the reach of all households in these income categories.

**TABLE H 2-11  
LOS ANGELES COUNTY WAGES FOR SELECT OCCUPATIONS 2020**

| <b>Very Low Income<br/>(<math>&lt; \\$45,050</math> - 2 person household)</b>                     | <b>Hourly<br/>Wage</b> | <b>Annual<br/>Income</b> | <b>Max. Monthly<br/>Affordable<br/>Housing Cost</b> |
|---|------------------------|--------------------------|---|
| Child Care Workers  | \$14.77                | \$30,725                 | \$768   |
| Waiters/Waitresses  | \$16.50                | \$34,333                 | \$858   |
| Security Guards   | \$16.82                | \$34,986                 | \$875   |
| Nursing Assistants, Orderlies, Attendants   | \$17.35                | \$36,070                 | \$902   |
| Retail Salespersons   | \$17.44                | \$36,284                 | \$907   |
| Preschool Teachers  | \$17.81                | \$37,052                 | \$926   |
| Emergency Medical Technicians, Paramedics   | \$18.76                | \$39,037                 | \$976   |
| <b>Low Income<br/>(<math>\\$45,050</math> - <math>\\$72,100</math> - 2 person household)</b>      | <b>Hourly<br/>Wage</b> | <b>Annual<br/>Income</b> | <b>Max. Monthly<br/>Affordable<br/>Housing Cost</b> |
| Retail Sales Manager  | \$23.37                | \$48,599                 | \$1,215   |
| Bookkeeping, Accounting, Auditing Clerks  | \$23.71                | \$49,330                 | \$1,233   |
| Transit Bus Drivers   | \$25.18                | \$52,370                 | \$1,309   |
| Postal Mail Carriers  | \$26.92                | \$55,978                 | \$1,400   |
| Licensed Practical and Vocational Nurses  | \$28.79                | \$59,899                 | \$1,497   |
| Tax Preparers   | \$29.52                | \$61,389                 | \$1,535   |
| Graphic Designers   | \$30.89                | \$64,246                 | \$1,606   |
| Social Worker   | \$33.30                | \$69,268                 | \$1,731   |
| <b>Moderate Income<br/>(<math>\\$72,100</math> - <math>\\$74,200</math> - 2 person household)</b> | <b>Hourly<br/>Wage</b> | <b>Annual<br/>Income</b> | <b>Max. Monthly<br/>Affordable<br/>Housing Cost</b> |
| Business Training & Development Specialist  | \$34.70                | \$72,165                 | \$1,804   |
| Computer Network Support Specialist   | \$34.94                | \$72,676                 | \$1,817   |
| Chiropractor  | \$35.40                | \$73,643                 | \$1,841   |
| Aircraft Mechanics and Service Technicians  | \$35.45                | \$73,738                 | \$1,843   |
| Recreational Therapists   | \$35.62                | \$74,082                 | \$1,852   |
| Market Research Analyst   | \$35.65                | \$74,154                 | \$1,854   |

Source: Q1 2020 California Occupational Wage Statistics – L A County; 2020 State HCD Income Limits.

Income categories based on two-person household with single wage earner.

Max affordable housing cost based on 30% of income.

## D. HOUSING STOCK CHARACTERISTICS

This section identifies the housing stock characteristics in Duarte to identify how well the existing housing stock meets the needs of the current and projected future residents in the community.

### 1. Housing Growth

Table H 2-12 displays housing production in Duarte compared to neighboring cities and LA County. During the 1990s, Duarte and its nearby San Gabriel Valley cities experienced little to no housing growth, compared to a countywide growth rate of three percent. In contrast, Duarte added approximately 450 units to its housing stock between the years 2000 and 2010, reflecting a seven percent increase and exceeding growth levels in nearby comparison cities and the County as a whole.

Duarte had an estimated 7,360 housing units in 2020, reflecting limited development over the last decade. In contrast, significant housing growth is projected moving forward due to a variety of projects including the Duarte Station Specific Plan (up to 1,400 multi-family units) and the Town Center Specific Plan (up to 800 multi-family units). The City has granted entitlements for development of 634 high density units in Duarte Station, and 161 units in the Town Center. Several smaller townhome projects have also recently been developed.

**TABLE H 2-12  
REGIONAL HOUSING GROWTH TRENDS**

| Jurisdiction | 1990      | 2000      | 2010      | 2020      | Percent Change |           |           |
|--------------|-----------|-----------|-----------|-----------|----------------|-----------|-----------|
|              |           |           |           |           | 1990-2000      | 2000-2010 | 2010-2020 |
| Duarte       | 6,758     | 6,805     | 7,254     | 7,360     | 1%             | 7%        | 1%        |
| Azusa        | 13,232    | 13,013    | 13,386    | 14,651    | -2%            | 3%        | 9%        |
| Monrovia     | 13,944    | 13,957    | 14,473    | 15,084    | 0%             | 4%        | 4%        |
| Temple City  | 11,548    | 11,674    | 12,117    | 12,369    | 1%             | 4%        | 2%        |
| L.A. County  | 3,163,343 | 3,270,909 | 3,443,087 | 3,590,574 | 3%             | 5%        | 4%        |

Source: U.S. Census 1990, 2000 and 2010; 2020 Dept of Finance Population and Housing Est.



**Huntington Courts**

## 2. Housing Type and Tenure

Table H 2-13 depicts the mix of housing types in Duarte. Single-family homes comprise 77 percent of the City's 2020 housing stock, compared to multi-family units which comprise 21 percent. Duarte also has 162 mobile homes located within several mobile home parks. The most notable change observed over the past decade has been a numeric increase in single-family housing and multi-family housing with five or more units. With the majority of future development opportunities on sites designated for multi-family and mixed-use, the relative proportion of multi-family units in the City will begin to increase.

**TABLE H 2-13  
HOUSING UNIT TYPE**

| Unit Type                   | 2010         |              | 2020         |             |
|-----------------------------|--------------|--------------|--------------|-------------|
|                             | Units        | Percent      | Units        | Percent     |
| Single-Family (SF) Detached | 4,652        | 64%          | 4,695        | 64%         |
| SF Attached                 | 936          | 13%          | 956          | 13%         |
| <b>Total Single-Family</b>  | <b>5,588</b> | <b>77%</b>   | <b>5,651</b> | <b>77%</b>  |
| 2 to 4 Units                | 235          | 3%           | 235          | 3%          |
| 5 or more units             | 1,269        | 17%          | 1,312        | 18%         |
| <b>Total Multi-Family</b>   | <b>1,504</b> | <b>21%</b>   | <b>1,547</b> | <b>21%</b>  |
| Mobile Homes & Other        | 162          | 2%           | 162          | 2%          |
| <b>Total Housing Units</b>  | <b>7,254</b> | <b>100%</b>  | <b>7,360</b> | <b>100%</b> |
| <b>Vacancy Rate</b>         |              | <b>3.32%</b> |              | <b>3.5%</b> |

Source: 2010 and 2020 Dept of Finance Population and Housing Estimates.

As depicted in Table H 2-14, 64 percent of Duarte households were homeowners in 2020, a reduction from the 71 percent homeownership rate in 2000. The proportion of owner-occupied households in Duarte remains significantly above the countywide average of 45 percent.

**TABLE H 2-14  
HOUSING TENURE**

| Housing Tenure | 2000           |             | 2020           |             |
|----------------|----------------|-------------|----------------|-------------|
|                | Occupied Units | Percent     | Occupied Units | Percent     |
| Renter         | 1,924          | 29%         | 2,529          | 36%         |
| Owner          | 4,711          | 71%         | 4,574          | 64%         |
| <b>Total</b>   | <b>6,635</b>   | <b>100%</b> | <b>7,103</b>   | <b>100%</b> |

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population & Housing Est.

According to the SCAG housing data, among the City's 1,130 Extremely Low Income households, 765 (or 68 percent) are renters while the remaining 365 households (or 32 percent) are homeowners. These percentages show the challenges of achieving home ownership for extremely low income residents.

## Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests a balance between the supply and demand of housing. As measured by the 2014-2018 American Community Survey, the vacancy rates in Duarte were 4.4 for rentals and 0.7 for ownership units, indicating below ideal vacancy levels for sufficient mobility.

## 3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Table H 2-15 displays the age of Duarte's housing stock by tenure as of 2020. With 91 percent of the City's housing stock built prior to 1989, almost all of Duarte's housing has reached the 30-year benchmark, representing over 6,500 units. Duarte's Code Enforcement Division has estimated that one-quarter of the City's 30 year+ owner-occupied housing, or approximately 1,100 units, are in need of structural rehabilitation improvements. Among renter housing greater than 30 years in age, an estimated 13 percent, or 280 units are in need of improvements.

**TABLE H 2-15  
AGE OF HOUSING STOCK**

| Year Structure Built | Renter Occupied Housing | Percent Renter | Owner Occupied Housing | Percent Owner | Total Percent |
|----------------------|-------------------------|----------------|------------------------|---------------|---------------|
| 2014 or later        | 15                      | <1%            | 0                      | 0%            | <1%           |
| 2010-2013            | 0                       | 0%             | 27                     | <1%           | <1%           |
| 2000-2009            | 217                     | 9%             | 50                     | 1%            | 4%            |
| 1990-1999            | 121                     | 5%             | 165                    | 4%            | 4%            |
| 1980-1989            | 486                     | 19%            | 947                    | 21%           | 20%           |
| 1970-1979            | 384                     | 15%            | 636                    | 14%           | 14%           |
| 1960-1969            | 438                     | 17%            | 485                    | 11%           | 13%           |
| 1950-1959            | 574                     | 23%            | 1,560                  | 34%           | 30%           |
| 1940-1949            | 175                     | 7%             | 608                    | 13%           | 11%           |
| 1939 or earlier      | 119                     | 5%             | 96                     | 2%            | 3%            |
| <b>Total</b>         | <b>2,529</b>            | <b>100%</b>    | <b>4,574</b>           | <b>100%</b>   | <b>100%</b>   |

Source: ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

In February 2018, City code enforcement staff conducted an exterior housing conditions survey of Duarte's older multi-family properties (generally 50+ years old), and rated each property. Of the 17 multi-family properties surveyed, five were identified as deteriorating, with one property identified as dilapidated, representing a total of 109 units in significant need of repair. These properties were identified as candidate sites for potential acquisition and substantial rehabilitation. Also, residents can continue to participate in the County's CDBG program and the City provides information to homeowners about low interest rehab loans available through the County Community Development Commission (CDC).

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Duarte, the ACS identifies 110 occupied dwelling units as lacking kitchen facilities. All of these units are renter households and represent 1.5 percent of the City's households. Just 12 occupied units were identified as lacking complete plumbing (all renter households). In summary, housing that lacks basic kitchen and plumbing facilities is fairly rare in Duarte.

## **1. Housing Costs and Affordability**

### **Rental Housing Market**

An internet rent survey was conducted in July 2020 to evaluate rental costs in Duarte. Table H 2-16 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes and single-family homes.

A total of 13 non-duplicative multi-family units were listed as available for rent in Duarte. Median monthly rents were \$1,400 for a one-bedroom unit, \$1,850 for a two-bedroom unit, and \$2,750 for a three-bedroom unit. One studio unit was advertised for \$1,499 a month. Two-bedroom units comprised the majority of units advertised in Duarte.

A total of seven single-family homes were listed in Duarte, with five of them being four-bedroom homes. The one two-bedroom home was advertised for \$2,200 a month, the one three-bedroom home was listed for \$2,500. The median rent for the four-bedroom homes was \$2,900 a month.

**TABLE H 2-16  
SURVEY OF VACANT RENTAL UNITS, JULY 2020**

| <b>Unit Type and Bedrooms</b>             | <b># Units Advertised</b> | <b>Rental Range</b> | <b>Median Rent</b> |
|---|---------------------------|---------------------|--------------------|
| <i>Apartments /Condominiums/Townhomes</i> |                           |                     |                    |
| Studio                                    | 1                         | \$1,499             | \$1,499            |
| 1   | 3                         | \$1,218 - \$1,739   | \$1,400            |
| 2   | 7                         | \$1,575 - \$2,000   | \$1,850            |
| 3   | 2                         | \$2,300 - \$3,200   | \$2,750            |
| <i>Single-Family Homes</i>                |                           |                     |                    |
| 2   | 1                         | \$2,200             | \$2,200            |
| 3   | 1                         | \$2,500             | \$2,500            |
| 4   | 5                         | \$2,750 - \$3,000   | \$2,900            |

Source: Rental survey by Karen Warner Associates, Inc. July 2020;  
www.craigslist.org, www.westsiderentals.com, www.zillow.com, www.rent.com

### **Accessory Dwelling Units**

Accessory dwelling units (also known as “second units” or “granny flats”) are complete independent housing units that can be either detached or attached from an existing single-family or multi-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units (“ADUs”) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

#### *ADU Affordability*

In December 2020, the Southern California Association of Governments (SCAG) released a “Regional Accessory Dwelling Unit Affordability Analysis”. SCAG conducted this analysis to “provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.”<sup>3</sup> The analysis consisted of five steps:

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUs were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;

<sup>3</sup> Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15 percent of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table H 2-17 presents SCAG’s affordability assumptions for ADUs in LA County’s inland jurisdictions, providing the basis for assigning affordability to projected ADUs in Duarte’s Housing Element Update. As shown, almost 70 percent of all ADUs and 63 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

**TABLE H 2-17  
AFFORDABILITY ASSUMPTIONS FOR ALL ADUS  
LOS ANGELES COUNTY – INLAND JURISDICTIONS**

| Category              | Affordability Assumptions for Rented ADUs <sup>1</sup><br>85% of Total | Affordability Assumptions for Non-Rented ADUs <sup>2</sup><br>15% of Total | Affordability Assumptions for All ADUs <sup>3</sup><br>100% of Total |
|-----------------------|--|--|--|
| Extremely Low Income  | 0%   | 100%   | 15%  |
| Very Low Income       | 10%  | 0%   | 9%   |
| Low Income            | 53%  | 0%   | 45%  |
| Moderate Income       | 3%   | 0%   | 2%   |
| Above Moderate Income | 35%  | 0%   | 30%  |

Source: Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

## Homeownership Market

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table H 2-18 presents the December 2019 median home value index for Duarte and nearby communities, and shows the change in median home values from 2018.

Housing prices in Duarte and the surrounding areas increased dramatically in the last decade. For instance, in 2010, Zillow shows the home value index for Duarte at \$360,230 (inclusive of both single-family homes and condominiums), compared to an index of \$623,151 in 2020, over a 70 percent increase. Home values in Duarte experienced an 11 percent increase between 2019 and 2020. Neighboring cities and the County as a whole also experienced increases in home values during the same time period. The median home value in Duarte is higher than Azusa (\$534,940) but lower than Monrovia (\$792,824), Temple City (\$837,468) and the County as a whole (\$718,192).

**TABLE H 2-18  
REGIONAL MEDIAN HOME VALUES 2020**

| Community          | Zip Code | December 2020 Median Home Value | % Change from December 2019 |
|--------------------|----------|---------------------------------|-----------------------------|
| Duarte             | 91010    | \$623,151                       | 11%                         |
| Azusa              | 91702    | \$534,940                       | 10.4%                       |
| Monrovia           | 91016    | \$792,824                       | 8.5%                        |
| Temple City        | 91780    | \$837,468                       | 8.6%                        |
| Los Angeles County | All      | \$718,192                       | 9.9%                        |

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2020.



**Huntington Courts**

The following Table H 2-19 breaks down home values by number of bedrooms in both Duarte and the County as a whole. As shown, median values range from \$613,814 for a one-bedroom home, up to \$848,536 for a home with five bedrooms. Two-bedroom and three-bedroom homes increased the most in value between 2019-2020 (+11.7 percent and 11.6 percent respectively). While median values for one-bedroom homes were higher than the County, all other homes (two+ bedrooms) had a lower value than the County.

**TABLE H 2-19  
DUARTE MEDIAN HOME VALUES BY SIZE 2020**

| <b>Number of Bedrooms</b> | <b>December 2019 Value</b> | <b>December 2020 Value</b> | <b>% Change</b> | <b>Los Angeles County</b> |
|---------------------------|----------------------------|----------------------------|-----------------|---------------------------|
| 1                         | \$560,495                  | \$613,814                  | 9.5%            | \$507,099                 |
| 2                         | \$475,383                  | \$531,017                  | 11.7%           | \$615,478                 |
| 3                         | \$566,134                  | \$631,774                  | 11.6%           | \$690,506                 |
| 4                         | \$673,705                  | \$739,688                  | 9.8%            | \$817,307                 |
| 5+                        | \$800,783                  | \$848,536                  | 5.9%            | \$1,298,159               |
| <b>Total</b>              | <b>\$560,984</b>           | <b>\$623,151</b>           | <b>11%</b>      | <b>\$718,192</b>          |

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2020.

Another important data set is the sale listing prices for homes. In July 2020, 15 single-family homes and five condominiums/townhomes were listed for sale in Duarte on Zillow listing services. The house listings ranged from \$580,000 for a 2-bedroom to \$1,000,000+ for a 4-bedroom home. The prices listed for the condos/townhomes were \$360,000 for a 2-bedroom unit and \$565,000 for a 3-bedroom unit.

## Housing Affordability

The affordability of housing in Duarte can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, H 2-20 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table H 2-19. As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household, \$533,632 for a four-person household, and \$545,881 for a five-person household. Median home values for two-, three-, and four-bedroom units in Duarte are well above this maximum, indicating that finding homes in the community that fall within these moderate income affordability thresholds is a challenge.

**TABLE H 2-20**  
**2020 LOS ANGELES COUNTY MAXIMUM AFFORDABLE HOUSING COST**

| <b>Moderate Income Affordable Housing Cost</b>          | <b>2 Bedroom (3 Persons)</b> | <b>3 Bedroom (4 persons)</b> | <b>4 Bedroom (5 persons)</b> |
|---|------------------------------|------------------------------|------------------------------|
| Household Income @ 120% Median                          | \$83,500                     | \$92,750                     | \$101,500                    |
| Income Towards Housing @ 35% Income                     | \$29,225                     | \$34,462                     | \$35,525                     |
| Maximum Monthly Housing Cost                            | \$2,435                      | \$2,871                      | \$2,960                      |
| Less Expenses:  |                              |                              |                              |
| Utilities <sup>1</sup>                                  | (\$146)                      | (\$172)                      | (\$204)                      |
| Taxes (1.10% of sales price)                            | (\$406)                      | (\$488)                      | (\$500)                      |
| Homeowner Insurance (0.10% of sales price) <sup>2</sup> | (\$37)                       | (\$44)                       | (\$45)                       |
| HOA Fees & Other Maintenance                            | (\$250)                      | (\$250)                      | (\$250)                      |
| Monthly Income Available for Mortgage                   | \$1,596                      | \$1,917                      | \$1,961                      |
| Supportable Mortgage @ 3.5% interest                    | \$355,421                    | \$426,906                    | \$436,705                    |
| Homebuyer Downpayment (20%)                             | \$88,855                     | \$106,726                    | \$109,176                    |
| <b>Max. Affordable Purchase Price</b>                   | <b>\$444,276</b>             | <b>\$533,632</b>             | <b>\$545,881</b>             |
| <b>Duarte Median Home Value</b>                         | <b>\$531,017</b>             | <b>\$631,774</b>             | <b>\$739,688</b>             |

Source: Karen Warner Associates.

1. Utility costs based on 2020 HACoLA schedule and assumes gas appliances.

2. Estimated from quotes from Progressive Insurance

3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com, Data through December 2020.

In terms of rental affordability, Table H 2-21 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares it with median apartment rents in Duarte (as documented in the rent survey presented in Table H 2-16). As shown, while median rents are well above the level of affordability for very low income households, rent levels for one- and two-bedroom units are affordable to both low and moderate income households. Three-bedroom units are only affordable to above-moderate income households.

**TABLE H 2-21  
2020 MAXIMUM AFFORDABLE RENTS LOS ANGELES COUNTY<sup>1</sup>**

| <b>Income Level<sup>2</sup></b> | <b>1 Bedroom<br/>(2 person)</b> | <b>2 Bedroom<br/>(3 person)</b> | <b>3 Bedroom<br/>(4 person)</b> |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Very Low Income                 | \$999                           | \$1,122                         | \$1,236                         |
| Low Income                      | \$1,676                         | \$1,882                         | \$2,081                         |
| Moderate Income                 | \$1,728                         | \$1,942                         | \$2,147                         |
| <b>Duarte Average Rents</b>     | <b>\$1,400</b>                  | <b>\$1,850</b>                  | <b>\$2,750</b>                  |

Source: Karen Warner Associates, 2020.

<sup>1</sup> Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$127 for 1 bedrooms, \$146 for 2 bedrooms, and \$172 for 3 bedrooms.

<sup>2</sup> Income levels reflect the 2020 Official State Income Limits published by State HCD.



**Heritage Park Senior Apartments**



**Bradbury Park Apartments**

## 5. Housing Problems

A continuing priority of communities is enhancing the quality of life for residents. A key measure of the quality of life is the extent of “housing problems.” One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

### Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table H 2-22 shows the incidence of overpayment in Duarte.

**TABLE H 2-22  
HOUSING OVERPAYMENT 2018**

| Overpayment   | Households | Percent | L.A. Co. % |
|---|------------|---------|------------|
| <b>Renters</b>  |            |         |            |
| Overpayment ( <i>30%-50% income on housing</i> )        | 775        | 34%     | 25%        |
| Severe Overpayment ( <i>&gt;50% income on housing</i> ) | 748        | 33%     | 29%        |
| <b>Owners</b>   |            |         |            |
| Overpayment ( <i>&gt;30% income on housing</i> )        | 1,251      | 39%     | 44%        |

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018.  
Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

The 2014-2018 American Community Survey (ACS) identifies 34 percent of renters in Duarte as spending between 30-50 percent of their total income on housing, with an additional 33 percent spending more than half their income on housing. Both renter overpayment and severe renter overpayment increased from what was measured in the 2010 Census (28 percent overpayment, 23 percent severe overpayment), and is higher in Duarte than overpayment faced Countywide. Among owner households in Duarte, 39 percent were overpaying, representing a decrease from 47 percent measured in the 2010 Census and below that in the County as a whole. As could be expected, as income increases, overpayment decreases, with just 20 percent of owner households earning greater than \$75,000 spending greater than 30 percent of income on mortgage costs.

Among lower income renter households, overpayment is most pronounced. As shown in Table H 2-23, a significant majority of renter households earning less than \$50,000 in Duarte face either overpayment or severe overpayment. The impact of housing overpayment on Duarte’s lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children – most vulnerable to losing their housing due to an inability to pay. Renter overpayment is addressed in the following Housing Element programs: *Affordable Housing Development Assistance, Section 8 Rental Assistance and Accessory Dwelling Units.*

**TABLE H 2-23  
LOWER INCOME RENTER OVERPAYMENT 2018**

| Income Level         | Overpayment<br>(30-50% income on housing) |                                | Severe Overpayment<br>(>50% income on housing) |                                |
|----------------------|---|--------------------------------|--|--------------------------------|
|                      | Households                                | % of renter<br>income category | Households                                     | % of renter<br>income category |
| Less than \$20,000   | 169                                       | 29%                            | 345  | 59%                            |
| \$20,000-\$34,999    | 79  | 22%                            | 279  | 76%                            |
| \$35,000 to \$49,999 | 175                                       | 75%                            | 53   | 23%                            |
| \$50,000 to \$74,999 | 261                                       | 51%                            | 57   | 11%                            |
| \$75,000 to \$99,999 | 78  | 33%                            | 14   | 6%                             |
| \$100,000 or more    | 13  | 4%                             | 0  | 0%                             |

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018.  
Household count differs from 2020 Dept of Finance count depicted in Table H 2-8

As can be seen from Table 2-24 below, owner overpayment is most pronounced among lower income households as well. For homeowners earning less than \$50,000, the level of overpayment is extremely high (84 percent to 100 percent). The Element’s Homeownership Assistance Program helps to address this overpayment issue.

**TABLE H 2-24  
LOWER INCOME OWNER OVERPAYMENT 2018**

| Income Level         | Overpayment<br>(>30% income on housing) |                               |
|----------------------|---|-------------------------------|
|                      | Households                              | % of owner<br>income category |
| Less than \$20,000   | 130                                     | 100%                          |
| \$20,000-\$34,999    | 147                                     | 84%                           |
| \$35,000 to \$49,999 | 282                                     | 85%                           |
| \$50,000 to \$74,999 | 278                                     | 62%                           |
| \$75,000 or more     | 414                                     | 19%                           |

Source: SCAG Pre-Certified Local Housing Data, August 2020.  
Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

## Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table H 2-25 shows the incidence of overcrowding in Duarte and Los Angeles County by tenure, as measured by the 2014-2018 American Community Survey compiled by SCAG. Over the last ten years, overcrowding for renter households decreased significantly from twelve to seven percent and decreased for owner households from ten to eight percent. Overall, household overcrowding remains a relatively minor issue in Duarte.

**TABLE H 2-25  
OVERCROWDED HOUSEHOLDS 2018**

| Overcrowding                        | Households | Percent | L.A. Co.<br>% |
|-------------------------------------|------------|---------|---------------|
| <b>Owners</b>                       |            |         |               |
| Overcrowding (>1.0 ppl/room)        | 345        | 8%      | 4%            |
| Severe Overcrowding (>1.5 ppl/room) | 73         | 2%      | 2%            |
| <b>Renters</b>                      |            |         |               |
| Overcrowding (>1.0 ppl/room)        | 171        | 7%      | 9%            |
| Severe Overcrowding (>1.5 ppl/room) | 69         | 3%      | 7%            |

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018  
Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

## E. ASSISTED HOUSING AT-RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of assisted rental housing in Duarte, and evaluates those units at-risk of conversion during the ten year 2021-2031 planning period.

### 1. Assisted Housing Inventory

Duarte has an active history of supporting affordable housing in its community. As illustrated in Table H 2-26, the City and its former Redevelopment Agency have facilitated the development of six multi-family residential developments, totaling 456 lower income affordable rental units. This inventory includes all multi-family rental units assisted under federal, State, and/or local programs.

**TABLE H 2-26  
INVENTORY OF ASSISTED RENTAL HOUSING**

| Project Name   | Year Built | Tenant Type | Ownership  | Funding Source                              | Applicable Units                   | Potential Conversion Date      |
|--|------------|-------------|------------|---|------------------------------------|--------------------------------|
| <b>Duarte Manor</b><br>1235 Highland Ave               | 1972       | Family      | Non-Profit | Sec. 236<br>Tax Credits<br>Section 8        | 42 units<br>26 – 2 bd<br>16 – 3 bd | 2069                           |
| <b>Heritage Park Apts.</b><br>915 Highland Ave         | 1976       | Senior      | For-Profit | RDA<br>Tax Credits                          | 119<br>all 1 bd                    | 2059                           |
| <b>Duarte Park Apts. (Gardens)</b><br>1901 Buena Vista | 1992       | Senior      | For-Profit | Sec. 236<br>Section 8                       | 100 units<br>all 1 bd              | 2022<br>(Extension in process) |
| <b>Royal Vista Terrace</b><br>1310 Royal Oaks          | 1981       | Senior      | Non-Profit | Sec. 202<br>Tax Credits<br>Section 8        | 74 units<br>all 1 bd               | 2068                           |
| <b>Andres Duarte Terrace</b><br>1730 Huntington D      | 2006       | Senior      | Non-Profit | Sec. 202<br>RDA<br>Section 8                | 79 units<br>all 1 bd               | 2054                           |
| <b>Andres Duarte Terrace II</b><br>1700 Huntington     | 2015       | Senior      | Non-Profit | Sec. 202<br>RDA<br>Tax Credits<br>Section 8 | 42 units<br>all 1 bd               | 2067                           |
| <b>Total Assisted Units</b>                            |            |             |            |   | <b>456</b>                         |                                |

Source: City of Duarte Housing Strategy, August 2018; California Housing Partnership Corporation At-Risk Database, August 2020.

- **Duarte Manor** – This 42-unit two- and three-bedroom family apartment complex was developed in 1972 under HUDs Section 236 program, with affordability tied to Section 8 contracts with HUD. In 2015, the California Statewide Communities Development Authority (CSCDA) issued \$9.1 million in tax-exempt multifamily affordable housing bonds for the acquisition and rehabilitation of Duarte Manor by the Better Housing Foundation, with affordability controls extended to 2069.
- **Heritage Park Apartments** – This 119-unit senior apartment complex was rehabilitated in 1997 using tax credits. All units are one-bedroom and all are senior housing. In February, 2004, the Duarte Redevelopment Agency approved \$125,000 for the purchase of affordability covenants on the Heritage Park Apartment units to extend its affordability until 2059.
- **Duarte Park Apartments (Gardens)** – This 100 unit very low income senior complex was built in 1992 using HUD Section 236 funds, with affordability tied to the Section 8 HAP contract subject to renewal in 2022. The City contacted the property owners about their interest in preserving the project and the potential for City rehabilitation assistance in exchange for extending affordability controls. While the property owner did not respond to the City’s offer, subsequent follow-up with the LA County Section 8 contract administrator indicated that on April 8, 2021, the property owners at Duarte Park Apartments submitted their one year notification letter informing the tenants that they will be renewing their Section 8 Housing Assistance Payment (HAP) contract with HUD. Therefore, this project is no longer at-risk of conversion.
- **Royal Vista Terrace** – This 75-unit very low income senior complex was built in 1981 using HUD Section 202 funds and is owned and managed by the non-profit Southern California Presbyterian Homes (SCPH). Project affordability extends through 2068 and is tied to the project-based Section 8 HAP contract with HUD.
- **Andres Duarte Terrace** – This project is an 80-unit, very low income senior project developed in May 2006 by SCPH. A mix of funding was utilized, including HUD 202 funds and over \$1 million from the Redevelopment Agency in the form of a land write-down and direct financial assistance. The project has a 55 year affordability covenant which extends to 2061.
- **Andres Duarte Terrace II** – In 2015, the former Duarte Redevelopment Agency provided a land write-down to SCPH to develop the ½ acre site adjacent to Andres Duarte Terrace with an additional 42 very low income senior units. The City granted the project a 100% density bonus, provided for reduced parking and setbacks, and eliminated the Conditional Use Permit (CUP) requirement. Affordability controls extend through 2067.

In summary, with the extension of affordability controls on Duarte Park Apartments, no projects are at risk of conversion during this Housing Element cycle.

## **F. REGIONAL HOUSING NEEDS**

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate, and above moderate-incomes).

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6<sup>th</sup> Cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal growth forecast on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve the HCD approval of the Housing Element.

Duarte’s RHNA housing needs for the 2021-2029 planning period is forecast at 888 net units, distributed among the four income categories as shown in Table H 2-27.

**TABLE H 2-27  
REGIONAL HOUSING NEEDS ASSESSMENT 2021-2029**

| <b>Income Level</b> | <b>Percent of Area Median Income</b> | <b>Units</b> | <b>Percent</b> |
|---------------------|--------------------------------------|--------------|----------------|
| Very Low            | 0-50%                                | 269          | 30%            |
| Low                 | 51-80%                               | 145          | 16%            |
| Moderate            | 81-120%                              | 137          | 16%            |
| Above Moderate      | 120%+                                | 337          | 38%            |
| <b>Total</b>        |                                      | <b>888</b>   | <b>100%</b>    |

Source: SCAG 6<sup>th</sup> Cycle Final RHNA.

<sup>1</sup> Local jurisdictions must consider Extremely-Low Income households as part of the Very-Low Income. The Duarte Housing Element assumes 50% of the Very-Low Income housing needs for Extremely-Low Income households.

As presented in the Resources and Housing Plan sections of the Housing Element, Duarte will continue to provide sites for a mix of multi-family and mixed-use housing, as well as accessory dwelling units, supported by a variety of programs (funding permitting) to enhance affordability, to accommodate its RHNA allocation and contribute towards addressing the growing demand for housing in the Southern California region.

## **SECTION 3 HOUSING CONSTRAINTS**

The provision of adequate and affordable housing can be constrained by a number of factors. The following section analyzes the various market, governmental and environmental factors that may serve as a potential constraint to housing development and improvement in Duarte.

### **A. MARKET CONSTRAINTS**

Potential market constraints included within the purview of the Housing Element include issues of land costs, construction costs, availability of financing, and length of time for building permit issuance. Analysis of these issues can shed light on the private market forces, which affect housing availability and affordability.

#### **1. Availability of Financing**

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table H 3-1 summarizes HMDA data for both Duarte and Los Angeles County, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2016.

- Of the total 217 completed applications for home purchase loans in Duarte, 92 percent were approved and eight percent were denied, above the 87 percent approval rate County-wide. Five years earlier in 2011, the approval rate for home purchase loans in Duarte was 88 percent, indicating access to mortgage financing has improved in the City. Review of loan denials by Duarte's four census tracts indicates no tracts with loan denial rates significantly above the eight percent citywide average.
- The volume of applications for refinance loans in Duarte was nearly three times that of home purchase loans, with 74 percent of the total 676 applications receiving approval and 26 percent denied, similar to the regional average.
- The number of applications for home improvement loans in Duarte was very limited at just 44, with 75 percent of applications receiving approval and 25 percent being denied, slightly better than the 31 percent denial rate County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

**TABLE H 3-1  
Status of Home Purchase, Refinance and Home Improvement Loans 2016**

| Loan Type                               | Completed Loan Applications | Loans Approved |             | Loans Denied |             |
|---|-----------------------------|----------------|-------------|--------------|-------------|
|   |                             | Duarte         | L.A. County | Duarte       | L.A. County |
| <b>Conventional Home Purchase Loans</b> |                             |                |             |              |             |
| # Applications                          | 217                         | 200            |             | 17           |             |
| % Approval/Denial                       |                             | 92%            | 87%         | 8%           | 13%         |
| <b>Refinancings</b>                     |                             |                |             |              |             |
| # Applications                          | 676                         | 500            |             | 176          |             |
| % Approval/Denial                       |                             | 74%            | 73%         | 26%          | 27%         |
| <b>Home Improvement Loans</b>           |                             |                |             |              |             |
| # Applications                          | 44                          | 33             |             | 11           |             |
| % Approval/Denial                       |                             | 75%            | 69%         | 25%          | 31%         |

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

## **2. Price of Land**

The availability and price of land are potential constraints to the development of housing for all income levels. The scarcity of vacant land in the San Gabriel Valley, including Duarte, results in land cost being very expensive, especially in denser and more desirable areas. Compared with other residential development cost components, land cost is the most prone to variations in price by location, school district, nearby amenities and zoning.

In Duarte, land sales costs in the Duarte Station Specific Plan for the two parcels that sold in 2019 were \$125/sq.ft. and \$190/sq.ft. for land with planning entitlements in place, reflecting a premium due to their proximity to the Gold Line Station. In contrast, in 2016 the City sold six parcels totaling 1.65 acres located in the center of town for \$26/sq.ft. for development with townhomes. While the City cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land.

## **3. Cost of Construction**

A major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete,

steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers. Construction costs for the five-story mixed-use apartments at Duarte Station are estimated at \$170/sq.ft. (Marshall & Swift 2020 construction cost estimates).

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

#### **4. Requests to Develop at Densities below Those Permitted**

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Duarte's recent experience has been that townhome projects tend to build at well below maximum densities, while apartment and mixed-use projects develop at the upper end of the density range.

The City's two most recent townhome projects – Third Street Townhomes and Oliva Townhomes – both required zone changes and were not included in the prior Housing Element sites inventory. The Third Street Townhomes project was zoned R-3, allowing densities up to 21 units/acre, and was built at 11 units/acre. The Oliva Townhomes project was zoned R-4, permitting densities up to 28 units/acre, and was built out at 20 units/acre. The developers of these projects elected to provide larger unit sizes and greater open space and amenities in response to market demand.

Huntington Drive Mixed-Use (The Huntington), the City's first market rate apartment project in more than twenty years, reflects the opposite experience. This development area was a combination of commercially and residentially zoned properties. One portion was zoned R-3 and was assumed to develop at 21 units/acre in the Housing Element sites inventory. The property was rezoned as part of the Town Center Specific Plan, a City initiated project to rezone the central portion of the community for mixed-use opportunities with a focus on higher residential densities. The Huntington developed at 55 units/acre under the bonus densities provided for under the Town Center Specific Plan. Similarly, in the Duarte Station Specific Plan, the City has entitled two mixed-use apartment

projects at 79 units/acre and 92 units/acre, whereas the Housing Element sites inventory assumed a maximum density of 70 units/acre.

## **5. Length of Time between Application Approval and Building Permit Issuance**

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

In Duarte, most approved projects are constructed in a reasonable time period. Projects with entitlements nearly always move forward with construction, the one recent exception being an approved density bonus project that ultimately chose not to develop due to the new replacement housing requirements introduced under AB 2222. As a small city, Duarte staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits. Furthermore, the City's contract with its building plan check consultant includes a requirement that the first plan check on most development projects be completed within two weeks.

Smaller, less complex projects are generally issued building permits within one year of project approval, whereas more complicated projects may take up to two years. For example, Oliva, a 25-unit townhome project was entitled in November of 2018, with building permits for the project's six buildings issued between May-October the following year. The 161-unit Huntington Drive mixed-use project, which involved additional site acquisition after receiving entitlements, development of 5,500 square feet of commercial space, installation of a new traffic light and development of a parking garage to be shared with an adjacent shopping center, was entitled in September 2017, with building permits issued two years later in September 2019. In contrast, the 344-unit Duarte Station mixed-use project (Building A) received entitlements in November 2019, with building permits issued in March 2021, with completion expected in early 2023.

## **B. GOVERNMENTAL CONSTRAINTS**

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

### **1. Land Use General Plan Designations**

A city's Comprehensive General Plan is the constitution for development within the community. The Land Use Element, one of the seven State mandated elements of the General Plan, sets forth the city's goals, policies and programs for guiding physical development within the city. The Circulation, Open Space, Conservation, Noise, and Safety Elements help determine land use areas within the community. The Housing Element has become a significant component in shaping the land use makeup within the community. State law also requires that the General Plan be internally consistent and that zoning and development standards be consistent with the General Plan. While the General Plan is general in nature, its implementation, through zoning, subdivision, and other development codes are more specific.

The City's Land Use Element provides for the following range of intensities for residential development:

- Very Low Density Residential 0 to 3.5 dwelling units per acre
- Low Density Residential 1 to 6 dwelling units per acre
- Medium Density Residential 7 to 21 dwelling units per acre
- High Density Residential 21 to 28 dwelling units per acre
- Hospital (H) – any residential use requiring a license from the State or County; residential facilities for employees; temporary housing for persons on hospital-related business, caretaker or operator with a conditional use permit
- Specific Plan – The 2005-2020 General Plan eliminated the Planned Development and Overlay designation and replaced it with Specific Plan designations for those projects which already have a Specific Plan. In addition, the new designation was added to three areas (Town Center area, Duarte Station TOD area and City of Hope area). The goal of designating these three areas Specific Plan was to provide expanded areas for higher density and affordable housing, and to promote land use patterns that reduce vehicle trips and greenhouse gas emissions.

The 2005-2020 General Plan Land Use Element provided substantial additional areas for higher density housing and mixed-use development. The City's 2010 Development Code update, along with new specific plans, established development standards and procedures to facilitate the development envisioned under the General Plan. Additional details about the Development Code and new specific plans are described below.

## Development Standards

The City's Development Code implements the General Plan and contains development standards for each zoning district consistent with the land use designations of the General Plan. The City adopted a comprehensive update of the Development Code to provide consistency with the General Plan, and to implement new Housing Element requirements. Table H 3-2 illustrates Duarte's residential General Plan Designations and corresponding Zoning Districts.

**TABLE H 3-2: GENERAL PLAN AND ZONING CONSISTENCY**

| Land Use Designation             | Corresponding Zoning Districts | Acres        |
|----------------------------------|--------------------------------|--------------|
| Very Low Density Residential     | R-1F, R-1D, R-1B               | 120          |
| Low Density Residential          | R-1A, R-1                      | 645          |
| Medium Density Residential       | PUD, R-MH, R-2, R-3            | 89           |
| High Density Residential         | R-4                            | 52           |
| Administrative Professional      | C-P                            | 4            |
| Neighborhood Commercial          | C-1                            | 3            |
| General (and Freeway) Commercial | C-2                            | 92           |
| Hospital                         | H                              | 78           |
| R&D                              | R&D                            | 15           |
| Industrial                       | M-1                            | 53           |
| Public School                    | P-F                            | 80           |
| City & County Owned Facilities   | P-F                            | 14           |
| Edison, Flood Control, Railroad  | O                              | 95           |
| Streets and Freeway              | None                           | 478          |
| Parks                            | O                              | 39           |
| Wilderness Areas                 | O                              | 422          |
| National Forest                  | O                              | 1,909        |
| Planned Communities and areas    | Varies                         | 131          |
| Town Center Mixed-Use Area       | SP                             | 75           |
| Duarte Station TOD Area          | SP                             | 20           |
| City of Hope Area                | SP                             | 116          |
| <b>Total Acres</b>               |                                | <b>4,350</b> |

Source: Duarte 2005-2020 General Plan

The General Plan and Development Code provide for the following residential land use designations and zones:

- Very Low Density:** The Very Low Density land use designation accommodates large lot single-family detached homes along with equestrian uses. This designation allows a maximum density of 3.5 units per net acre. Zoning Districts that correspond with this land use designation are: R-1F (80,000 sq. ft. lots), the R -1D (20,000 sq. ft. lots) and the R-1B (10,000 sq. ft. lots).

- **Low Density:** The Low Density land use designation is the predominant residential area within the city and can be found throughout the community. This designation allows a maximum density of six units per acre. Zoning Districts that correspond with this land use designation are the R -1A (7,500 sq. ft. lots) and R -1 (6,500 sq. ft. lots)
- **Medium Density:** Zoning Districts that correspond with the Medium Density land use designation include Planned Unit Development (PUD), R-MH (Mobile Home Park), R-2 and R-3. The R-2 zone provides for one or two family detached or attached dwellings; the R-3 zone provides for denser multiple family dwellings, mixed detached and attached residential developments, PUDs and duplexes. The Medium Density designation allows up to 21 units per acre.
- **High Density:** The High Density land use designation and R-4 zone accommodates higher-density, multi-story development, with a focus on providing an intensity and function at locations within easy walking distance to transit, recreation and community facilities, and commercial services. The maximum permitted density is 28 dwelling units per net acre.



**Oliva Townhomes**

- **Specific Plan:** The City’s utilizes specific plans to provide development flexibility and a variety of housing and other development types. Two of the City’s specific plan areas - Town Center and Duarte Station - provide significant additional capacity for residential growth and are described in greater detail in the section which follows.

Duarte’s residential development standards are summarized in Table H 3-3. As part of the 2010 update of the Development Code, the City increased permitted building heights from 35 feet to 40 feet in the R-3 zone, and to 50 feet in the R-4 zone. Multi-family parking requirements were also reduced from 2.5 spaces to 2 spaces per unit. These revisions to the multi-family height and parking standards better enable development to achieve the maximum densities permitted under the General Plan. Areas where future development is focused - within the Duarte Station and Town Center specific plans and on sites designated with an Affordable Housing Overlay (AHO) – provide further reductions in parking standards and increased height allowances, including use of alternative parking standards under State density bonus law on AHO sites and up to 50% parking reductions on mixed use sites in the Town Center subject to a parking study.

**TABLE H 3-3: RESIDENTIAL DEVELOPMENT STANDARDS**

| Zone District | Min. Lot Area (Sq. Ft.) | Density (du/acre)           | Max. Height      | Min. Yard Setback |      |        | Max. Lot Coverage | Min. Parking Spaces per Unit  | Open Space per Unit   |
|---------------|-------------------------|-----------------------------|------------------|-------------------|------|--------|-------------------|---|---|
|               |                         |                             |                  | Front             | Side | Rear   |                   |   |   |
| R-1           | 6,500                   | 6.7<br>(1 du/<br>6,500 sf)  | 35' or 2 stories | 20'               | 5'   | 10-20' | 35-40%            | SF: 2/du<br>MF: 2/du +2 spaces for every 4 dus for guest & overflow parking | --  |
| R-2           | 8,000                   | 14.5<br>(1 du/<br>3,000 sf) | 35' or 2 stories | 20'               | 5'   | 10-20' | 55%               |   | --  |
| R-3           | 9,000                   | 21<br>(1 du/<br>2,074 sf)   | 40' or 3 stories | 30'               | 5'   | 20-25' | 50%               |   | Private:<br>1 <sup>st</sup> floor- 200 sf<br>2 <sup>nd</sup> floor- 100 sf<br>Common:<br>200 sf |
| R-4           | 10,000                  | 28<br>(1 du/<br>1,555 sf)   | 50' or 4 stories | 30'               | 5'   | 20-25' | 60%               |   |   |

Source: City of Duarte Development Code

### Specific Plans for Future Residential Growth

#### *Town Center Specific Plan*

The Duarte Town Center Specific Plan, adopted in September 2016, provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment by providing incentives for substantial growth of commercial, mixed-use, residential and lodging. The 75-acre Plan Area encompasses parcels on the north and south sides of Huntington Drive between Highland Avenue and Buena Vista Street, extending south to the I-210 freeway along these two streets. The Plan provides for a net increase in 800 medium and high density multi-family and mixed-use housing units in locations near transit and services. The following are key components:

- The plan is divided into ten different subareas, with a specified mix of land uses permitted in each area. Land use designations incorporating residential uses include: Residential Town Center, Mixed-Use Neighborhood, Mixed-Use Corridor and Mixed-Use Town Center.
- Base densities for residential range from 21-28 units/acre; however, bonus densities of up to 40-55 units/acre are permitted if certain community benefits are provided.
- Each of the ten geographic areas have their own standards for building height and setbacks. Heights for residential uses range from two to four stories, depending on location and incentive standards. Parking requirements may be reduced by up to 50 percent in mixed use projects as justified by a parking study. Guest parking spaces may be fulfilled through shared parking with commercial uses. The plan is structured around a concept called “incentive zoning,” whereby increased development potential is provided if properties meet minimum lot sizes and/or provide community benefits such as, but not limited to, public plazas, public art, and funding for facilities and streetscape improvements.

In September 2017, the City approved the first major project under the Plan, a mixed-use project including 161 apartments and commercial space developed at a density of 55 units/acre. In addition to providing various zoning incentives, the City facilitated the project by selling the developer three city-owned lots on Huntington Drive. The project represents the first market-rate apartment development in Duarte in over 20 years, providing much needed housing for the community and serving as a catalyst to spur additional development in the Town Center.



**Huntington Mixed-Use**

*Duarte Station Specific Plan*

Initially adopted in 2013, the Duarte Station Specific Plan was amended in 2019, increasing multi-family development capacities from 475 units to upwards of 1,400 units. The Plan provides the framework for development around the Metro Gold Line Station, with the goal of creating a mixed-use transit village with high density residential uses, office space, commercial/retail, hospitality and urban green space. Table H 3-4 summarizes the Plan’s development standards for residential use.

**TABLE H 3-4  
DUARTE STATION RESIDENTIAL DEVELOPMENT STANDARDS**

|                             |  |
|-----------------------------|--|
| <b>Permitted Density</b>    | 40–90 du/acre<br>(not including any affordable housing density bonuses)  |
| <b>Max. Building Height</b> | 120’, or 90’ if located within 100 feet of R-1 zone  |
| <b>Parking Standards</b>    | Studio/1 bedroom: 1 space/unit<br>2 bedroom: 1.8 spaces/unit<br>3 bedroom: 2 spaces/unit<br>Guest spaces: 0.15 space/unit for 150+ unit project,<br>0.2 space/unit for projects <150 units<br>Affordable housing projects may receive parking reductions |
| <b>Open Space</b>           | 200 sq. ft.  |

In conjunction with approval of the updated Specific Plan, the City approved development of Phase 1a of the 19 acre project site. This phase includes development of two high density transit-oriented developments, Building A containing 344 apartments, and Building B containing 292 apartments.



**The Residences at Duarte Station**

### **3. Local Ordinances**

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Duarte has an inclusionary housing ordinance and density bonus ordinance, both of which are analyzed in the following section. The City does not have any growth control measures that could potentially limit housing supply, and unlike many jurisdictions, has not adopted any development impact fees.

#### **Inclusionary Housing Ordinance**

In 2005, Duarte adopted an Inclusionary Housing Ordinance which requires 15 percent of all new or substantially rehabilitated units in ownership projects with four or more units, and multi-family rental projects with 10 or more units to be affordable to low and moderate income households. The City allowed developers the option of paying a \$6.50 per square foot fee in lieu of providing the inclusionary units, which is in turn deposited into an Inclusionary Housing Trust Fund.

Since the program's inception, the City experienced two major impediments to the success of the Inclusionary Program. First, the 2008-2009 recession significantly impacted housing starts region-wide. And second, the dissolution of redevelopment agencies and elimination of the 20 percent affordable housing set-aside deprived the Inclusionary Housing Trust Fund from a steady source of funds to leverage collected in-lieu fee revenues. The result has been no produced inclusionary housing units and only limited in-lieu fee deposits totaling approximately \$500,000. In 2016, the City adopted a 5-year suspension of the Inclusionary Program, during which time the City would monitor housing development and trends to assess whether the program is helping or hindering the production of affordable housing.

In conjunction with the 6<sup>th</sup> cycle Housing Element update, the City contracted with an economic consulting firm to review the financial feasibility of re-instating the City's Inclusionary Housing Program (refer to Appendix E for the Feasibility Study). A pro forma analysis of a model multi-family rental project was prepared to determine if the project would remain financially feasible if an inclusionary housing in-lieu fee was included in the costs of development. The findings of the analysis include the following:

- The rate of return on multi-family housing projects in Duarte is already below the Los Angeles County average without the in-lieu fee, with any additional fees likely to discourage development.
- Declining rents and increasing vacancies resulting from the COVID-19 pandemic will further diminish rates of return.
- Only two other San Gabriel Valley cities have inclusionary zoning (Pasadena and Claremont), both of which have higher rents than Duarte,

thus enhancing the financial feasibility of imposing inclusionary requirements. Implementing in-lieu fees in the City could create an uncompetitive environment for developers who may choose to pursue projects in neighboring cities without inclusionary requirements.

- Recent legislative changes provide incentives for affordable housing and alternatives sources of funding. These include enhanced density bonus incentives, State SB 2 grants for affordable housing, and establishment of the San Gabriel Valley Regional Housing Trust.

In light of these findings, the study concludes that imposition of inclusionary requirements could stop or slow down residential production in Duarte, and recommends the City repeal the program. Since suspension of the Ordinance in 2016, the City has seen the biggest wave of development in its history with large scale mixed-use projects in both the Town Center and at the Gold Line Station. The City's goal is to continue to facilitate residential development, supported by strong regulatory and financial incentives for production of affordable units.

### **Density Bonus for Affordable Housing**

Consistent with Government Code Sections 65915 through 65918, the City provides density bonuses and incentives for projects which provide for one of the following:

- 10 percent of units for lower income households
- 5 percent of units for very low income households
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons
- 10 percent of units in a condominium for moderate income households
- 10 percent of units for transitional foster youth, disabled veterans, or homeless persons
- 20 percent of units for lower income students in a student housing development
- 100 percent of units for lower income households, except that up to 20 percent may be for moderate income households
- 100 percent bonus for senior housing projects (local ordinance)

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive one to three additional development incentives, depending on the proportion of affordable units and level of income targeting.

For housing projects that are restricted specifically for very low and low income seniors, Duarte provides for density increases above the minimum specified under State density bonus law. The City Council may grant an additional discretionary

bonus up to two times the density provided for in the General Plan. For example, where 40 units are allowed based on General Plan density, an additional 40 units may be permitted under this provision. The senior housing density bonus was utilized to increase densities from 28 to 52 units/acre in the Andres Duarte affordable senior housing project developed by Southern California Presbyterian Homes.

Numerous amendments have been made to State density bonus law over the last several years, and as a means of avoiding the continual amendment of the Development Code, Duarte has written its regulations in a way to allow the most recent State law to prevail. The recent changes to density bonus law deal primarily with reduced parking ratios and exemptions (for sites near transit), requirements for replacement housing, adoption of streamlined processing procedures, bonuses for special needs populations, and other changes designed to facilitate the use of density bonus incentives. The City has prepared a Supplemental Density Bonus Application form consistent with current State requirements.

## 2. Provision for a Variety of Housing

Housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, accessory dwelling units, single room occupancies, emergency shelters, and transitional and supportive housing. Table H 3-5 summarizes the variety of housing types permitted within Duarte’s zoning districts.

**TABLE H 3-5  
HOUSING TYPES BY RESIDENTIAL ZONE CATEGORY**

| Housing Types Permitted  | Zoning District |     |               |               |      |                  |   |    |
|--|-----------------|-----|---------------|---------------|------|------------------|---|----|
|  | R-1             | R-2 | R-3           | R-4           | R-MH | C-P/<br>C-G      | M | PF |
| Single-Family Dwellings  | P               | P   | P             | P             |      |                  |   |    |
| Duplex   |                 | P   | P             | P             |      |                  |   |    |
| Multi-Family Dwellings   |                 |     | P             | P             |      |                  |   |    |
| Manufactured Housing   | P               | P   | P             | P             |      |                  |   |    |
| Accessory Dwelling Units   | A               | A   | A             | A             | A    |                  |   |    |
| Single Room Occupancy (SRO)  |                 |     |               |               |      | CUP <sup>1</sup> |   |    |
| Transitional and Supportive Housing<br>Single-Family<br>Multi-Family<br>Residential Care Facility (7+ residents) | P               | P   | P<br>P<br>CUP | P<br>P<br>CUP |      | CUP              |   |    |
| Emergency Shelters   |                 |     |               |               |      |                  | P | P  |
| Employee Housing (6 or fewer residents) <sup>2</sup>   | P               | P   | P             | P             |      |                  |   |    |

Source: City of Duarte Development Code

P = Permitted Use A = Permitted as Accessory Use CUP = Conditional Use Permit N/A = Not Applicable

<sup>1</sup> Single Room Occupancy uses conditionally permitted in the C-G zone only.

<sup>2</sup> Pursuant to California Health and Safety Code Section 17021.5 (Employee Housing Act), the City has included a program in the Housing Element to permit employee housing for six or fewer employees as a single-family use.

### Manufactured Housing

Section 19.10.080 of Duarte’s Development Code specifies that manufactured housing is considered a single-family dwelling and is subject to the same property development and design standards. The manufactured housing must be on a

permanent foundation, have a minimum roof pitch of 4 to 12 inches, and a minimum roof overhang of 12 inches.

## **Accessory Dwelling Units**

Over the last several years the State legislature has passed a series of bills aimed at encouraging single-family homeowners to add Accessory Dwelling Units (“ADUs” also known as “second units” or “granny flats”) to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. As previously identified, ADUs are complete independent housing units that can be either detached or attached from an existing single-family or multi-family residence.

In May 2021, the Duarte Planning Commission recommended that the Duarte City Council adopt Ordinance 2020-06 amending Sections 19.60.160 and 19.160.050 of the Duarte Development Code, to amend the zoning definitions, development standards, and parking standards to allow Accessory Dwelling Units and Junior Accessory Dwelling Units in single-family and multi-family residential zones, consistent with applicable State laws.

Among others, Ordinance 2020-06 included the following regulations:

- Definitions of ADUs and Junior ADUs
- Location and zoning requirements:
  - In single-family residential zones, one ADU or JADU may be constructed or converted.
  - Up to two detached ADUs may be constructed on a multi-family lot were the ADUs meet the requirements in Government Code section 65852.2(e).
  - Converted ADUs may be built in multi-family residential dwellings, but the number is limited to up to 25 percent of the total number of multi-family residential units.
- Development standard highlights (the full list can be found in the ordinance):
  - A JADU shall be a minimum of 150 square feet and a maximum of 500 square feet of total floor area.
  - One JADU may be constructed on a lot zoned for single-family residential use, where there is a single-family dwelling unit existing or proposed to be built on the lot. The JADU must be contained entirely within the walls of the existing or proposed single-family dwelling unit.
  - JADUs shall include an efficiency kitchen meeting the requirements of California Government Code section 65852.22.
  - Studio and one-bedroom ADUs shall not exceed 850 square feet of total floor area. ADUs with more than one bedroom shall not exceed 1,000 square feet.
  - An attached ADU shall not exceed 50 percent of the total floor area of the existing primary dwelling on the subject lot, however this requirement shall not reduce the maximum allowable size to less than 800 square feet of total floor area.
  - An attached ADU shall not exceed the height and/or number of stories of the existing primary dwelling unit.

- A detached ADU shall be limited to a maximum height of 16 feet and one story in height. Two story detached ADUs that include heights above 16 feet are allowed for existing or proposed detached garages where the first floor garage is maintained as off-street parking for two or more vehicles, and the second floor ADU is equal to or less than the footprint of the first floor garage itself.
- An ADU shall have a separate exterior access. When an ADU is attached to or converted within a primary dwelling that is required to have fire sprinklers, then the ADU shall also install fire sprinklers.
- New detached ADUs shall install rooftop solar panels as required by the Building Code.
- Parking requirement highlights (the full list can be found in the ordinance):
  - No additional parking is required for a JADU, unless the JADU is created from the conversion of existing, attached garage space. In this case, replacement off-street garage parking is required.
  - In addition to the off-street parking space(s) required for the primary residence, one off-street parking space shall be provided for each ADU, except when:
    - The ADU is located within one-half mile walking distance of Public Transit.
    - The ADU is entirely or partially within a proposed or existing primary dwelling or other existing structure.
    - The ADU is located within a historic district.
  - On-street parking permits are required but not offered to the occupant of the ADU.
  - There is a City-approved and dedicated parking space for a car share vehicle located within one block of the ADU.

As of May 2021, Duarte has 30 ADUs in the City and another 24 are either under construction or in the Planning process. Many cities across the state are receiving record numbers of applications for ADUs under the new State requirements, including communities with relatively small parcels similar to Duarte.

### **Single Room Occupancy (SROs)**

While the Duarte Development Code does not define Single Room Occupancy (SRO), it provides for SROs within the Town Center Specific Plan zone with a conditional use permit in the form of motels. SROs can provide a valuable form of affordable private housing for lower- income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

### **Transitional and Supportive Housing**

SB 2 (effective January 2008) amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use

proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is defined as temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The Duarte Development Code accommodates transitional housing within several zoning districts subject to the same standards as other residential uses based on the project's physical structure: 1) "residential care facilities," defined as shared living quarters which provide 24 hour care for occupants, are conditionally permitted in the R-3, R-4, C-G and C-P zones<sup>4</sup>; 2) "multi-family residential" is permitted by right in the R-3 and R-4 zone districts.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help resident's transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The City of Duarte regulates permanent supportive housing as a residential use, subject to the same standards as residential uses of similar physical structure.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria<sup>5</sup>
- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The City has included a program in the Housing Element to amend the Development Code to address these new requirements.

## **Community Care Facilities**

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be

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<sup>4</sup> Small residential care facilities (those serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing procedures standards as other residential uses in those zones, consistent with the California Lanterman Developmental Disabilities Services Act.

<sup>5</sup> Criteria include: 55-year affordability restriction; occupancy by lower income households receiving public funding to ensure affordability; min. 25% of units, or 12 units, whichever is greater, restricted to residents who meet criteria of target population; a written plan for providing supportive services.

classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Duarte Development Code includes the following definition for residential care facilities:

*Any facility, place, or building which is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. May include ancillary medical services for facility residents.*

Pursuant to State law, the City permits community care facilities with six or fewer residents in all zones where residential uses are permitted. Community care facilities with seven or more residents are conditionally permitted in the R-3, R-4 and C-P/C-G zones, subject to a Conditional Use Permit. In their review of Duarte's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's exclusion of large community care facilities from lower density residential zone districts as a potential constraint on housing for persons with disabilities. To address this concern, the City has included a program in the Element to evaluate expanding such facilities to all residential zone districts.

### **Emergency Shelters**

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the People Experiencing Homelessness section of the Community Profile (Chapter II), the January 2020 Greater Los Angeles Homeless Count identified 27 unsheltered homeless individuals within the Duarte city limits. In the winter of 2020, an augmented winter shelter was available at the Pamela Park Recreational Center, located in an unincorporated County area adjacent to Duarte.

Pursuant to SB 2, Duarte staff conducted a review of its zoning districts and determined the Industrial (M) and P-F (Public Facilities) zones are the most conducive to provision of an emergency shelter by right. As part of the 2010 update of its Development Code, the City added emergency shelters as a permitted use in these zoning districts.

The M zone provides sufficient capacity for provision of an emergency shelter with capacity to accommodate the City's most recent homeless count (27 unsheltered homeless individuals). A total of 53 acres are zoned for light industrial use, with 35 of these acres located in the Lewis Business Park northeast of the Gold Line station. Within the Business Park, an approximately ½ acre vacant parcel of land remains available for development. Built industrial space in the Business Park could also potentially be suitable for retrofit as an emergency shelter. This area is serviced with infrastructure adequate for both industrial and emergency shelter use. Public transit serves this area and a hospital is located across the street.

The M zone is suitable for an emergency shelter in that it is limited to low-intensity industrial activities. The Development Code describes the M zone as one that provides for uses that do not involve substantial truck traffic or outdoor fabrication or assembly, do not produce noticeable odors, and do not involve operations normally considered hazardous within an urban environment. Development standards within the M zone are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Height: 50 feet
- Floor Area Ratio: 0.5
- Front Yard Setback: 10 feet
- Rear Yard Setback: 5 feet (next to alley), 25 feet (next to resid.), 0 feet (non-resid.)
- Side Yard Setback (interior): 25 feet if abutting residential, 0 feet if non-residential
- Side Yard Setback (street side): 15 feet

### **Employee Housing**

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Duarte's Development Code does not currently address small employee housing. As such, a program has been included in the Element add a definition and make provisions for small employee housing as a permitted use in all zone districts where single family is permitted (R-1, R-2, R-3 and R-4).

## **Farm Employee Housing**

The Census identifies just ten Duarte residents employed in farming, fishing and forestry occupations, representing only 0.2 percent of the City's labor force. No agricultural land remains in the City. Therefore, given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

### **3. Development Fees and Exactions**

Like cities throughout California, the City of Duarte collects development fees to recover some of the capital costs of providing community services and the administrative cost associated with processing applications. New housing typically requires payment of the following fees: school impact, park in-lieu, sewer and water connection, power, phone, cable tv and building permits, not all collected by the City. These fees are necessary to pay for services rendered during the processing of the project, but can, however; add to housing costs. In addition, subdivisions and multi-family projects may incur the cost of preparing environmental documentation, traffic studies, soils reports, and filing fees for tentative and final maps. These are requirements of California law. Such fees are typically based on the rates of city employees (including overhead) and the number of hours spent processing the application or performing the associated work. Table H 3-6 identifies the basic fees that apply to new residential construction in Duarte. The City does not currently impose any development impact fees.

**TABLE H 3-6  
RESIDENTIAL PLANNING AND DEVELOPMENT FEES**

| Fee category   | Fee amount   |  |
|--|--|--|
|  | <u>Single-Family</u>                                   | <u>Multi-family</u>                                    |
| Variance   | \$3,000  | \$3,000  |
| Conditional Use Permit                                     | \$3,000  | \$3,000  |
| General Plan Amendment (GPA)                               | \$5,000  | \$5,000  |
| Zone Change (ZC)   | \$4,000  | \$4,000  |
| Site Plan and Design Review                                | \$1,400 (single-story)<br>\$2,000 (two-story)          | \$5,000  |
| Specific Plan  | \$5,000 deposit (cost at hourly rate)                  | \$5,000 deposit (cost at hourly rate)                  |
| Development Agreement                                      | Consultant cost + 10% staff overhead.                  | Consultant cost + 10% staff overhead.                  |
| Landscape Review (subject to water efficient requirements) | Consultant cost + 10% staff overhead.                  | Consultant cost + 10% staff overhead.                  |
| Administrative Variance                                    | \$300  | \$300  |
| <u>Subdivision</u>   | <u>Single-Family</u>                                   | <u>Multi-family</u>                                    |
| Certificate of Compliance                                  | \$1,000  | \$1,000  |
| Lot Line Adjustment  | \$1,300  | \$1,300  |
| Tentative and Vesting Tract Map                            | \$7,500  | \$7,500  |
| Tentative Parcel Map                                       | \$3,500  | \$3,500  |
| Other subdivision related                                  | Cost at hourly rate.                                   | Cost at hourly rate.                                   |
| <u>Environmental</u>                                       | <u>Single-Family</u>                                   | <u>Multi-family</u>                                    |
| Categorical Exemption w/o Initial Study                    | \$100  | \$100  |
| Categorical Exemption with Initial Study                   | \$1,500  | \$1,500  |
| Negative Declaration                                       | \$3,000  | \$3,000  |
| Environmental Impact Report                                | Consultant cost + 10% staff overhead                   | Consultant cost + 10% staff overhead                   |
| <u>Impact Fees</u>   | <u>Single-Family</u>                                   | <u>Multi-family</u>                                    |
| Police (LA County Sheriff Department contract)             | \$0, unless required by CEQA determination.            | \$0, unless required by CEQA determination.            |
| Fire (LA County Fire Department contract)                  | \$0, unless required by CEQA determination.            | \$0, unless required by CEQA determination.            |
| Parks (City)   | Quimby fees, as regulated by G.C §66477                | Quimby fees, as regulated by G.C. §66477               |
| Water (California-American Water Co, private)              | \$7,000 for subdivisions                               | \$7,000 for subdivisions                               |
| Sewer (LA County Sanitation District)                      | \$4,450  | \$3,338  |
| Traffic (City)   | As determined by traffic engineers or CEQA mitigation. | As determined by traffic engineers or CEQA mitigation. |
| Flood Control (LA County Public Works)                     | \$0, unless required by CEQA determination.            | \$0, unless required by CEQA determination.            |
| Duarte Unified School District                             | \$2.97/s.f. (habitable)                                | \$2.97/s.f. (habitable)                                |

Source: City of Duarte Community Development Department, Duarte Unified School District, Cal American Water, L.A.County Sanitation District, California American Water, 2020.

Fees, land dedications, or improvements are also required in some instances to provide an adequate supply of public parkland or to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents. All impact fees are based upon the project’s demand for public services and infrastructure needs.

The City encourages residential development by eliminating blanket impact fees, capital facility development fees, public safety fees or traffic impact fees, unless so required by an environmental determination on an individual project. The Duarte Unified School District charges development fees on both residential and commercial construction. The City coordinated with the School District to significantly reduce school impact fees for an affordable senior housing project constructed several years ago.

An example of project development fees is provided below for the 25-unit Oliva townhome project. Total City fees for this project are just over \$300,000, equating to \$12,042 per unit and representing less than one percent of the total project development costs.

|  |                  |
|--|------------------|
| <u>City Fees</u>                         |                  |
| Processing fees                          | \$ 26,500        |
| Plan Check fees                          | \$ 85,798        |
| Permit fees                              | \$142,243        |
| Grading & Engineering Plan Check Permits | <u>\$ 20,030</u> |
| <b>Total Project Fees</b>                | <b>\$301,071</b> |
| <b>Fees per Unit</b>                     | <b>\$ 12,042</b> |

In summary, Duarte’s development fees represent a small proportion of the overall valuation of residential development. The fees are lower than many San Gabriel Valley jurisdictions and have not served as a constraint to development. In addition, AB 641 helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low income households, the City will now allow deferral of local developer fees until certificate of occupancy.

## 5. Site Improvements

Both on-site improvements and off-site improvements required for new construction affect the cost of housing. On-site improvements typically include street frontage improvements including streets, curbs, gutters, and sidewalks. Underground utilities which add cost to housing include sewer lines, storm drains, water, power and telephone lines. Off-site improvements typically include drainage facilities, parks (or park-in-lieu fees), traffic improvements and water treatment plants and sewer treatment plants. While affecting the cost of housing, these improvements are necessary to ensure public health and safety.

The cost of these required off-site improvements vary depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Duarte have the majority of necessary infrastructure, such as streets, electrical and water facilities already in place, however; much of it is quickly aging and in need of repair.

The City's General Plan Circulation Element, along with the Subdivision Ordinance, establishes the following improvement standards for public streets:

- Principal Arterial (Huntington Drive, portions of Mountain Avenue): 108 foot right-of-way, 80 foot curb-to-curb pavement, 14 foot median
- Minor Arterial (Royal Oaks Drive, Duarte Road, Buena Vista Street, Highland Avenue, Mount Olive Drive, Las Lomas Road, portions of Mountain Avenue): 100 foot right-of-way, 80 foot pavement, 14 foot median
- Collector Street (Central Avenue, Evergreen Avenue, Hurstview Street, Galen Street, Cotter Avenue, Bradbourne Avenue, Fish Canyon Road): 60 foot right-of-way, 40 foot pavement
- Local Street (majority of streets in City): 50 to 60 foot right-of-way, 30-40 foot pavement.

These geometric dimensions are deemed necessary to provide a safe neighborhood for walking and adequate street widths to provide for emergency access and trash pick-up. The City has provided for reduced street widths in the past, and as part of the new Development Code has adopted a Planned Development Permit process which allows for modified development standards, including street standards, for projects providing enhanced amenities and energy efficiency.

The City has analyzed the Housing Element sites and determined that site improvements are not an impediment to their development.

## 6. Development Permit Procedures

Duarte's development process and permitting procedures are not a constraint to development. As a small city, its staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits. The City maintains a policy of turning around plan checks within four to six weeks for the first submission, and two to four weeks for the second submission. Duarte was selected by the Los Angeles County Economic Development Corporation (LAEDC) as the *Most Business Friendly City* in Los Angeles County in 2012, indicative of the City's dedication to service-based procedures and has been selected as a finalist for that title on multiple occasions.

Requests for construction of new single-family homes are typically processed and approved within two to three months from plan submittal. Single-story homes require only Architectural Review Board approval, and can be processed more quickly. Multi-family uses are permitted by right in the R-3 and R-4 zones, and are processed within an average of two to four months, or four to six months where a tract map is required. Where multiple permit applications are required for a project (such as a Conditional Use Permit and a Zoning Map Amendment), the City processes these applications concurrently, with a single review conducted by the highest applicable review authority.

The following describes the development review process in Duarte:

- Applicants are encouraged to schedule a **pre-application conference** with the Director or designated staff member prior to filing a permit application. The purpose of the pre-application is to inform the applicant of City requirements; discuss the City review process, possible project alternatives, or modifications; and identify information and materials the City will require with the application, including any technical studies and information anticipated for environmental review.
- Upon submittal of a **formal application**, the Director reviews the application for completeness and accuracy, and informs the applicant in writing within 30 days either that the application is complete and is being processed, or that it is incomplete and that additional specified information is required.
- As depicted in Table H 3-7, depending on the type of residential development being proposed, the approving body for **Site Plan and Design Review** may be the Architectural Review Board (ARB), the Planning Commission, or in the case of tract maps, the City Council. The three-member ARB is comprised of the City Manager, the Director of Community Development, and the City Engineer which meet bi-weekly so as not to delay projects.

**TABLE H 3-7  
REVIEW AUTHORITY FOR SITE PLAN AND DESIGN REVIEW**

| <b>Development Type</b>                                | <b>Architectural Review Board</b> | <b>Planning Commission</b> | <b>City Council</b> | <b>Estimated Time</b> |
|--|-----------------------------------|----------------------------|---------------------|-----------------------|
| Accessory Dwelling Unit                                | X                                 |                            |                     | 2 - 4 weeks           |
| 1-Story Single-Family and Two-Family                   | X                                 |                            |                     | 4 – 6 weeks           |
| 2 Story Single-Family and Two-Family                   | X                                 | X                          |                     | 2 - 3 months          |
| Multi-Family (attached or detached)                    | X                                 | X                          |                     | 2 - 4 months          |
| Single-family Subdivision (tract map)                  | X                                 | X                          | X                   | 3 - 4 months          |
| Multi-Family Condominium (tract map)                   | X                                 | X                          | X                   | 4 - 6 months          |
| Any residential with General Plan Amend or Zone Change | X                                 | X                          | X                   | 6 - 9 months          |

Source: City of Duarte Development Code, 2010.

The purpose of Duarte’s Site Plan and Design Review process is to review the design, location, site plan configuration, and the effect of the proposed development on surrounding development by comparing the project plans to established development standards, regulations, and applicable design guidelines/policies. Section 19.122.040(D) of the Development Code delineates the standards for review and is limited to the following categories:

- Compatibility
- Architectural Design and Detail
- Landscape, Lighting, Parking, Signs, and Other Design Details

Thus, the purview of Site Plan and Design Review does not extend to the project’s overall merits or the residential use itself. A public hearing is not required for Site Plan and Design Review applications, except where the application is accompanied by a companion quasi-judicial or legislative matter that would otherwise require a public hearing.

In approving or conditionally approving the Site Plan and Design Review application, the reviewing authority is required to make findings that the proposed development is:

1. Consistent with the General Plan and is in compliance with all applicable provisions of the Development Code and all other City ordinances and regulations;
2. To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development;

3. In compliance with the applicable criteria specified in Subsection 19.122.040(D) (Application Filing, Processing, and Review), and the site is suitable for the proposed development; and
4. Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

Duarte's development review and processing procedures are transparent and efficient, and do not result in unnecessary project delays. The following recent project examples highlight the efficiency of the City's process:

- **Residences at Duarte Station** – The City worked with the property owner and master developer to make amendments to the original Duarte Station Specific Plan to accommodate the development. This included amending the specific plan from a capacity of 475 units to 1,400 units; preparation of a supplemental EIR; and development review of the initial 636 units (1700 and 1750 Business Center Drive). The application was filed in October 2018 and final Council approval was given in November 2019. Upon receiving entitlements in November 2019, plan check was completed in December 2020 for the 344 units at 1700 Business Park Drive and the project is currently under construction.
- **Olivia Townhomes** - This 25-unit project included a zone change from Commercial Freeway to R-4, a General Plan amendment, preparation of a Mitigated Negative Declaration, a Tract Map and development review. The application was submitted in April 2018 and approved in September 2018.
- **Huntington Mixed Use** - The Disposition and Development Agreement for this 161 unit development was approved by the City Council in June 2017. The project received final approval in September 2017.

As indicated in the following Chapter on Resources, the majority of future high density and affordable housing in Duarte is planned within the Town Center and Duarte Station Specific Plan areas. The City will implement these specific plans as the zoning mechanism to rezone and entitle sites for higher density housing. The environmental CEQA process was completed during preparation of the specific plans, allowing future development projects within the specific plan areas to proceed by-right, thus substantially reducing the time frame and holding costs associated with development.

### **SB 35 Streamlining**

SB 35 (Government Code section 65913.4) allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval

process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Since the adoption of this section of the Government Code, the City has not yet received an application under these provisions. The City will prepare an SB 35 checklist and written procedures for processing SB 35 applications (refer to Housing Element program #7).

## **7. Building Codes**

The City of Duarte, like most cities in California, has adopted the Uniform Building Code (UBC) in its entirety and has not made any substantive local amendments to the Code.<sup>6</sup> This code includes minimum standards for building materials, plumbing, electrical, fire, energy and other minimum standards. It is also intended to protect the public and provide a healthy and safe dwelling unit. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations. Building plan check and inspection are outsourced to Charles Abbott Associates, Inc.

The City maintains an active code enforcement program. The City is divided into three geographic areas with one code enforcement officer responsible for each area. Each code enforcement officer drives his or her entire area at least once per week. While the program is reactive to complaints by citizens within the community, if a code enforcement officer sees a structure that is dilapidated, they will approach the owner and direct them to the City's various rehabilitation programs. Residents of these units tend to be low and moderate income households and will therefore qualify for rehab assistance. This approach of code enforcement has resulted in the rehabilitation and preservation of many housing units in Duarte over the years.

The City of Duarte complies with all ADA requirements. It has also paid for ramps and railings in housing units occupied by persons with disabilities using some of its Community Development Block Grant (CDBG) funds.

## **8. Service and Facilities Infrastructure**

Before permits requiring discretionary action can be granted, it must first be determined that public facilities are adequate to accommodate any increased demand created by the proposed project. As a matter of interest, the State Legislature in 2001 passed two laws requiring more of a nexus connection between water agencies and cities and counties that plan land use. These laws

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<sup>6</sup> The only local amendment to the State Plumbing Code is the requirement to use Type K copper tube for water piping when copper pipe is used.

required that it be shown that sufficient water will be available before development can occur. Because Duarte has been essentially built out for many years, there are relatively few such constraints. Constraints that do exist tend to be older water and sewer systems, which have neared their carrying capacity. Notwithstanding these minor constraints, infrastructure within the City of Duarte is capable of accommodating the City's regional housing needs.

Duarte is an urbanized community. All vacant and previously developed land has adequate infrastructure. While some of the hillside vacant parcels will no doubt be developed with market rate single family housing, the Housing Element sites inventory is predominately multi-family infill parcels. In addition, ADUs could be developed with low and moderate income units. These properties do not have known environmental contamination and can accommodate development.

## **9. Housing for Persons with Disabilities**

SB 520, signed into law in 2001, requires that Housing Elements analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. The City must demonstrate its efforts to remove constraints such as accommodation procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance. The Housing Element should provide measures that provide flexibility in the development of housing for persons with disabilities.

As noted in the Special Needs section of the Housing Needs Assessment, persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

The City of Duarte ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

### **Procedures for Ensuring Reasonable Accommodation**

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 and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a Reasonable Accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

To provide exception in zoning and land-use for housing for persons with disabilities, the City of Duarte has in the past utilized either variance or

encroachment permit processes to accommodate requests such as special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities. While both variance and encroachment permit applications may be handled through an administrative procedure, the standard used to evaluate such deviations conflicts with laws applicable to housing for persons with disabilities. In order to better facilitate housing opportunities for persons with disabilities, the City adopted Reasonable Accommodation procedures as part of the 2010 Development Code.

Chapter 19.120 of the Code defines the procedures for requesting a modification or exception to the practices, rules, and standards for the development, siting, and use of housing to eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The process for requesting a Reasonable Accommodation starts with the filing of an application, as described in the Planning Division's handout for Reasonable Accommodation applications. The Director of Community Development reviews the application, investigates the situation and makes a written decision to either approve, conditionally approve, approve with modifications, or deny the request. If the request for accommodation is submitted for concurrent review with another discretionary land use application, the authority reviewing the discretionary application also reviews and makes a determination on the Reasonable Accommodation request. A decision rendered on a Reasonable Accommodation application can be appealed.

The City has had just one reasonable accommodation request over the past ten years, which was for an increase in height for an existing shared building wall on the rear property line, and the request was granted by the City.

The written decision to approve or deny a request for Reasonable Accommodation is required to be consistent with the Acts<sup>7</sup>, and shall be based on consideration of the following factors:

- Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
- Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual under the Acts;
- Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
- Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Other Reasonable Accommodations that may provide an equivalent level of benefit.

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<sup>7</sup> The Acts referred to in this section of the Code include the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act.

The intent of the City's Reasonable Accommodation Ordinance is to provide additional flexibility in the City's standards to allow persons with disabilities fair access to housing opportunities. However, the requirement to consider the accommodation request's impact on surrounding uses is comparable to that required for a CUP, and thus could be considered a constraint on housing for persons with disabilities. A program has been included in the Housing Element to review and update findings for the Reasonable Accommodation Ordinance to remove any constraints to housing for persons with disabilities.

### **Efforts to Remove Regulatory Constraints for Persons with Disabilities**

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.

The City of Duarte also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 2019 version of the California Building Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

### **Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes**

The City of Duarte implements and enforces Chapter 11 of the California Building Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities. With adoption of written Reasonable Accommodation procedures in 2010, the City provides a handout at the public counter which describes the application process.

### **Zoning and Other Land Use Regulations**

As part of this Housing Element and Development Code update, the City has conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City allows some variation from the application of its parking standards. The 2010 Development Code update enabled reduced parking standards for senior housing of one space per one bedroom unit, and has allowed for

further reductions in parking for affordable senior and family projects through the specific plan process. The updated Code provides the Planning Division with the authority to establish and approve parking stalls and maneuvering areas other than those set in the ordinance.

- The City permits group homes of all sizes in all residential districts. All of the City's commercial zones also allow group homes. The City has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- As part of the update of its Development Code, the City has adopted the following definition of family which does not restrict occupancy of unrelated individuals in group homes:

Family: A group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health and Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed a family for purposes of this code.

- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special need housing.

## **Permits and Processing**

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by-right, as required by State law. No CUP or other special permitting requirements apply to such homes. The City does require a CUP for group homes of more than six persons in all residential and commercial zones that allow for residential uses. However, such permits only consider the City's design review requirements. The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for any other new residential structure. The City design review process has not been used to deny or

substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. All residential projects in the City require the same level of design review.

### **Building Codes**

The City of Duarte provides Reasonable Accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. Duarte, like most cities in California, has adopted and implements the most recent Uniform Building Code (UBC).

## **C. ENVIRONMENTAL CONSTRAINTS**

About 3.6 square miles (approximately 53 percent) of the 6.8 square miles of Duarte's incorporated land area is undeveloped, and within or adjacent to the Angeles National Forest along the west slope of the San Gabriel Mountains. Since this land is within a national forest it is not available for development; however, its presence affects housing within the privately held adjacent areas.

### **A. Fire Hazards**

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazard of wildland areas of the state using four main criteria: fuels, weather, assets at-risk, and level of service. According to Cal Fire's Fire Hazard Severity Zone map, Duarte is located in a Very High Fire Hazard Severity Zone.<sup>8</sup> Duarte's location at the base of the San Gabriel Mountains creates an urban/wildland interface that makes Duarte more susceptible to wildfires. The most recent wildfire in the northeastern portion of Duarte included the San Gabriel Complex Fire in 2016, requiring 1,376 homes to be evacuated.

According to the City's Safety Element, residents living north of Royal Oaks Drive are at significant risk of a wildland fire. This has resulted in low densities located on the privately held hillside areas. The City's Municipal Code has established Hillside Development Standards that includes minimizing risk to properties associated with wildfires and requires that all new construction on hillside areas comply with California Building Code and California Fire Code.<sup>9</sup> In addition, Duarte has implemented a Natural Hazard Mitigation Plan and is updating it as a Local Hazard Mitigation Plan (LHMP) to assist in identification and mitigation of hazards, including wildfire.<sup>10</sup>

### **B. Open Space Areas**

Much of the area abutting the Angeles National Forest within City limits is very steep with unstable soils. As a result, development of this area is constrained. The City has undertaken steps to preserve some of these areas as permanent open space. Duarte's open space maintains natural, recreational, and visual resources for current and future community use and enjoyment. Duarte's open space is valuable for both passive and active uses. In December, 2005, the City acquired 329 acres of wilderness land in this steep, unstable hillside area, to be held in perpetuity as open space. The City has actively designated and preserved lands as open space for: protection of natural habitats and species; managed

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<sup>8</sup> The California Department of Forestry and Fire Protection (CalFire). 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

<sup>9</sup> City of Duarte, Municipal Code. Accessed February 2021. [https://library.municode.com/ca/duarte/codes/development\\_code?nodeId=ART3REAPALZO\\_CH19.46HIDE\\_ST\\_19.46.010PU](https://library.municode.com/ca/duarte/codes/development_code?nodeId=ART3REAPALZO_CH19.46HIDE_ST_19.46.010PU)

<sup>10</sup> <https://www.accessduarte.com/civicax/inc/blobfetch.aspx?BlobID=26676>

production of natural resources such as forest products; recreational uses; scenic, aesthetic resources; and avoidance of development on such areas as steep slopes, faults, and flood zones that are potentially hazardous to the community.

### **C. Significant Ecological Areas**

Other constraints to development include Los Angeles County Significant Ecological Areas (SEAs) in the City and surrounding areas. SEAs, as identified by the County of Los Angeles Technical Advisory Committee, contain unique or unusual plant and/or species assemblages, or areas or habitat that are rapidly declining in the Los Angeles area. While development within the City is not subject to the County's restrictions or limitations on developments within SEAs, these Los Angeles County SEAs may not be feasibly developed or may require extensive mitigation to ensure that plant and animal species are preserved. Currently, there is one Los Angeles County SEA in and around Duarte, the San Gabriel Mountains SEA.<sup>11</sup> The City Municipal Code requires pollutant reduction for any new developments or redevelopments located in or adjacent to a SEA that would discharge stormwater that could impact sensitive habitats and/or create 2,500 square feet or more of impervious surface area.<sup>12</sup>

### **D. Earthquakes and Seismic Hazards**

The City's geology and close proximity to the Raymond Fault, Sierra Madre Fault, Walnut Creek Fault, and Sawpit Canyon Fault, as well as other active regional faults, such as the San Andreas Fault, may pose some concerns for development.<sup>13</sup> These faults could produce strong earthquakes which would generate substantial ground shaking, and potentially trigger liquefaction, landslides, mud, and debris flow during a period of heavy rain. Factors contributing to landslide potential are steep slopes, unstable terrain, and proximity to earthquake faults.

Potential liquefaction hazard zones are in the southeastern portions of the City of Duarte, which consists of alluviated valleys, floodplains and canyons.<sup>14</sup> In addition, areas with expansive soils can also cause problems such as damage to building foundations if not properly mitigated prior to construction. Safety Element Policy 4.1.1 requires compliance with the provisions of the Alquist-Priolo Act requiring site-specific soils, geologic, or geotechnical engineering studies prior to development approval as well as City mandated evaluation and correction of

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<sup>11</sup> Los Angeles Department of Regional Planning. 2019. Figure 9.3 Significant Ecological Areas and Coastal Resources Areas Policy Map. <https://planning.lacounty.gov/site/sea/maps/>

<sup>12</sup> City of Duarte. Municipal Code. Accessed February 2021. [https://library.municode.com/ca/duarte/codes/code\\_of\\_ordinances?nodeId=TIT6HESA\\_CH6.15STURRUPO\\_CO\\_6.15.130NEDEREPORE](https://library.municode.com/ca/duarte/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.15STURRUPO_CO_6.15.130NEDEREPORE)

<sup>13</sup> California Department of Conservation. n.d. Fault Activity Map of California. <https://gis.data.ca.gov/datasets/6724f0fc640e4e9aba3b849a47da4c3a>

<sup>14</sup> County of Los Angeles, Bureau of Land Management. Liquefaction Zones. <https://geohub.lacity.org/datasets/lacounty::liquefaction-zones?geometry=-118.079%2C34.115%2C-117.862%2C34.164>

identified hazards during construction.<sup>15</sup> Typical construction mitigation measures involve removal, proper fill selection, and compaction.

Although it is not possible to prevent earthquakes, their destructive effects can be minimized through comprehensive hazard-mitigation programs and efforts. For all buildings, once environmental protection policies are met, construction techniques are regulated according to the latest edition of the California Building Code (CBC) with City of Duarte amendments or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels.

## **E. Flood Plains**

The City generally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. There are no 100-year or 500-year flood zones in Duarte according to FEMA, but the City resides in Flood Zone “D” and “X”, where flood hazards are possible, but no analysis has been conducted. Flooding does occur in the City, for example in 2017, streets in the foothills were flooded with water and debris from heavy rains in January and February.<sup>16</sup> In addition, certain parts of the City are susceptible to urban flooding, including:

- Huntington Drive, north side, west side of Buena Vista Street
- Encanto Parkway, north of Huntington Drive
- Encanto Parkway near Fish Canyon Road

To ensure against damage to existing development in these areas, the City participates in the Federal Emergency Management Agency’s Flood Insurance Program. Development must follow the City’s Municipal Code standards requiring permits to be reviewed by the Floodplain Administrator prior to construction and all new buildings in the flood hazard area to be constructed with materials resistant to flood damage. Equipment and other service facilities must also be designed to prevent water from entering or accumulating within its components during a flood.

## **F. Hillside and Ridgeline Areas**

Many areas in Duarte consist of slopes where the topography acts as a limitation to various types of development. Moderately sloped areas present minor limitations due to the need for excavation and grading. Steeper slopes present severe limitations, requiring extensive excavation and possibly blasting during construction. In addition, development potential in some steeply sloped areas is limited due to lack of access and utilities.

As discussed above in the Open Space section, the City has designated many of the hillside areas as designated open spaces to be protected for biodiversity

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<sup>15</sup> The City of Duarte. 2007. General Plan.  
<https://www.accessduarte.com/civicax/filebank/blobdload.aspx?BlobID=22815>

<sup>16</sup> The City of Duarte. 2019. Hazard Mitigation Plan.  
<https://www.accessduarte.com/civicax/filebank/blobdload.aspx?blobid=26681>

purposes and to be accessed by the community. The designation of these areas as open spaces and protected areas are also minimizing risk to properties, from wildfires, unstable slopes, rapid water movement, and other risks that come from hillside areas.

There are many development standards set up by the City to minimize the risks outlined above. This includes a hillside designation area, construction requirements pursuant to California Building Code for Wildland-Urban Interface Fire Area, determination of slope, application requirements, and grading requirements are all mandatory for any new construction in Duarte, in accordance to the City's Municipal Code.

## SECTION 4 HOUSING RESOURCES

This chapter analyzes resources available for the development, rehabilitation, and preservation of housing in Duarte. This includes the availability of land resources, financial and administrative resources, and resources for energy conservation.

### A. AVAILABLE SITES FOR HOUSING

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City’s fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). Because Duarte is a built-out community with few remaining vacant residential sites, Duarte plans to accommodate its RHNA by using a combination of the methods listed below, which are further described in the following narrative:

- Residential projects in process
- Duarte Station Specific Plan
- Town Center Specific Plan
- Accessory Dwelling Units
- Westminster Gardens Specific Plan
- Affordable Housing Overlay

Table H 4-1 is a summary of the residential unit potential from the above methods.

**TABLE H 4-1  
SUMMARY OF POTENTIAL HOUSING UNITS**

| Areas/Projects                              | Total Units   | Income Distribution |            |              |               |
|---|---------------|---------------------|------------|--------------|---------------|
|   |               | Very Low            | Low        | Mod          | Above Mod     |
| <b>2021 – 2029 RHNA Targets</b>             | <b>888</b>    | 269 <sup>1</sup>    | 145        | 137          | 337           |
| <b>Projects in Process</b>                  | <b>833</b>    | --                  | --         | --           | 833           |
| <b>Duarte Station SP sites</b>              | <b>557</b>    | 81                  | 81         | --           | 395           |
| <b>Town Center SP sites</b>                 | <b>172</b>    | 21                  | 21         | --           | 130           |
| <b>Accessory Dwelling Units (ADUs)</b>      | <b>96</b>     | 23                  | 43         | 2            | 28            |
| <b>Total Capacity under current zoning</b>  | <b>1,658</b>  | <b>125</b>          | <b>145</b> | <b>2</b>     | <b>1,386</b>  |
| <b>RHNA Surplus/(Shortfall)</b>             | <b>+770</b>   | <b>(144)</b>        | <b>0</b>   | <b>(135)</b> | <b>+1,049</b> |
| <b>Westminster Gardens Specific Plan</b>    | <b>300</b>    | 75                  | --         | 75           | 150           |
| <b>Affordable Housing Overlay sites</b>     | <b>183</b>    | 91                  | 92         | --           |               |
| <b>Total Site Capacity</b>                  | <b>2,141</b>  | <b>291</b>          | <b>237</b> | <b>77</b>    | <b>1,536</b>  |
| <b>RHNA Surplus/(Shortfall)<sup>2</sup></b> | <b>+1,253</b> | <b>+22</b>          | <b>+92</b> | <b>(60)</b>  | <b>+1,199</b> |

<sup>1</sup> One-half of the City’s Very-Low Income housing needs are for Extremely-Low Income households.

<sup>2</sup> While the sites inventory shows a shortfall of sites to address the City’s moderate income RHNA, the additional site capacity for lower income units may be applied towards moderate income.

As shown in Table H 4-1, the City has a shortfall in sites to address its very low and moderate income RHNA needs. To accommodate this shortfall, the Housing Element includes a program to adopt an Affordable Housing Overlay and to amend the Westminster Gardens Specific Plan, each described later in this section.

To evaluate the adequacy of sites to address the affordability targets established by the RHNA, State statutes provide for use of “default densities” to assess affordability. Duarte falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. The City has used these default density thresholds as a guide in allocating the sites inventory by income category, as presented in Table H 4-1.<sup>17</sup> Applying this income distribution to the City’s sites inventory, inclusive of the rezone sites, demonstrates sufficient sites at appropriate densities to accommodate Duarte's regional housing needs.

## 1. Projects in Process

Several residential and mixed-use projects in various stages of entitlement will contribute towards addressing Duarte’s housing needs. Projects under construction with occupancy projected to occur prior to June 30, 2021 are discussed under Evaluation of Accomplishments under the Current Housing Element. Only those projects with occupancy in the 2021-2029 planning cycle are credited towards the sites inventory, as presented in Table H 4-2.

**TABLE H 4-2  
DUARTE PROJECTS IN PROCESS**

| Project Name  | Zoning                             | Project Units     | Project Density | Anticipated Occupancy |
|---|------------------------------------|-------------------|-----------------|-----------------------|
| Duarte Town Center Mixed Use<br>1405-37 Huntington Dr                       | Town Center<br>Specific Plan       | 161<br>apartments | 55 du/acre      | Early 2022            |
| The Residences at Duarte Station -<br>Building A<br>1700 Business Center Dr | Duarte<br>Station<br>Specific Plan | 344<br>apartments | 79 du/acre      | Early 2023            |
| The Residences at Duarte Station -<br>Building B<br>1750 Business Center Dr | Duarte<br>Station<br>Specific Plan | 292<br>apartments | 85 du/acre      | 2024                  |
| 928 Huntington Drive  | R-4                                | 16<br>apartments  | 26 du/acre      | 2022                  |
| 1401 Santo Domingo Drive  | Town Center<br>Specific Plan       | 20 condos         | 20 du/acre      | 2022                  |

<sup>17</sup> While sites with min. 30 du/acre densities are considered suitable for the provision of lower income housing, unless incentives and/or financial assistance is provided, market rate units provided at these densities are typically not affordable. Therefore, the City has chosen to allocate its 30+ du/acre sites among the various income categories, taking into account various incentives to be offered for the provision of affordable units.

## **Duarte Town Center Mixed-Use**

This represents the first major project to be developed under the Town Center Specific Plan. The four-story mixed-use project includes 161 apartments (studio, one- and two-bedroom units), along with 3,500 square feet of ground floor commercial space and 2,100 square feet of live/workspace. The project also includes a five-level parking structure with parking available for residents, guests, and commercial patrons. Duarte Town Center Mixed-Use is the first market-rate apartment development in Duarte in over 20 years, providing much needed housing for the community and hopefully serving as a catalyst to additional development in the Town Center.



## **The Residences at Duarte Station**

The Residences at Duarte Station is the first development in the Duarte Station Specific Plan and will provide two, multiple-story buildings connected by a landscaped paseo. Building A (Esperanza) consists of 344 apartment units located within a six-story building that surrounds a seven-story parking structure and rooftop deck by MBK Homes. Building B (Solana) consists of 292 apartment units, also located within a six-story building wrapped around a seven-story parking structure with rooftop garden, and is being developed by Mill Creek Residential.



## **928 Huntington Drive**

This project involved the demolition of an existing commercial building and residential buildings on the property and construction of a new 16-unit, apartment building that consists of two residential levels, a parking level, and a level with common space amenities.

## **1401 Santa Domingo Drive**

This project involves construction of a 20-unit, three-story residential condominium development. The units, which range in size from approximately 1,800 to 1,900 square-feet, will be spread out among seven buildings, each with two or three units. As of June 2021, the project is in the entitlement process with action expected in Fall 2021.

## 2. Duarte Station Specific Plan

Initially adopted in 2013, the Duarte Station Specific Plan was amended in 2019, increasing multi-family development capacities from 475 units to upwards of 1,400 units. The Plan provides the framework for development around the Metro Gold Line Station, with the goal of creating a mixed-use transit village with high density residential uses, office space, commercial/retail, hospitality and urban green space. The approximately 19-acre site comprises four parcels under separate ownership, three of which are occupied by a single-story industrial warehouse building. The following describes each of the four parcels:



- **Parcel 1** at 1801 Highland Avenue abuts the Metro Gold Line station, is 6.6 acres in size and includes a 128,000-square-foot warehouse building developed in 1965. The multi-tenant building has current vacancies and an improvement-to-land value ratio of just 0.75. This parcel is included in the Housing Element sites inventory (Site #2) as likely to develop within the planning period with a yield of 495 units (75 du/acre).
- **Parcel 2** at 1700 and 1750 Business Center Drive is located in the center of the plan area and is approximately 7.75 acres in size. The Residences at Duarte Station, described in the prior section on Projects in Process, has been entitled for 636 apartment units on Parcel 2. Esperanza, at 1700 Business Center Drive, is currently under construction and will provide 344 new apartments. Solana, at 1750 Business Center Drive, has been entitled for 292 apartments, and is estimated to begin construction in 2022.
- **Parcel 3** at 1716 Evergreen Street, located in the northern portion of the plan area, is approximately 3.32 acres in size and includes a 70,890-square-foot warehouse building occupied by multiple tenants. City staff view this property as having a longer time horizon for development and has not therefore been included in the Housing Element sites inventory.
- **Parcel 4** at 1789 Business Center Drive, in the center of the plan area and accessible from Highland Avenue, is approximately 1.41 acres in size and is currently a Metro Gold Line parking lot. Metro is preparing a Request for Proposal for development of affordable housing on the site in which the surface parking would be replaced as part of the project. This parcel is included in the Housing Element sites inventory (Site #1) with a yield of 62 units based on a conceptual site plan for the parcel.

### **3. Town Center Specific Plan**

The Duarte Town Center Specific Plan provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment by providing incentives for substantial growth of commercial, mixed-use, residential and lodging. The 75-acre Plan Area encompasses parcels on



the north and south sides of Huntington Drive between Highland Avenue and Buena Vista Street, extending south to the I-210 freeway along these two streets. The Plan provides for a net increase in 800 medium and high-density multi-family and mixed-use housing units in locations near transit and services.

The Specific Plan uses an incentive-based bonus system in specific areas to encourage the provision of community benefits. Base densities for residential range from 21-28 units/acre, with bonus densities of up to 40-55 units/acre if between two and three identified community benefits are provided, including public plazas, public art, and funding for facilities and streetscape improvements. In order to incentivize the inclusion of affordable units in the Plan area, the City intends to amend the Specific Plan to include affordable housing as one of the specified community benefits allowable to achieve maximum densities. The City also plans to allow density transfer from one property to another in the Plan to provide flexibility and optimal use of land.

The Housing Element sites inventory includes three sites within the Town Center Specific Plan for redevelopment within the planning period (Sites #4, #5, #6). All three sites are underdeveloped with older, declining commercial uses with low improvement-to-land value ratios.

### **4. Westminster Gardens Specific Plan**

Westminster Gardens is a continuing care retirement community (CCRC) originally developed in 1950 on a large, 30-acre site located south of Huntington Drive. The property is now under not-for-profit ownership (HumanGood), and the owners are looking to update the existing Specific Plan to accommodate at least 300 additional housing units to augment the current 147-unit facility. HumanGood has two other affordable senior developments in Duarte (Andre Duarte Terrace I and II), and is planning to integrate affordable units within the Westminster campus.

## **5. Affordable Housing Overlay Sites**

As part of the Housing Element sites inventory, the City has identified six sites (#7, #8, #9, #10, #11, #12) for designation with an Affordable Housing Overlay (AHO). Two of the sites are currently zoned commercial, one is zoned industrial, and three are zoned residential (R-1, R-3 & R-4). The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity, and in the case of the commercial and industrial sites, the opportunity to develop with a higher value residential use, without a General Plan amendment or zone change.

The AHO would provide the following incentives in exchange for providing 100% lower income units on these sites:

- Increased densities of 30 units/acre (with min 20 units/acre)
- Increased four story height limits
- Reduced parking standards consistent with State density bonus law
- By-right development processing

As an additional incentive, developers can access state density bonus law and the City's 100% density bonus for senior housing in addition to using the densities allowed in the overlay. In order to encourage lot consolidation for sites with multiple parcels in the AHO (sites #7, #8, #11), the City will structure the Overlay with tiered incentives for larger lot sizes.

The City has performed a financial feasibility analysis for each of the six AHO sites to confirm the affordability requirements in the Affordable Housing Overlay are adequately offset by the added density, by-right processing and other incentives. Based on the analysis, the level of development assumed under the Housing Element on each of the sites is competitive for Low Income Housing Tax Credits, and combined with local funding and a land donation (where the City owns the land), is financially feasible. (Refer to Appendix E for the feasibility analysis).

## **6. Publicly-Owned Land**

The City and its former Redevelopment Agency have a history of providing land resources in support of housing, and affordable housing in particular. The City provided a land write-down to Southern California Presbyterian Homes to assist in development of Andres Duarte Terrace II, providing 42-units for very low income seniors. Most recently, the City supported the creation of Duarte's first major mixed-use project, including 161 apartment units, by selling the developer three city-owned lots on Huntington Drive. Revenue from the property sale was deposited into Duarte's Housing Authority Fund to be used to support affordable housing in the City.

Table H 4-3 identifies three publicly-owned parcels in Duarte available for development with affordable and market rate housing.

**TABLE H 4-3  
PUBLICLY-OWNED LAND RESOURCES**

| <b>Address</b>  | <b>Parcel Size</b> | <b>Current Zoning</b>        | <b>Potential Zoning Action</b>                          | <b>Site Capacity</b>                    | <b>Comments</b>  |
|---|--------------------|------------------------------|---|---|--|
| Business Center Dr & Highland Ave                       | 1.4 acres          | Duarte Station Specific Plan | None necessary<br><i>(Housing Site #1)</i>              | 62 units                                | Metro owned land at Gold Line station currently used as surface parking lot.   |
| 2400 - 2402 Huntington Dr                               | 20,336 Sq. ft.     | Multifamily High Density R-4 | Affordable Housing Overlay<br><i>(Housing Site # 8)</i> | 40 units (including adjacent 4 parcels) | Two Housing Authority owned properties envisioned to be assembled with underutilized properties to the east to create larger parcel. |
| SEC Mountain Ave/ Duarte Rd<br>1806 - 1812 Mountain Ave | 15,300 Sq. ft.     | R-1                          | Affordable Housing Overlay<br><i>(Housing Site #11)</i> | 11 units                                | Two adjacent City owned parcels. Potential for future assembly with adjacent single-family properties for larger site.               |

LA Metro owns a 1.4 acre parcel at the Duarte Gold Line Station currently used for surface parking. This parcel is a candidate for development under Metro's Joint Development program through which Metro collaborates with municipal partners and developers to build transit-oriented developments on Metro-owned properties. Metro is preparing a Request for Proposal for development of affordable housing on the site; a conceptual site plan prepared by a not-for-profit showed a capacity of 62-units on the parcel, including a mix of family and senior housing units.

The Housing Authority owns two adjacent parcels on Huntington Drive just over a ½ acre acquired with the intent of encouraging assembly with properties to the east for a comprehensive development project. The parcels to the east are dilapidated commercial properties developed between 1947 to 1962, and have just two owners. A not-for-profit housing developer has expressed interest in development of the consolidated site with affordable housing. The City is designating all six parcels, totaling 1.4 acres, with an Affordable Housing Overlay, providing increased densities, ministerial approvals, and other incentives in exchange for development with 100 percent lower income units. At 30 unit/acre, the site capacity is estimated at 40 units, with additional units available under State density bonus law.

As part of the road widening necessary for the Gold Line Station, Metro acquired 1806 and 1812 Mountain Avenue from the property owners, and subsequently transferred ownership of the parcels to the City. The two vacant parcels total 15,000 square feet, and with the Affordable Housing Overlay designation, could accommodate 11 units. The City also sees a potential opportunity to combine this site with the three parcels to the east to create a larger ¾ acre parcel. The three non-City owned parcels are each developed with a modest single-family home of approximately 1,100 square feet and built in 1948. These additional parcels have not however been included in the sites inventory at this time.

## 7. Housing Opportunity Sites

The City has identified a total of 12 opportunity sites that have the greatest potential to accommodate Duarte’s regional housing growth needs (RHNA) during the 2021-2029 planning period. As described in the preceding sections, two of these sites are within the Duarte Station Specific Plan, three are within the Town Center Specific Plan, one in the Westminster Gardens Specific Plan, and six are designated with an Affordable Housing Overlay. Table H 4-4 summarizes the unit potential on each of these sites, and their location is depicted on Figure 1. Refer to Appendix C for additional details and aerial photos of each opportunity site in the Housing Element sites inventory.

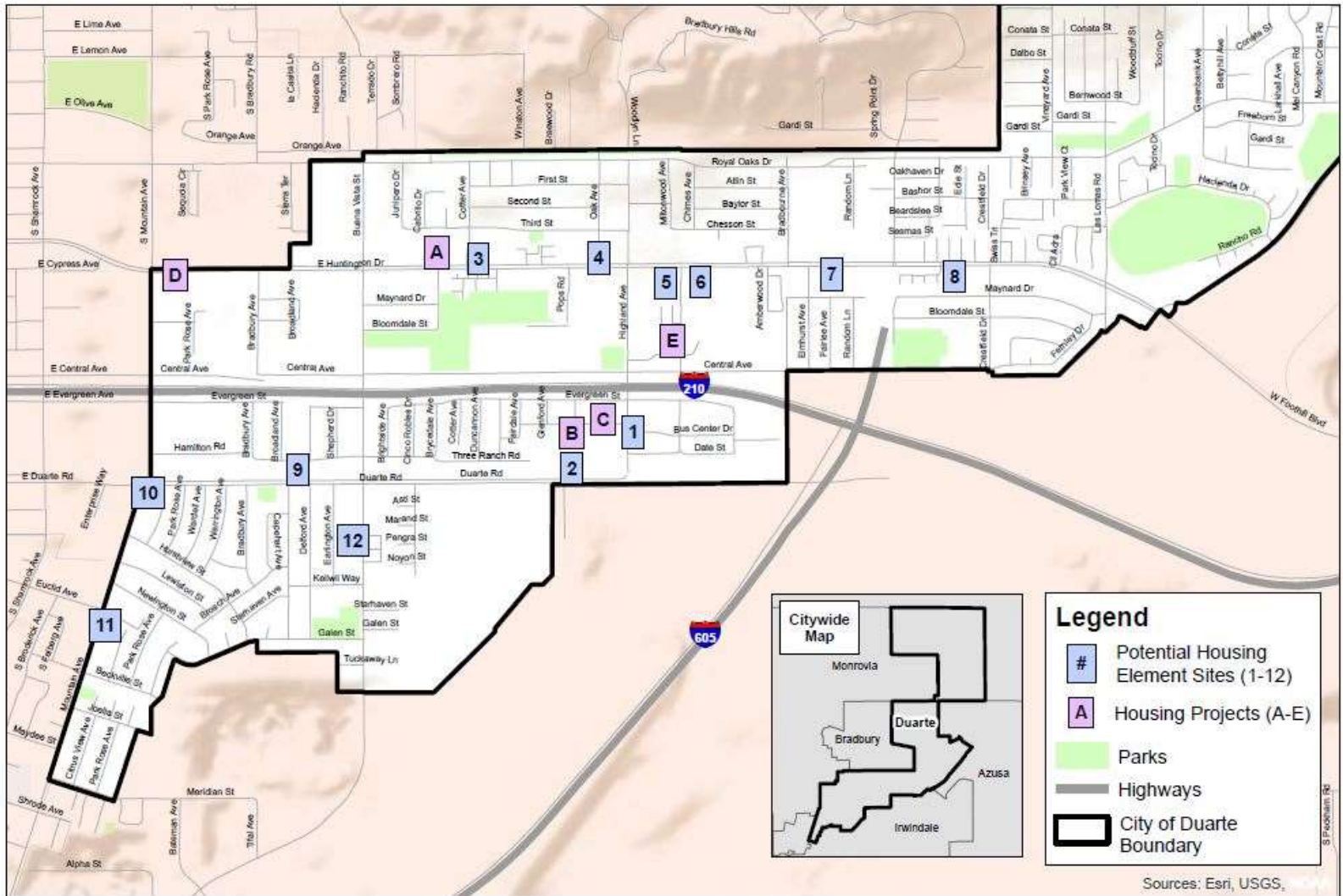
The selection of the 12 housing opportunity sites was based on a combination of factors, including: physical underutilization of the site; economic obsolescence of the existing use (as measured by an improvement-to-land value ratio of < 1.0); developer and/or property owner interest in acquiring and assembling underdeveloped parcels into larger development sites; and site proximity to various resources. These resources include proximity to transit, shopping, medical facilities and open space.

**TABLE H 4-4  
HOUSING OPPORTUNITY SITES**

| Site No.                       | Site Description         | Acres        | Current Zoning           | Proposed Zoning Action | Net Unit Potential |
|--------------------------------|--------------------------|--------------|--------------------------|------------------------|--------------------|
| 1                              | Metro Gold Line Parking  | 1.4          | Duarte Station S.P.      | n/a                    | 62                 |
| 2                              | 1801 Highland Ave.       | 6.6          | Duarte Station S.P.      | n/a                    | 495                |
| 3                              | 1501-1515 Huntington Dr. | 1.27         | Town Center S.P.         | n/a                    | 50                 |
| 4                              | 1709-1735 Huntington Dr. | 1.05         | Town Center S.P.         | n/a                    | 42                 |
| 5                              | 1838-1856 Huntington Dr. | 2.0          | Town Center S.P.         | n/a                    | 80                 |
| 6                              | Westminster Gardens      | 30           | Westminster Gardens S.P. | Update S.P.            | 300                |
| 7                              | 2150-2200 Huntington Dr. | 1.8          | Commercial C-G           | Affordable Overlay     | 54                 |
| 8                              | 2400-2422 Huntington Dr. | 1.4          | Residential R-4          | Affordable Overlay     | 40                 |
| 9                              | 1159 3 Ranch Road        | 1.1          | Industrial M-1           | Affordable Overlay     | 30                 |
| 10                             | 1806-1812 Mountain Ave.  | 0.35         | Residential R-1          | Affordable Overlay     | 11                 |
| 11                             | 2012-2018 Mountain Ave.  | 0.61         | Residential R-1          | Affordable Overlay     | 18                 |
| 12                             | 1900 Buena Vista St.     | 4.34         | Residential R-4          | Affordable Overlay     | 30                 |
| <b>Total Opportunity Sites</b> |                          | <b>51.92</b> |                          |                        | <b>1,212</b>       |

# Housing Element Sites

Figure 1



Source: US Census Bureau and the City of Duarte.

## Realistic Capacity

For purposes of identifying unit capacities on the opportunity sites, the following assumptions were used:

- For sites located in the Town Center Specific Plan (sites 3, 4, 5), the maximum 40 unit/acre density permitted under the Specific Plan is utilized. The one project developed to date in the Specific Plan, Huntington Mixed Use, developed to its maximum permitted density of 55 units/acre, indicating the land use controls under the Plan support achievement of maximum densities.
- For sites designated with the Affordable Housing Overlay (sites 7, 8, 9, 10, 11), sites are assumed to develop at the base Overlay density of 30 units/acre, with property owners utilizing the Overlay automatically eligible for an 80% density increase to 54 units/acre under State density bonus law. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law. Duarte's most recent affordable housing project – Andres Duarte II – was developed at a density of 73 units/acre.

Other sites in the inventory (sites 1, 2, 6, 12) represent unique development opportunities with development capacities tailored to the specifics of each site. The site capacities for each are described in the site opportunity exhibits included in Appendix C of the Element.

Development trends in Duarte and the adjacent communities of Monrovia and Arcadia indicate that developers are building mixed use projects at densities well in excess of 40 units per acre. As depicted in the Mixed Use Development Projects and Trends Table in Appendix C, these mixed use projects have an average density of 99 units per acre. This analysis supports the assumption that development at higher densities is both feasible and preferable for residential developers.

## Market Support for Residential on Non-Residential Sites

As numerous sites in the sites inventory have zoning that would allow for non-residential uses, the Housing Element must account for the likelihood of non-residential uses on these sites.

- **Sites in Duarte Station Specific Plan.** Both projects to receive entitlements in the Plan have been residential, totaling 636 units. Of the two sites within the Plan area included in the Housing Element, one is owned by Metro who intends to issue an RFP for affordable housing, and the second is an industrial site similar to the one currently being developed

with housing. The intent of the Duarte Station Specific Plan is to create a mixed-use transit village with a focus on residential uses, supporting the likelihood of residential development on these two sites.

- **Sites in Town Center Specific Plan.** Just two projects involving new construction have received development entitlements since the Plan's adoption. The Huntington Mixed Use project, developed in the Mixed Use Town Center zone district, includes 161 units with a limited amount (3,500 sf) of supporting commercial. The 178 room Wyndham hotel is located within the Plan's Commercial Core zone, an area that doesn't permit residential except as an accessory use. The Specific Plan is structured to provide incentive zoning for residential uses within the Mixed Use zones, and combined with the stronger market for residential than commercial, the three Housing Element sites in the Town Center Mixed Use Zones can be expected to develop as residential.
- **Sites Designated with the Affordable Housing Overlay (AHO).** Three sites designated with the AHO have a non-residential base zoning and could potentially develop with a commercial or industrial use. One of the sites (# 8) includes two parcels owned by the City, and it is the City's intent to provide financial assistance for development of the consolidated site with affordable housing. Another site (#7) currently developed with marginal commercial uses has property owners interested in selling for development; the value of the property under the AHO exceeds the value under the commercial base zoning. And finally, a third site (#9) developed with an older industrial use is located near the new Gold Line Station and surrounded by residential on two sides, making it an ideal candidate for residential redevelopment.

For all of the reasons cited above, there is a high probability that each of these sites will be developed with residential use. Market trends support the development of residential in mixed use zone districts, as evidenced by the mixed use projects cited in Duarte, Monrovia and Arcadia (refer to Appendix C). And as described in Housing Element Program 13, the City will be marketing these sites for residential development.

### **Lot Consolidation**

The success of development on the three opportunity sites within the Town Center Specific Plan, as well as three opportunity sites designated with the Affordable Housing Overlay (AHO) will be dependent upon consolidation of individual parcels into larger development sites. Within the last housing cycle, the City has had success in encouraging the assembly of property to spur development. Examples of lot assembly include:

- 3rd Street townhomes where the City sold off the old City Hall property and an adjacent City-owned maintenance building that it owned for the construction of 18 townhomes and a new public park.
- The Oliva project, at 946 Huntington Drive, was a former redevelopment property that the City sold to a developer that had acquired an adjacent property. By assembling the properties, it allowed for the construction of a 25 unit townhome project.
- The Huntington mixed use project, at 1415 Huntington Drive, was a multiple property site that was owned by the City. The City entered into a DDA with the developer and the result was a 161 unit mixed use apartment development.

Each of the three opportunity sites within the Town Center Specific Plan falls within a Lot Consolidation Overlay. The intent of the Overlay is to encourage the consolidation of lots by allowing mixed use development along with a one-story height increase above base densities if a project meets a minimum lot size threshold. For opportunity sites #3 and #4, the Overlay requires residential development to include a commercial component along Huntington Drive, whereas the Overlay for site #5 also permits 100% residential development.

In order to also encourage lot consolidation for three sites with multiple parcels in the AHO (sites #7, #8, #11), the City will structure the Ordinance similar to the Town Center Specific Plan with tiered incentives for larger lot sizes. AHO incentives include allowance for residential uses up to 30 units/acre; 4 story height limits; reduced parking standards; and by-right development processing.

In order to further encourage the consolidation of individual parcels within the opportunity sites, the City will contact the property owners of each of these sites and discuss the City's goals for residential development and available regulatory and financial assistance. For property owners receptive to lot consolidation, the City will provide assistance to facilitate the parcel merge process in a streamlined and timely manner.

### **Suitability of Non-Vacant Sites**

Because nonvacant sites comprise more than half of Duarte's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Table H 4-5 documents residential development trends in Duarte and provides examples of redevelopment of existing uses, as well as the strong demand for residential development in the area.

Each of the 12 opportunity sites was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period. These factors include: physical underutilization of the site; economic obsolescence of the existing use (as measured by an improvement-to-land value ratio of  $< 1.0$ )<sup>18</sup>; dilapidated condition of the existing use; developer and/or property owner interest in acquiring and assembling underdeveloped parcels into larger development sites; and site proximity to various resources. The sites inventory spreadsheet and detailed site information exhibits and photos in Appendix C documents these factors for each site.

Duarte has a strong track record in redesignating non-vacant commercial and industrial properties for residential development. Combined, the following developments provide 840 units in areas that were previously zoned for non-residential uses:

- The City rezoned a 19-acre industrial area adjacent the Gold Line Station to the Duarte Station Specific Plan and worked with a developer to purchase an existing industrial building, demolish the building and construct 636 residential units. Building 1, Esperanza, is a 344 unit building in construction. Building 2, Solana, is a 292 unit building that is fully entitled and should be in the plan check process in Fall 2021.
- The 161-unit Huntington mixed use project was previously zoned and developed with commercial uses. The City subsequently adopted the Town Center Specific Plan that encouraged mixed use and provided the opportunity for high residential densities with incentive zoning.
- The 3rd Street townhome project was previously zoned and developed with public facility uses. The City rezoned to residential to allow for development with 18 units and a public park.
- The 25 unit Oliva townhome project was developed on a previous commercial site that the City rezoned for residential use.

The market for residential development in Duarte is strong, as evidenced by the above recent projects. The incentives provided within the Duarte Station and Town Center specific plans have proven successful in spurring development. The addition of an Affordable Housing Overlay to identified opportunity sites outside the specific plan areas, combined with regulatory and financial assistance, will make these sites attractive for development.

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<sup>18</sup> Three sites with older, deteriorated buildings had improvement-to-land value ratios in excess of 1.0. Discussions with the County Assessor's Office indicated that since each of these parcels had not been reassessed for over 25 years, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. Refer to the Site Exhibits in Appendix C for additional detail.

**TABLE H 4-5  
DUARTE DEVELOPMENT PROJECTS AND TRENDS**

| <b>Project Name</b>   | <b>Prior Zoning</b> | <b>Current Zoning</b>        | <b># of Parcels</b> | <b>Site Size</b> | <b>Prior Use and Year Built</b>                       | <b>Project Units</b>            |
|---|---------------------|------------------------------|---------------------|------------------|---|---------------------------------|
| Huntington Mixed Use<br>1405-37 Huntington Dr                           | CG                  | Town Center Specific Plan    | 3                   | 2.9 ac           | Auto repair business, City-owned parcels vacant       | 161 apartments                  |
| 1401 Santo Domingo Dr   | R-4                 | Town Center Specific Plan    | 1                   | 1 ac             | 8 apartments 1959                                     | 20 condos                       |
| The Residences at Duarte Station -Building A<br>1700 Business Center Dr | M                   | Duarte Station Specific Plan | 1                   | 3.86 ac          | 114,599 s.f. industrial building 1960s era            | 344 apartments                  |
| The Residences at Duarte Station -Building B<br>1750 Business Center Dr | M                   | Duarte Station Specific Plan | 1                   | 3.08 ac          | Part of 1700 Business Center Drive above              | 292 apartments                  |
| 928 Huntington Dr   | R-4                 | R-4                          | 1                   | .59 ac           | 11 apartments and commercial bldg. 1926               | 16 apartments                   |
| Olivia Townhomes<br>946 Huntington Dr                                   | C-F                 | R-4                          | 4                   | 1.24 ac          | 3 vacant parcels, single-family house                 | 25 townhomes                    |
| 3 <sup>rd</sup> Street Townhomes  | PF, OS              | R-3, OS                      | 6                   | 1.65 ac          | Warehouse/ prior City Hall; Chamber of Commerce; park | 18 townhomes                    |
| Andres Duarte Terrace II  | R-4                 | Town Center Specific Plan    | 1                   | .57 ac           | vacant  | 42 apartments senior affordable |

## **Accessory Dwelling Units**

Accessory dwelling units (ADUs), also referred to as second units and granny flats, are small, self-contained units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner. Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, Duarte has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs.

Duarte has been successful in its efforts, with 25 building permits issued for ADUs in the prior planning period (2014 - June 2021), and an additional 12 ADU entitlements approved between December 2020 – May 2021 as of June 2021. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant.

Given Duarte's growing track record in producing ADUs, combined with the incentive of pre-approved construction plans, the sites inventory projects a minimum of 12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

## **9. Availability of Infrastructure and Public Services**

As development occurs throughout the city, upgrades to water and wastewater conveyance facilities may be required. The precise location and connection would need to be determined at the time development is proposed. Any future line size modifications or connections would be designed in accordance with applicable provisions of the DMC and to the satisfaction of the City Engineer. Increased development density has the potential to impact the capacities of local utilities infrastructure, which may require the expansion or construction of new facilities. However, all new development is subject to its own CEQA process where project-specific impacts associated with water supply and wastewater would be analyzed.

The availability of adequate public facilities and services in relation to the sites identified in Table H 4-4 has been evaluated, and the City has determined there are no public facilities or service constraints that would impede development of housing units to meet Duarte's RHNA allocation. The Gold Line station area is

currently an industrial park, and as such, water, sewer and other utilities are in place for anticipated heavy utility uses. All sites are adjacent to existing public roadways and are serviceable by the City's police and fire departments, as well as private companies that provide phone, cable, gas, and electric service.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Duarte will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

## **B. FINANCIAL RESOURCES**

The extent to which Duarte can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of local, state and federal funds are available to support affordable housing activities in Duarte, described below. An important consideration in the use of these funds, however, is the requirement to pay prevailing wage, estimated to increase the costs of construction anywhere from around 10 percent to 35 percent.

### **1. Successor Agency/Housing Authority Resources**

The primary local source of funds for affordable housing in Duarte has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. However, with the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low and Moderate Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund. As of June 30, 2020, the Duarte Successor Agency had a total of \$4,356,134 in its Low- and Moderate Income Housing Asset Fund.

The Duarte Housing Authority was formed in March 2011 and maintains ownership of several former Redevelopment Agency properties intended for future development with housing. The June 2020 balance in the Housing Authority Fund was \$1,343,145, which combined with an additional \$2,355,600 in net revenues generated from the sale of three parcels on Huntington Drive, will result in a total of **\$3,698,745** in funds available to support affordable housing in the City.

### **2. Housing Trust Fund**

In 2005, Duarte adopted an Inclusionary Housing Ordinance which requires 15 percent of all new or substantially rehabilitated units in ownership projects with four or more units, and multi-family rental projects with 10 or more units to be affordable to low and moderate income households. The City allowed developers the option of paying a fee in lieu of providing the inclusionary units, which is in turn deposited into an Inclusionary Housing Trust Fund.

Since the program's inception, the City experienced two major impediments to the success of the inclusionary program. First, the 2008-2009 recession significantly impacted housing starts region-wide. And second, the dissolution of redevelopment agencies and elimination of the 20% affordable housing set-aside deprived the Inclusionary Housing Trust Fund from a steady source of funds to

leverage collected in-lieu fee revenues. The result has been no produced inclusionary housing units and only limited in-lieu fee deposits since the program's inception. As of June 2020, the **Housing Trust Fund balance was \$524,486.**

### 3. Community Development Block Grant (CDBG)

Duarte is a participating City in the Los Angeles Urban County Community Development Block Grant (CDBG) Program. The City receives approximately \$150,000 in annual CDBG funds from the County which can be used for housing and community development activities which primarily benefit low and moderate income households. The City is currently utilizing CDBG funds to upgrade curb ramps to meet accessibility standards, and to fund street improvement projects in low and moderate income neighborhoods.

The City had in the past implemented a housing rehabilitation grant program utilizing CDBG funds. However, due to significant decreases in the amount of CDBG funds received, combined with the administrative burden associated with implementing the federally funded program, in 2012 the City ended the program. Discussions with Duarte's CDBG consultant also indicated interest in the program among homeowners had waned.

**Table H 4-6 below identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.**

**TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES**

| Program Name   | Description   | Eligible Activities  |
|--|---|--|
| Metro Affordable Transit Connected Housing (MATCH) Program<br><br><i>www.matchfundla.com</i> | Loans for development projects within 1/2 mile of high frequency transit node:<br>1. Predevelopment loans for affordable housing providing 100% of units at or below 60% AMI (min. 49 unit project size)<br><br>2. Loans for 20+ unit apartments with market rents affordable to low income households with capacity to be redeveloped with at least double the existing units. | <ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Substantial rehabilitation</li> <li>▪ Land Purchase</li> <li>▪ Acquisition of Existing Housing</li> </ul> |
| Low-income Housing Tax Credit (LIHTC)<br><br><i>www.treasurer.ca.gov/ctcac</i>               | Tax credits to enable developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.  | <ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/ Rehabilitation</li> </ul>  |

**TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES**

| Program Name   | Description   | Eligible Activities  |
|--|---|--|
| <p>CalHFA Residential Development Loan Program<br/><i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i></p>                     | <p>Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA’s Downpayment Assistance Program to provide subordinate loans to first-time buyers.</p>  | <ul style="list-style-type: none"> <li>▪ Site acquisition</li> <li>▪ Pre-development costs</li> </ul>  |
| <p>Los Angeles County Development Authority Home Ownership Program (HOP)<br/><i>www.lacda.org/for-homeowners/homebuyer</i></p>   | <p>Provides first-time home buyer loans of up to 20% of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at 0% interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.</p> | <ul style="list-style-type: none"> <li>▪ Down payment and closing cost assistance to lower income first-time homebuyers</li> </ul>   |
| <p>Workforce Housing Program<br/><i>cscda.org/Workforce-Housing-Program</i></p>  | <p>Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/middle income households, generally households earning 80% to 120% of AMI.</p>   | <ul style="list-style-type: none"> <li>▪ Acquisition of market rate apartments and conversion to affordable</li> </ul>   |
| <p>Golden State Acquisition Fund (GSAF)<br/><i>www.goldenstate-fund.com</i></p>  | <p>Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.</p>  | <ul style="list-style-type: none"> <li>▪ Preservation</li> <li>▪ Site acquisition</li> </ul>   |
| <p><b>State HCD Funding Sources</b></p>  |   |  |
| <p>Affordable Housing and Sustainable Communities Program<br/><i>www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</i></p> | <p>Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of:</p> <ul style="list-style-type: none"> <li>✓ Affordable housing</li> <li>✓ Employment centers</li> <li>✓ Key destinations</li> </ul>  | <ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Preservation of affordable housing at-risk</li> <li>▪ Conversion of non-residential to rental</li> </ul>  |
| <p>CalHome<br/><i>www.hcd.ca.gov/fa/calhome</i></p>  | <p>Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.</p>   | <p><u>Homebuyer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Downpayment assistance</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ ADU/JADU</li> </ul> <p><u>Developer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Site acquisition, development</li> </ul> |

**TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES**

| Program Name   | Description  | Eligible Activities  |
|--|--|--|
| <p>Infill Infrastructure Grant Program</p> <p><a href="http://www.hcd.ca.gov/fa/iig/">www.hcd.ca.gov/fa/iig/</a><br/> <a href="http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml">www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</a></p> | <p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.</p>  | <ul style="list-style-type: none"> <li>▪ Parks and open space</li> <li>▪ Utility service improvements</li> <li>▪ Streets, parking structures, transit linkages</li> <li>▪ Traffic mitigation features</li> <li>▪ Sidewalks and streetscape improvements</li> </ul> |
| <p>Local Housing Trust Fund (LHTF) Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml</a></p>   | <p>Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.</p>  | <ul style="list-style-type: none"> <li>▪ Rental &amp; ownership hsg</li> <li>▪ Transitional housing</li> <li>▪ Emergency shelters</li> <li>▪ Min. 30% of allocation required to assist ELI</li> </ul>  |
| <p>Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/mprrop.shtml">www.hcd.ca.gov/grants-funding/active-funding/mprrop.shtml</a></p>                                  | <p>Short-term and long-term loans at up to three percent for mobilehome park resident organizations, non-profit entities and local public agencies. Low-income residents of converted parks can apply for individual loans to the entity that has purchased the park.</p>                        | <ul style="list-style-type: none"> <li>▪ Purchase of a mobilehome park</li> <li>▪ Rehabilitation or relocation of a purchased park</li> <li>▪ Purchase of a share or space in a converted park by a low-income resident</li> </ul>                                 |
| <p>Multifamily Housing Program (MHP)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</a></p>   | <p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>   | <ul style="list-style-type: none"> <li>▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing</li> </ul>   |
| <p>National Housing Trust Fund Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</a></p>   | <p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low income households.</p>   | <ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>   |
| <p>Permanent Local Housing Allocation (PLHA)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/plha.shtml">www.hcd.ca.gov/grants-funding/active-funding/plha.shtml</a></p>   | <p>Grants (competitive for non-entitlement jurisdictions) available to cities that assist: Increasing the supply of affordable rental and ownership housing, persons experiencing homelessness, facilitate housing affordability, and ensure geographic equity in the distribution of funds.</p> | <p>Competitive Allocations:</p> <ul style="list-style-type: none"> <li>▪ Development of affordable rental housing</li> <li>▪ Assistance for homeless individuals</li> </ul>  |

**TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES**

| <b>Program Name</b>  | <b>Description</b>   | <b>Eligible Activities</b>  |
|--|--|---|
| Predevelopment Loan Program<br><i>www.hcd.ca.gov/grants-funding/active-funding/pdlp.shtml</i>                              | Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.  | <ul style="list-style-type: none"> <li>▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing</li> </ul>   |
| Supportive Housing Multi-Family Housing Program (SHMHP)<br><i>www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</i> | Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.  | <ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Conversion of non-residential to rental</li> <li>▪ Social services within project</li> </ul>   |
| Transit-Oriented Development (TOD) Housing Program<br><i>www.hcd.ca.gov/grants-funding/active-funding/tod.shtml</i>        | Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments. | <ul style="list-style-type: none"> <li>▪ Rental housing development</li> <li>▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.</li> </ul> |
| <b>Homeless Housing Programs</b>   |  |   |
| San Gabriel Valley Regional Housing Trust<br><i>www.sgvrht.org</i>   | Joint powers authority provides funding (grants and loans) to member cities for the construction of new projects.  | <ul style="list-style-type: none"> <li>▪ Homeless Shelters</li> <li>▪ Homeless Housing</li> <li>▪ Transitional Housing</li> <li>▪ Permanent Supportive Housing</li> </ul>   |
| Veterans Housing and Homeless Prevention Program (VHHP)<br><i>http.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml</i> | Loans for development multi-family rental housing with min. 55 year affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.   | <ul style="list-style-type: none"> <li>▪ Multi-family rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. Min. 45% of these units for ELI Veterans.</li> </ul>                                |

Source: Karen Warner Associates, 2021

## **C. ADMINISTRATIVE RESOURCES**

### **1. City of Duarte Community Development Department**

The City of Duarte Community Development Department provides administrative services, housing and community development services to residents, developers, and others interested in housing issues. The City is a participating city in the Los Angeles Community Development Commission's, Los Angeles Urban County. As such, it receives its CDBG allocation from the Los Angeles County Community Development Commission (CDC). In addition, the Department is responsible for oversight of the housing assets of the former Redevelopment Agency.

### **2. Los Angeles County Development Authority (LACDA)**

The Los Angeles County Development Authority administers the non-entitlement Community Development Block Grant funds for cities with populations under 50,000, of which Duarte is one. Duarte has and will continue to participate in LACDA's "First-Time Homebuyers Programs", through the Home Ownership Program (HOP) which provides lower interest rates to low income first-time homebuyers. [Home Ownership Program \(lacda.org\)](http://lacda.org)

### **3. Duarte Parks and Recreation Department**

The City of Duarte Parks and Recreation Department provides a variety of services that support the community's seniors, families, youth and at-risk teens. The following highlights just a few of the Department's Programs:

- The **Duarte Senior Center** provides a daily hot lunch program in addition to hosting a monthly Los Angeles Regional Food Bank program, as well as a wide variety of recreational classes and activities. Free health checks and legal services are provided periodically.
- The **Duarte Teen Center** offers a state-of-the-art computer room, tutoring, a boxing program and a myriad of activities for Duarte High School students. With the hopes of reducing teen pregnancy and fatherlessness, the City of Duarte, Methodist Hospital of Southern California and Foothill Family Service provide many special programs for teens through The Turning Point Project at the Teen Center.
- **People Helping People** is a volunteer community service program designed for teens. The program consists of two major components: teens providing volunteer services to senior citizens in the community, and group social activities.

#### **4. Duarte Transit System**

The City of Duarte has operated a fixed route bus system since 1984. It is paid for from a ¼ cent sales tax surcharge approved by California voters. The buses operate Monday through Saturday, and have a current ridership of more than 24,400 per month. All City buses are equipped to handle handicapped persons.

The bus system offers three routes, two that circulate around the City in opposing directions. The bus routes come within a few blocks of every point in the City and serve to connect the residential areas with the City's major commercial, industrial and governmental centers. The third, commuter route picks up passengers from residential areas and drop them off at locations where they can transfer to MTA and Foothill Transit lines.

## **D. LOCAL NON-PROFIT RESOURCES**

The following describes several local non-profit housing organizations that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for preservation of assisted housing and development of affordable housing.

### **1. HumanGood (formerly Southern California Presbyterian Homes)**

HumanGood is an experienced non-profit housing developer, and has been providing housing and healthcare services to seniors for over 50 years. The not-for-profit owns and operates three affordable senior housing projects in Duarte – the 80-unit Andres Duarte Terrace, the 42-unit Andres Duarte Terrace II, and 75-unit Royal Vista Terrace. The Andres Duarte Terrace II project provides rental units for extremely low and very low income seniors. These projects were funded through a combination of HUD Sections 202 and 221, local redevelopment housing set-aside funds, and City of Industry funds. HumanGood also purchased Westminster Gardens, a market rate retirement community in Duarte comprised of individual cottages, and is looking to integrate additional senior housing on the 30-acre site, including units affordable to lower and moderate income households.

### **2. Habitat for Humanity – San Gabriel Valley**

Habitat for Humanity is a Christian non-profit organization which builds affordable housing in all 50 states and in many countries throughout the world. Habitat primarily builds single-family homes for lower income families. Recipient families are asked to provide sweat equity, while volunteers consisting of church members, business persons and local organizations provide labor and materials. The homes are sold to families with no interest loans with no profit to Habitat for Humanity.

### **3. Jamboree Housing Corporation (JHC)**

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. The City had previously been working with Jamboree Housing on a proposal to develop 60-70 affordable units on a current Metro parking lot adjacent to the Gold Line Station; Metro is currently preparing an RFP for site development. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. “Housing with a HEART” (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

#### **4. National Community Renaissance** *(previously Southern California Housing Development Corporation)*

National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multi-family units throughout southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

#### **5. Rebuilding Together**

Rebuilding Together is a national organization which helps preserve owner occupied houses and neighborhoods to assure a warm, safe and dry home for people in need. Rebuilding Together works with low income persons and concentrates on the elderly, the disabled and families with children. An affiliate, was established in the Duarte area. The organization is called Rebuilding Together Duarte/Monrovia and has a 501(c.)3 status. The goal of the local affiliate is to repair and rehabilitate at least two owner-occupied low-income homes per year with the assistance of local sponsors and other volunteer-based organizations.

## **E. ENERGY CONSERVATION OPPORTUNITIES**

Increasing utility cost adds to reducing affordability of housing. Energy conservation reduces heating and cooling cost making housing more affordable. Title 24 of the California Administrative Code, adopted by most cities in California as part of their Building Codes, including the City of Duarte, sets forth mandatory energy requirements. The following are among the alternative ways to meet the energy standards:

Alternative 1 is a passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels. A second alternative generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements. Alternative 3 is also without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure at the northern sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, and garages along the north face;
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds, or using a windbreak to reduce the wind velocity against the entrance.

The Duarte Architectural Review Board, which reviews projects within the community, complies with State laws including the use of solar panels and is therefore less stringent in restricting their use.

### **1. Sustainable Development Practices**

In order to encourage energy and natural resource conservation, and to implement State laws regarding reduction in greenhouse gas emissions, water conservation and other conservation directives, the City has incorporated Chapter 19.52 “Sustainable Development Practices” into its Development Code. All new

development is now required to apply sustainable development practices as defined in the Code, with the extent of required sustainability provisions determined by the scale of development which is divided into four levels, ranging from small-sized projects to significant projects.

Duarte's Sustainable Development Practices encompass the following areas:

- Recyclable Materials
- Energy Efficiency and Alternative Energy Solutions
- Water Conservation
- Urban Water Runoff Drainage
- Community Gardens
- Transit and Pedestrian Access

The Code specifically states that “implementation of the requirements of this Chapter should reflect reasonable flexibility for substitutions and applications that are determined by the Director to be in substantial compliance with and generally equivalent to the applicable standards set forth herein. Creative and cost-effective solutions to sustainable development practices are encouraged.”

Duarte received the 2011 Energy Savings Impact Award from the San Gabriel Valley Energy Wise Partnership, a collaboration between the San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison. Duarte was selected for the award because of its City-wide energy efficiency lighting project that resulted in approximately 140,000 kilowatt-hours savings in its first year.

In 2012, the City collaborated with the San Gabriel Valley Council of Governments on the creation of an Energy Action Plan, and in 2019, the City Council approved an Infrastructure Modernization Program that is currently being implemented by Climatec. Duarte has since participated in the San Gabriel Valley Council of Governments Energy Champions Awards in both 2020 and 2021, achieving Gold level status in 2020 and anticipated to receive Platinum level status in 2021.

A recent example of sustainable development practices was the City of Hope Specific Plan, which reduced its parking requirements by using demand-based parking calculations. Furthermore, the Plan incentivizes transit and non-vehicular modes of transportation through transit credit due to its less than ¼ mile proximity to the Gold Line LRT.

## **2. Energy Efficiency and Conservation Programs**

### **HERO Financing Program**

The California Home Energy Renovation Opportunity (HERO) Program provides property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. Property owners who wish to participate agree to repay the amount borrowed

through an assessment on their property taxes. The City partnered with Renovate America to offer HERO financing to property owners for energy-efficient and water conservation upgrades.

### **Southern California Edison (SCE)**

The City of Duarte is partnering with Southern California Edison (SCE) to help community residents and businesses save money, save energy, and improve the environment. The City has extensive information on its website on ways to conserve energy, with links to the Southern California Edison Rebate Center.

Southern California Edison provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 30 percent bill discount under the California Alternate Rates for Energy (CARE) program. The Affordable Multifamily Financing (AMF) offers attractive financing options to upgrade deed-restricted multifamily properties to be more energy efficient.

### **Energy Upgrade California (EUC)**

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

### **Southern California Gas Company**

The Southern California Gas Company offers a variety of tools, tips and rebates for residents and businesses to assist with energy efficiency. Complimentary energy efficiency starter kits are available as well as purchasing guides for people looking to buy new appliances. The Residential Direct Install Program provides no-cost energy improvements to eligible customers to help conserve energy and

lower utility bills. Several types of rebates are offered for household appliances, water heaters, smart thermostats and pool heaters.

### **San Gabriel Valley Municipal Water District**

The San Gabriel Valley Municipal Water District (SGVMWD) helps residents, businesses and government agencies in the member cities acquire water-efficient technology and equipment. The District partners with the member cities to provide funding and technical assistance for infrastructure programs and public education.

Beginning in 2010, SGVMWD made a major commitment to fund and create a variety of water conservation pilot projects throughout the service area. These pilot projects are taking place in each of the member cities and involve elements of water-efficient technology and equipment, water-wise and California Native plants, and in-school curriculum.

Rebates are available for a variety of items, including washing machines, irrigation controllers, high efficiency toilets and rotating sprinklers.

### **South Coast Air Quality Management District**

Residents can receive a rebate of up to \$250 with the purchase of a cordless, battery-electric lawn mower. An operable, gasoline powered lawn mower must be scrapped in order to be eligible for the rebate.

## **SECTION 5 HOUSING PLAN**

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

### **A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT**

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the eight-year update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Duarte 2014-2021 Housing Element set forth a series of housing programs to address the following issue areas:

- ✓ Preserving and Improving Existing Housing
- ✓ Removing Governmental Constraints
- ✓ Ensuring Equal Housing Opportunities
- ✓ Assisting in Development of Affordable Housing
- ✓ Providing Adequate Sites

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table H-5-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

**TABLE H 5-1  
REVIEW OF ACCOMPLISHMENTS UNDER 2014-2021 HOUSING ELEMENT**

| Program  | Accomplishments  |
|--|--|
| <b>Programs to Preserve and Improve Existing Housing</b>   |  |
| <p><b>1. Housing Code Enforcement and Abatement</b></p> <p><i>2014-2021 Objective:</i> Monitor the housing conditions in the City and respond to complaints. Inform violators of available rehabilitation assistance through the County to correct code deficiencies.</p>  | <p><b>Progress:</b> The City conducted a housing conditions survey of multi-family properties over 50 years old. As part of this effort, several properties were identified as candidate sites for potential acquisition and substantial rehabilitation under a new program being initiated by the City with State SB 2 funds. The Code Enforcement and Planning Divisions refer property owners to the LA County Community Development Commission's Home Improvement Programs.</p> <p><b>Effectiveness:</b> The Code Enforcement program has been effective in addressing housing and property maintenance issues in Duarte.</p> <p><b>Appropriateness:</b> As Duarte's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing. This program will be continued in the updated Housing Element.</p>  |
| <p><b>2. County Single-family Rehabilitation Loan Program</b></p> <p><i>2014-2021 Objective:</i> Provide brochures at City Hall advertising the County's rehabilitation program, and continue to promote on the City's website and through the City's code enforcement program. Seek to achieve rehabilitation of an average of five units annually.</p>                                 | <p><b>Progress:</b> Duarte continues as a participating city in the County's CDBG program. However, due to a change in regulations by LACDA and HUD to no longer allow grouping of contractor bids across multiple projects, the single-family rehab program became too staff intensive and unsustainable for a small city with staffing constraints. The City instead directs its approximately \$140,000 in annual CDBG funds towards needed infrastructure improvements in low and moderate income neighborhoods.</p> <p><b>Effectiveness:</b> While the City no longer uses its CDBG funding allocation to implement a housing rehabilitation program, it continues to provide information and referral to LA County's Home Improvement Programs.</p> <p><b>Appropriateness:</b> Advertising rehabilitation assistance available through the County does not require a distinct program in the Housing Element. A new program with active City funding and involvement to acquire and rehabilitate deteriorating multi-family properties will be added to the Housing Element.</p> |
| <p><b>3. Preservation of Assisted Rental Housing</b></p> <p><i>2014-2021 Objective:</i> Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants.</p> | <p><b>Progress:</b> Duarte Manor was at-risk of conversion, and in 2015 was acquired and rehabilitated by a non-profit, with affordability controls extended 55 years. The Section 8 HAP contract on Duarte Park Apartments was set to expire in 2022, but the property owner recently notified the tenants of their intent to renew the HAP contract so the project is no longer at risk.</p> <p><b>Effectiveness:</b> No affordable housing units have converted to market-rate during the planning period.</p> <p><b>Appropriateness:</b> This is an ongoing program that is an important part of preserving the City's long-term affordable housing.</p>   |

## Programs to Remove Governmental Constraints

### 4. Density Bonus

**2014-2021 Objective:** Encourage the use of density bonus incentives by advertising on Duarte's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.

**Progress:** The City website contains information on Duarte's density bonus program, and City staff discusses opportunities for density bonuses with developers. The City granted a 100 percent density bonus for the Andres Duarte II senior housing project, along with a land write-down and other regulatory incentives. In both the Town Center and Duarte Station specific plans, the City has provided significantly higher densities than the Residential High Density designation in the General Plan, and has entitled 161 and 636 high density units in each plan respectively.

**Effectiveness:** The density bonus program is among several tools the City utilizes to facilitate affordable housing.

**Appropriateness:** This program remains appropriate to the updated Housing Element.

### 5. Efficient Project Review

**2014-2021 Objective:** Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.

**Progress:** Oliva, a 25 unit townhome project was developed as a joint partnership with the City. It was submitted in April 2018 and entitled in November of that year, submitting for expedited plan check the following month. The 344 unit Duarte Station mixed-use project (Building A) received entitlements in November 2019, and Plan Check was completed in December 2020. The project has been issued grading permits and will be issued building permits in Spring 2021.

**Effectiveness:** As a small City, staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits. In addition, the City has several processes in place which help to minimize project review times, including concurrent processing, pre-application reviews, and Program EIRs for the Duarte Station Specific Plan and Town Center Specific Plan which allow for individual projects which fall within the scope of the EIR to utilize this as environmental clearance under CEQA.

**Appropriateness:** The time and uncertainty involved with processing development projects can contribute significantly to project costs, serving as a disincentive to development. Duarte's continued focus on efficient processing through its Community Development Department remains integral to the way the City does business.

**Programs to Ensure Equal Housing Opportunities and to Address Special Housing Needs**

**6. Fair Housing Program**

**2014-2021 Objective:** Continue to promote fair housing practices, and refer fair housing complaints to Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, at City Hall, and on the City’s website.

**Progress:** The City continues to distribute fair housing information at the public counter through the community newsletter, and on its website, and refers fair housing related complaints to the Housing Rights Center.

**Effectiveness:** This program has been effective in educating residents on their rights under Fair Housing Law, and in providing referrals for services.

**Appropriateness:** The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.

**7. Senior Housing Opportunities**

**2014-2021 Objective:** Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of Duarte’s growing number of senior citizens. Research shared housing programs offered in other jurisdictions and through private agencies, and pursue establishment of a shared housing program to serve Duarte’s seniors.

**Progress:** The City provided financial and regulatory assistance for the development of 42 affordable senior units in Andres Duarte Terrace II, and has begun initial conversations with the owners of Westminster Gardens to allow increased density and affordable housing opportunities for seniors. The City informally assists seniors in identifying housing opportunities through the Senior Center.

**Effectiveness:** The City has been effective in providing and preserving housing for its senior citizen population.

**Appropriateness:** Seniors continue to represent a growing segment of Duarte’s population. Continuing with programs to address their special housing needs remains appropriate to the Housing Element.

**8. Housing Opportunities for Persons Living with Disabilities**

**2014-2021 Objective:** Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments.

**Progress:** The City coordinates with the San Gabriel Valley/Pomona Regional Center to provide services to persons with developmental disabilities. Duarte supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing.

**Effectiveness:** The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.

**Appropriateness:** This program remains appropriate to the Housing Element.

**9. Homeless Services Strategy**

**2014-2021 Objective:** Support implementation of the SGVCOG regional Homeless Services Strategy, including the priorities established by Cluster Group One.

**Progress:** Duarte and its neighboring city Irwindale received a joint planning grant to develop a long-term strategy to address homeless issues. The City: conducted public workshops and gained community input; adopted and began implementation of the *Plan to Prevent and Combat Homelessness*; hired a full-time Homeless Outreach Coordinator to conduct regular and documented outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing; and created an Interdepartmental Committee on Homelessness. In August 2020, the City approved a MOA with the SCVCOG for \$245,000 of homeless programs grant funding that includes a variety of local and regional programs.

|   |  |
|---|--|
|   | <p><b>Effectiveness:</b> The City has been effective in implementing its Plan to Prevent and Combat Homelessness, and recently was awarded a grant to help assist residents with utility bills. The goal of this program is to keep residents in their homes and prevent them from becoming homeless.</p> <p><b>Appropriateness:</b> According to the 2020 Point in Time Count, the homeless population in Duarte was estimated to include 27 individuals. This program continues to be important for the Housing Element Update, and will incorporate the new emergency shelter parking standards as required under AB 139.</p>   |
| <p><b>Programs for Provision of Affordable Housing</b></p>  |  |
| <p><b>10. Affordable Housing Development Assistance</b></p> <p><b>2014-2021 Objective:</b> Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. In 2014, update the Code to specify the waiver of 100 percent of application processing fees for projects with a minimum 10 percent ELI units.</p> | <p><b>Progress:</b> The City provided a land write-down, density bonus and other regulatory incentives for the development of 42 very low income senior units. The City sold three lots on Huntington Drive to a developer for development of a major mixed-use project which contains 161 apartment units; revenue from the property sale will be deposited into the Housing Authority Fund and be used to support affordable housing in the City. The City worked for several months with a non-profit to develop 60-70 affordable units on a Metro parking lot adjacent the Gold Line Station; Metro subsequently changed its approach to development of the site and will be issuing an RFP for development with affordable housing.</p> <p><b>Effectiveness:</b> With over 100 affordable housing units provided/in process and funds generated in support of affordable development, the City has been effective in the provision of a variety of affordable housing throughout the community.</p> <p><b>Appropriateness:</b> Duarte’s affordable housing development program continues to provide needed housing for the community and its workforce, and remains appropriate to the Housing Element.</p>   |
| <p><b>11. Inclusionary Housing Ordinance</b></p> <p><b>2014-2021 Objective:</b> Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure.</p>   | <p><b>Progress:</b> In June 2016, City Council adopted a five-year suspension of Duarte's Inclusionary Housing Program (including the in-lieu fee) amid concerns that the program may be impeding development. In conjunction with the 6th cycle Housing Element update, the City contracted with an economic consulting firm to review the financial feasibility of re-instating the City's Inclusionary Housing Program. A pro forma analysis of a model multi-family rental project was prepared to determine if the project would remain financially feasible if an inclusionary housing in-lieu fee was included in the costs of development.</p> <p><b>Effectiveness:</b> The Inclusionary Program was suspended during most of the planning period.</p> <p><b>Appropriateness:</b> The Inclusionary Housing Feasibility Study found that rates of return on multi-family projects in Duarte were already below that of the region, and that an additional Inclusionary Housing In-Lieu Fee would serve as a disincentive to development (refer to Section 3 Constraints for a more detailed discussion of Study's findings). This program is therefore no longer appropriate for the Housing Element. Instead of charging an In-Lieu Fee, the</p> |

|   |   |
|---|---|
|   | <p>City can utilize new, alternatives sources of funding such as State SB 2 grants for affordable housing and the San Gabriel Valley Regional Housing Trust.</p>  |
| <p><b>12. Homeowner Assistance</b></p> <p><b>2014-2021 Objective:</b> Develop a first-time homebuyer brochure identifying programs available through the County and State, and contact information for participating lenders. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development.</p>   | <p><b>Progress:</b> Through the State and County programs, Duarte's first-time homebuyers have access to various affordable homebuyer programs. The City offers information and referral to the State and County programs on the Housing page on the City's website.</p> <p><b>Effectiveness:</b> This program was effective in providing information on available down payment and other assistance to first-time homebuyers.</p> <p><b>Appropriateness:</b> Homeownership assistance remains appropriate to the Housing Element update.</p>   |
| <p><b>13. Section 8 Rental Assistance</b></p> <p>Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.</p>   | <p><b>Progress:</b> The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information regularly provided to requestors, and program links are provided on the City's website.</p> <p><b>Effectiveness:</b> The program is an effective means of allowing extremely low and very low income renters to remain in the community.</p> <p><b>Appropriateness:</b> The Section 8 program remains appropriate to the Housing Element update.</p>  |
| <p><b>14. Sustainable Development and Green Programs</b></p> <p><b>2014-2021 Objective:</b> Implement Sustainable Development Practices in all new development, and provide flexibility in allowing for reasonable substitutions to standards set forth in the ordinance. Continue to promote green programs among residents and businesses, and advertise incentives, rebates and energy audits available through utility providers. Pursue participation in the HERO program to extend financing for energy and water efficiency improvements to single-family property owners.</p> | <p><b>Progress:</b> In 2020, the City adopted the most recent edition of the California Green Building Standards Code. All new construction is required to meet the City's Sustainable Development Practices (Chapter 19.52) requirements, established to encourage conservation of natural resources, increased energy efficiency, and use of sustainable practices in the development process. A comprehensive sustainable design approach influenced by the U.S. Green Building Council have been incorporated into project reviews during 2020 and 2021. The City of Hope Specific Plan incentives transit and non-vehicular modes of transportation through transit credits and its proximity less than ¼ mile to the Gold Line LRT. The City partnered with Renovate America to offer HERO financing to property owners for energy-efficient and water conservation upgrades.</p> <p><b>Effectiveness:</b> The City remains committed and effective in promoting and incorporating sustainable practices and programs.</p> <p><b>Appropriateness:</b> Sustainable energy and green programs remain appropriate to the Housing Element update.</p> |
| <p><b>Programs to Provide Adequate Sites</b></p>  |   |
| <p><b>15. Duarte Station Specific Plan</b></p> <p><b>2014-2021 Objective:</b> Provide zoning and development standards to facilitate residential and mixed-use development within the Duarte Station TOD, including incentives for the inclusion of affordable units.</p>   | <p><b>Progress:</b> The Duarte Station Specific Plan (DSSP) was originally adopted by the City of Duarte in 2013. In 2019, the City amended the DSSP and EIR to increase the unit potential from 475 to 1,400 units, and has thus far granted entitlements for development of 636 high density units. The City is also coordinating with Metro to issue an RFP for development of affordable housing on its parking lot within the Specific Plan.</p>   |

|   |   |
|---|---|
|   | <p><b>Effectiveness:</b> The City has been effective in both increasing the capacity of the Plan and adopting updated standards specifically created to optimize development catered to transit-oriented uses and design and promote development feasibility.</p> <p><b>Appropriateness:</b> Both the Duarte Station Specific Plan and Town Center Specific Plan provide significant opportunities for higher density housing in the community. As implementation under these plans is underway, a separate program is no longer necessary for the updated Housing Element.</p>   |
| <p><b>16. Accessory Dwelling Units (ADU), aka Second Dwelling Units</b></p> <p>Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public counter and within the City newsletter, and through advertisement on the City's website. Seek to achieve eight second units between 2014-2021.</p> | <p><b>Progress:</b> The City amended its second unit ordinance (now referred to as accessory dwelling units, or "ADUs") in both 2017 and 2021 consistent with current State law and to better facilitate the production of ADUs as a type of lower cost housing. During the 5<sup>th</sup> cycle planning period (2014-June 2021), Duarte issued building permits for 25 ADUs, compared to just five permits during the 4<sup>th</sup> cycle planning period. The pace of ADU production continues to accelerate, with an additional 12 ADU receiving planning entitlements between December 2020 – May 2021.</p> <p><b>Effectiveness:</b> The City's updated ADU Ordinance has been effective in supporting the production of ADUs, well exceeding the Housing Element goal of eight units.</p> <p><b>Appropriateness:</b> This program will continue in the Housing Element update, and pursuant to new State Law, will incorporate provisions to promote ADUs that provide affordable rents to low and moderate income households.</p> |

## Summary of Housing Element Accomplishments

### Housing Improvement and Preservation

- ✓ Completion of a multi-family housing conditions survey and identification of candidate sites for a new acquisition and rehabilitation program.
- ✓ Preservation of two projects at-risk of converting to market rate – the 42 unit Duarte Manor and the 100-unit Duarte Park Apartments

### Housing Production

- ✓ Increased unit potential in Duarte Station Specific Plan from 475 to 1,400 units, and granted entitlements for 636 transit-oriented apartment units.
- ✓ Adopted Town Center Specific Plan, accommodating up to 800 new units. Provided zoning incentives and land sale for development of 161 apartments within the Town Center.
- ✓ Updated Accessory Dwelling Unit (ADU) ordinance (2017 & 2021) and issued building permits for 25 ADUs, with another 12 permits in process (as of June 2021).

### Special Needs Households

- ✓ Provision of land write-down, density bonus and other incentives to Southern California Presbyterian Homes for development of 42 very low and extremely low income senior units in Andres Duarte Terrace II.
- ✓ Adopted a Plan to Prevent and Combat Homelessness, hired Homeless Outreach Coordinator, and received grant to assist persons at risk of homelessness with utility bills.

Table H 5-2 below summarizes the quantified objectives contained in the City's Housing Element, and compares the City's progress in fulfilling these objectives.

**TABLE H 5-2  
SUMMARY OF QUANTIFIED OBJECTIVES 2014-2021 HOUSING ELEMENT**

| Income Level   | New Construction |            | Rehabilitation |          | Conservation and Preservation |            |
|----------------|------------------|------------|----------------|----------|-------------------------------|------------|
|                | Goal             | Progress   | Goal           | Progress | Goal                          | Progress   |
| Extremely Low  | 44               | 21         | 10             | --       | 147                           | 147        |
| Very Low       | 87               | 21         | 15             | --       | 148                           | 148        |
| Low            | 53               | 15         | 15             | --       | --                            | --         |
| Moderate       | 55               | 3          | --             | --       | --                            | --         |
| Above Moderate | 142              | 207        | --             | --       | --                            | --         |
| <b>Totals</b>  | <b>337</b>       | <b>267</b> | <b>40</b>      | <b>0</b> | <b>295</b>                    | <b>295</b> |

**New Construction:** Goal reflects RHNA. Progress reflects net building permits issued between 10/2013 – 12/2020. Affordable units include the 42-unit Andres Duarte Terrace II, and 18 of 23 ADUs est. to rent at levels affordable to low and moderate income households.

**Rehabilitation:** Reflects participation in the County Residential Rehabilitation Loan Program.

**Conservation:** Reflects preservation of Section 8 contracts in 4 affordable rental projects: Duarte Park Apartments, Royal Vista Terrace, Duarte Manor, and Andres Duarte Terrace.

## **B. GOALS, OBJECTIVES AND POLICIES**

This section of the Housing Element sets forth the goals, objectives and policies the City intends to implement to address Duarte's housing needs.

### **EXISTING HOUSING QUALITY AND AFFORDABILITY**

**GOAL 1: Maintain and enhance the quality and affordability of existing housing in Duarte.**

*Objective 1.1: Conserve the City's existing housing and neighborhoods.*

#### **Policy 1.1.1 Neighborhood Character**

Enhance the quality of existing residential neighborhoods, including those identified as low resource and/or disadvantaged, through responsible development and investment.

#### **Policy 1.1.2 Property and Housing Conditions**

Support the long-term maintenance and improvement of existing housing through code enforcement, inspections and housing rehabilitation and extreme-heat weatherization programs.

#### **Policy 1.1.3 Improvements to Deteriorated Housing**

Strengthen Duarte neighborhoods through partnerships with housing providers in the acquisition and rehabilitation, and extreme-heat weatherization of deteriorated multi-family properties and provision as long-term affordable housing.

#### **Policy 1.1.4 Protection of Existing Affordable Housing**

Work with property owners, tenants and non-profit purchasers to preserve assisted rental housing, and implement a strong affordable housing monitoring program.

#### **Policy 1.1.5 Tenant Protections**

Support the implementation of State laws to protect existing tenants from displacement through requirements for just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed.

#### **Policy 1.1.6 Conservation of Mobile Home Parks**

Encourage retention of Duarte's mobile home parks as a relatively affordable form of housing, unless replaced by housing affordable to lower income households and with priority occupancy by existing mobile home park tenants.

### **Policy 1.1.7 Maintenance of Infrastructure and Improvements**

Maintain and enhance the quality of life within neighborhoods, including those identified as low resource and/or disadvantaged, by providing adequate maintenance to streets, sidewalks, alleys, parks and other community facilities.

## **REMOVE GOVERNMENTAL CONSTRAINTS**

**GOAL 2: Reduce governmental constraints to housing while maintaining community character.**

*Objective 2.1: Reduce or remove government constraints on the maintenance, improvement and development of housing where feasible.*

### **Policy 2.1.1 Efficient Development Processing**

Maintain an efficient entitlement process with coordinated permit-processing, design review and environmental clearance procedures.

### **Policy 2.1.2 Regulatory Incentives for Affordable Housing**

Support the use of regulatory incentives, such as density bonuses, fee deferrals and parking reductions, to offset or reduce the cost of developing affordable housing while ensuring potential impacts are addressed.

### **Policy 2.1.3 Flexible Development Standards**

Provide flexibility in development/design guidelines to accommodate new models and approaches to providing housing, such as mixed-use, live/work housing and transit-oriented development.

## **PROMOTE EQUAL HOUSING OPPORTUNITY**

**GOAL 3: Promote equal housing opportunities for all residents, including Duarte's special needs populations, so that residents can reside in the housing of their choice.**

*Objective 3.1: Promote housing opportunities for all.*

### **Policy 3.1.1 Fair Housing**

Support the provision of fair housing services and tenant/landlord mediation to Duarte residents.

### **Policy 3.1.2 Housing Options for Seniors**

Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

### **Policy 3.1.3 Housing for Persons with Disabilities**

Address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive and accessible housing that allows persons with disabilities to live independent lives.

### **Policy 3.1.4 Homeless Housing and Services**

Implement the City's Homelessness Plan and work cooperatively with local agencies to provide a continuum of care for the homeless, including interim/emergency housing, permanent supportive affordable housing, and access to services.

## **PROVISION OF AFFORDABLE HOUSING**

**GOAL 4: Assist the private, public and non-profit sectors in providing affordable housing opportunities and services.**

### ***Objective 4.1: Expand affordable housing options within the City of Duarte.***

#### **Policy 4.1.1 Affordable Housing Incentives**

Provide regulatory incentives and/or available financial assistance to facilitate the development of affordable housing throughout the City. Prioritize local funding resources for projects near high quality transit and which include a portion of units affordable to extremely low income households.

#### **Policy 4.1.2 Public/Private Partnerships**

Support collaborative partnerships among non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

#### **Policy 4.1.3 Affordable Housing on Public/Quasi-Public Land**

Encourage residential development on surplus public/quasi-public land, including properties owned by the City and County, Duarte Unified School District, and local congregations, and require a portion of any new development to be affordable to low and moderate income households.

#### **Policy 4.1.4 Housing for Families**

Seek to address household overcrowding by supporting the provision of affordable family units with three or more bedrooms, and encouraging bedroom additions in existing housing.

#### **Policy 4.1.5 First-time Homebuyers**

Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

#### **Policy 4.1.6 Rental Assistance**

Support and publicize available rental assistance programs provided through the L.A. County Housing Authority for very low income and special needs households.

#### **Policy 4.1.7 Green Building**

Encourage use of sustainable and green building design in new and existing housing, including in disadvantaged communities.

### **ADEQUATE HOUSING SITES**

**GOAL 5: Provide adequate housing sites through appropriate land use, zoning and specific plan designations to accommodate Duarte's share of regional housing needs.**

***Objective 5.1: Help facilitate the construction of 888 housing units during the 2021-2029 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).***

#### **Policy 5.1.1 Variety of Housing Choices**

Provide site opportunities for development of housing that responds to diverse community needs in terms of housing type, cost and location, emphasizing locations near services and transit that promote walkability.

#### **Policy 5.1.2 Site Assistance**

Assist residential developers in identifying and preparing land suitable for new housing development. Maintain an up-to-date inventory of suitable residential sites.

#### **Policy 5.1.3 Affordable Housing Overlay**

Designate sites in geographically dispersed locations with an Affordable Housing Overlay to provide incentives for development with affordable units.

#### **Policy 5.1.4 Residential Mixed-Use**

Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations. Prohibit 100% commercial projects on mixed use sites included in the Housing Element sites inventory.

#### **Policy 5.1.5 Accessory Dwelling Units**

Encourage and facilitate the provision of accessory and junior accessory dwelling units in existing and new development as a form of multi-generational housing.

## C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Duarte's identified housing needs, and are implemented through a series of housing programs offered through the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table H 5-4 located at the end of this section specifies the following for each program: program goal; 2021-2029 objectives; funding sources; agency responsible for implementation; and time frame. Table H 5-5 provides a numeric summary of these objectives.

### EXISTING HOUSING QUALITY AND AFFORDABILITY

**1. Housing Code Enforcement and Abatement:** Duarte's Code Enforcement program remains an important tool to eliminating unsafe conditions and improving the quality of life within the community. The City's program is both pro-active, in that inspectors canvas the City to identify substandard housing and neighborhood conditions, and re-active in its response to complaints of violations from neighboring property owners. The City has two Code Enforcement Officers and a Manager that provide citywide service. Code Enforcement staff work with property owners, landlords, and tenants to correct violations in a timely manner with an emphasis on voluntary compliance.

***2021-2029 Objective:** Monitor the housing conditions in the City and respond to complaints. Inform violators of available rehabilitation assistance through the County to correct code deficiencies.*

**2. Multi-family Acquisition and Rehabilitation Program:** City staff has conducted an exterior housing conditions survey of Duarte's older multi-family properties (generally 50+ years old), and rated each property as either: a) adequate, b) deteriorating, or c) dilapidated. Of the 17 properties surveyed, five were identified as deteriorating, with one property identified as dilapidated, representing over 100 units in significant need of repair and potentially good candidates for rehabilitation.

The acquisition and rehabilitation of aging and/or deteriorating apartment complexes is a key program in many cities' affordable housing strategies. Under such a program, the City acquires or assists in the acquisition of a problem apartment complex and then works with a non-profit development partner to

coordinate the rehabilitation, maintenance, and management of the property as long term affordable housing.

The City performed a financial feasibility analysis for a prototypical Acquisition and Rehabilitation project in the City, and it was determined that Low Income Housing Tax Credits (LIHTCs) would be necessary in order for this type of development to be feasible. However, both the 4% and 9% LIHTC programs have become increasingly competitive, with a focus on new construction projects and permanent supportive housing. Therefore, while the City has determined that initiation of an Acquisition/Rehabilitation Program is not economically feasible at this time, this may change as the availability and focus of LIHTCs change throughout the planning period.

***2021-2029 Objective:*** Monitor the availability of LIHTCs going forward as State budgets are released in order to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program.

**3. Apartment Inspection Program:** Of Duarte's approximately 2,000 rental housing units, 90 percent are greater than 30 years old, the age in which units typically begin to have substantive rehabilitation needs, such as new plumbing, roof repairs, foundation work, etc. And given that six of the 17 multi-family properties surveyed evidenced deterioration based on exterior evaluation alone, based on the age of this housing, it is likely interior evaluation would likely reveal additional deficiencies.

As a means of monitoring and maintaining rental housing conditions, the City is considering initiation of a multi-family residential inspection program. Properties would be inspected on a rotating basis every several years. After inspection, property owners would be notified of any code violations and given a reasonable time for their correction. The inspection program would prioritize Duarte's low resource neighborhoods (census tract 4301.02 south of Duarte Road) to foster investment and revitalization in these areas.

***2021-2029 Objective:*** Evaluate establishing a multi-family residential inspection program by 2024. If the program moves forward, prioritize inspections in Duarte's identified low resource neighborhoods.

**4. Preservation and Monitoring of Assisted Rental Housing:** Duarte's portfolio of rent-restricted housing currently consists of six projects totaling 456 low income units, including four projects assisted through HUD (Section 236 and Section 202 loans), and two projects through State and Federal Low Income Tax Credits. Each of these projects is subject to a compliance monitoring program to: a) ensure continued affordability and rent restrictions; b) verify tenant income eligibility; and c) verify compliance with HUD Uniform Physical Condition Standards (UPCS). None of these projects is at-risk of conversion within the next ten years.

As Duarte's affordable housing portfolio grows to include locally funded projects and projects restricted based on local incentives (such as the Affordable Housing Overlay, Town Center affordable housing incentives, and density bonuses), monitoring of these projects will become the City's responsibility. Given the administrative burden associated with monitoring and the expertise required, combined with Duarte's small staff size, the City will consider "outsourcing" some or all of the monitoring and program administration. The City will consider the following as it evaluates outsourcing: the availability of internal resources for monitoring, which functions of each program (and monitoring) does the City want to control more closely; and the experience, resources, and services offered by organizations.

**2021-2029 Objective:** *Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property owners within at least one year of potential affordability expiration to initiate preservation discussions.*

**5. Preserve and Protect Existing Tenants and Housing:** Recognizing the impacts of residential displacement, the State has enacted several new laws to protect existing tenants. These include:

- AB 1482 which prohibits evictions and non-renewals of leases without "just cause". Also limits rent increases to 5 percent a year plus the percentage change of cost of living or 10 percent, whichever is lower;
- SB 330 which bans the approval of development projects on sites that would eliminate existing units unless the units are replaced with affordable units;
- AB 1397 which requires development on Housing Element sites occupied by lower income households within the last five years to be replaced with affordable units; and
- Density bonus law (SB 1818) also requires replacement of units occupied by lower income households within the last five years at an affordable housing cost.

Pursuant to Government Code 65583.2(g)(3), the Housing Element must include a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law. Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income households.

**2021-2029 Objective:** *Adopt Housing Element policy that acknowledges and supports the implementation of State laws to protect existing tenants*

*from displacement. Inform developers of the replacement housing requirements under SB 330, AB 1397 and density bonus law. Update the Municipal Code in 2022 to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).*

## **REMOVE GOVERNMENTAL CONSTRAINTS**

**6. Density Bonus:** Pursuant to current state density bonus law (*Government Code section 65915*), applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- ✓ Min. 5 percent of total units for very low income households
- ✓ Min. 10 percent of total units for lower income households
- ✓ Min. 10 percent of total units in for-sale condominium for moderate income households
- ✓ 100 percent of units for very low, low and moderate income households (with maximum 20 percent moderate)
- ✓ A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons (no affordability requirement)

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but ranges from 20-80 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive one to four additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- ✓ Reduced site development standards or design requirements
- ✓ Approval of mixed-use zoning in conjunction with the housing project
- ✓ Other regulatory incentives or concessions which result in identifiable and actual cost reductions

In addition to development incentives, applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 1.5 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms. Lower parking ratios apply to specified projects, such as those near transit or serving special needs populations.

For housing projects that are restricted specifically for very low and low income seniors, Duarte provides for density increases above the minimum specified under State density bonus law. The City Council may grant an additional discretionary bonus up to two times the density provided for in the General Plan.

**2021-2029 Objective:** *Encourage the use of density bonus incentives by advertising on Duarte’s website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.*

**7. Efficient Project Review:** A community’s evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit’s selling price. Duarte has fully implemented the provisions of AB 884, provides concurrent processing through one-stop permit coordination, and conducts pre-application conferences on larger projects. Multi-family uses are permitted by-right within the R-3 and R-4 zones, and within the Duarte Station and Town Center Specific Plans. Consistent with State requirements, any modified development standards provided as part of a density bonus incentives package are exempt from the variance process.

Duarte utilizes allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Program EIRs for the Duarte Station Specific Plan and Town Center Specific Plan allow for individual projects which fall within the scope of the EIR to utilize this as environmental clearance under CEQA, significantly reducing the time and cost of development.

In accordance with Government Code section 65913.4 (SB 35), applications for multi-family residential development that include a minimum of 50 percent lower income units may be eligible for a streamlined, ministerial approval process if they meet objective standards as outlined in the Government Code. In conjunction with developing objective development standards, Duarte will create an SB 35 checklist and written procedures for processing SB 35 applications.

**2021-2029 Objective:** *Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Utilize categorical exemptions under CEQA and Program EIRs within the specific plans as appropriate based on the facts and circumstances of individual residential and mixed-use infill development projects. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).*

**8. Zoning Text Amendments for Special Needs Housing:** As presented under the Governmental Constraints analysis and pursuant to changes in State law, several revisions to the Development Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These revisions include:

- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit.
- Amend parking standards for emergency shelters to a ratio based on to the number of shelter staff.
- Allow small employee housing (6 or fewer) in all residential zone districts

The City will also establish by right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multifamily uses, and should the City receive an application for these uses, process them as required by State law.

**2021-2029 Objective:** Amend the Development Code by 2022 to facilitate housing for Duarte’s special needs populations.

**EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS**

**9. Fair Housing Program:** The Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information for Duarte. HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC’s housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts extensive fair housing education and outreach throughout the San Gabriel Valley.

Appendix B summarizes the fair housing issues and concerns in Duarte based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of this Housing Element update. The Table H 5-3 below presents a summary of the issues, contributing factors, and the City’s actions to address these issues.

**Table H 5-3 Summary Matrix of Fair Housing Issues and Actions for Mitigation**

| Fair Housing Issue   | Contributing Factors  | Priority Level | Action   |
|--|---|----------------|--|
| A. Insufficient Fair Housing Outreach, particularly to Seniors, Disabled Residents and Lower Income Residents<br><br><i>(Housing Mobility)</i> | <ul style="list-style-type: none"> <li>• Lack of a variety of media inputs</li> <li>• Lack of marketing community meetings</li> </ul> | High           | <ul style="list-style-type: none"> <li>• Continue directing fair housing inquiries to the Housing Rights Center (HE Program 9).</li> <li>• Continue strategies to address housing needs of seniors (HE Program 10).</li> <li>• Continue to support the provision of housing for persons with disabilities (HE Program 11).</li> <li>• Post information at the Senior Center regarding fair housing and conduct a presentation every two years at the Center about services available through the County CDC, Housing Rights Center and the City.</li> </ul><br><i>Community Development/Parks and Recreation</i> |

| Fair Housing Issue   | Contributing Factors  | Priority Level | Action  |
|--|---|----------------|---|
|  |   |                | <ul style="list-style-type: none"> <li>Twice during the planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Special emphasis should be placed on Census Tract 4301.01 due to the Disadvantaged Community Designation.<br/><i>Community Development Department, Housing Rights Center</i></li> <li>Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram.<br/><i>Community Development Department, Public Information Officer</i></li> </ul>  |
| <p>B. Need for Community Conservation and Revitalization in certain Duarte neighborhoods.<br/><i>(Place based strategies, New Opportunities)</i></p> | <ul style="list-style-type: none"> <li>Disadvantaged Community designation for Tract 4301.01</li> <li>Location and type of affordable housing</li> <li>Need for continued infrastructure improvements in the central and southern portion of the City</li> <li>Lack of private investments</li> <li>High rents and levels of overpayment in Duarte</li> </ul> | <p>Medium</p>  | <ul style="list-style-type: none"> <li>Invest in infrastructure and public improvements in central Duarte as part of the Town Center Specific Plan and Duarte Station Specific Plan.<br/><i>Community Development Department</i></li> <li>Provide a mix of affordable and market rate housing opportunities in the Town Center and Duarte Station Specific Plans. Utilize the Affordable Housing Overlay to revitalize marginal commercial areas.<br/><i>Community Development Department</i></li> <li>Partner with the City's Economic Development Commission to support initiatives that create jobs accessible to residents in central Duarte.<br/><i>Community Development Department</i></li> <li>Apply for and utilize cap and trade program funds from the Greenhouse Gas Reduction Fund (GGRF) for efforts such as tree planting and restoration, home energy efficiency, zero-emission and plug-in hybrid vehicles, and affordable housing.<br/><i>Community Development Department</i></li> <li>Contact the Cal EPA to determine steps that can be taken to address the "Disadvantaged Community" designation for Tract 1401.01. Dedicate or seek funding to prioritize infrastructure improvements in this portion of Duarte.<br/><i>Community Development Department</i></li> </ul> |

| Fair Housing Issue   | Contributing Factors  | Priority Level | Action   |
|--|---|----------------|--|
|  |   |                | <ul style="list-style-type: none"> <li>Apply for or support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element.<br/><i>Community Development Department</i></li> <li>Continue to provide regulatory and technical assistance to affordable housing developers and non-profit organizations.<br/><i>Community Development Department</i></li> </ul>  |
| <p>C. Need to Maintain Existing Affordable Housing<br/><i>(Displacement, Substandard Housing Conditions)</i></p> | <ul style="list-style-type: none"> <li>Displacement of residents due to economic pressure</li> <li>Age of Housing Stock</li> <li>Cost of repairs or rehabilitation</li> </ul> | <p>High</p>    | <ul style="list-style-type: none"> <li>Continue the Housing Code Enforcement and Abatement project to help improve the quality of life within the community and eliminate unsafe conditions (HE Program 1).</li> <li>Monitor the availability of Low-Income Housing Tax Credits to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program (HE Program 2).</li> <li>Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property owners within at least one year of potential affordability expiration to initiate preservation discussions (HE Program 4).</li> <li>Enforce State laws that protect existing tenants from displacement (HE Program 5).</li> <li>Refer to the TCAC maps and AFFH data for the Apartment Inspection Program (HE Program 3).<br/><i>Community Development Department</i></li> <li>Promote housing rehabilitation programs on non-traditional media (such as Facebook and Instagram).<br/><i>Community Development Department, Public Information Officer</i></li> </ul> |

**10. Senior Housing Opportunities:** Senior citizens (age 65+) have grown to comprise nearly one-third of Duarte's households, and nearly 40 percent of the City's seniors live with some type of disability. Of Duarte's' approximately 1,300 senior homeowners, one-quarter live alone. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, accessory dwelling units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which

encourage the provision of variety of supportive living environments for seniors of all income levels.

During the prior Housing Element cycle, the City assisted Southern California Presbyterian Homes (now HumanGood) in development of Andres Duarte Terrace II, providing 42 additional independent apartment units for very low income seniors. The City is currently in discussions with HumanGood about expansion of the Westminster Gardens retirement community, including integration of affordable units.



**2021-2029 Objective:** *Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of Duarte's growing number of senior citizens. Provide regulatory incentives within the Westminster Gardens Specific Plan, along with potential financial assistance, to support the inclusion of affordable rental units.*

**11. Housing Opportunities for Persons Living with Disabilities:** As Duarte's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing and building codes for persons with disabilities

The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The SGPRC provides services to approximately 250 developmentally disabled residents within the 91010 Duarte zip code. Approximately 60 percent of these disabled residents live with their parents, and as these parents age and become frailer, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Duarte currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential and commercial zones, subject to a conditional use permit.

- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a Reasonable Accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Affordable Housing Development Assistance, Density Bonuses and a new Affordable Housing Overlay.

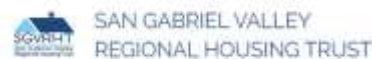
In their review of Duarte’s Housing Element, the State Department of Housing and Community Development (HCD) identified the City’s exclusion of large community care facilities from R-1 and R-2 zone districts as a potential constraint on housing for persons with disabilities. In order to address this concern, the City will review and amend the Development Code, as necessary, to ensure requirements for community care facilities of more than six persons are consistent with State law and fair housing requirements.

HCD also raised concerns that the City’s requirement to consider impacts to surrounding uses when reviewing requests for reasonable accommodation is similar to a CUP, and thus could act as a constraint on housing for persons with disabilities. The City will remove this subjective finding to ensure for reasonable accommodation for persons with disabilities and other protected classes.

**2021-2029 Objective:** *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Review and amend the Code re: reasonable accommodations and, as appropriate, for community care facilities of more than six persons.*

**12. Homeless Services Strategy:** In 2018, the Duarte City Council adopted the *Plan to Prevent and Combat Homelessness*. Implementation of the Plan has included the hiring of a full-time Homeless Outreach Coordinator who conducts regular outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing. The City has created an Interdepartmental Committee on Homelessness, and actively participates with the San Gabriel Valley Council of Governments to address regional homeless needs.

The City sits on the Board of the San Gabriel Valley Regional Housing Trust, a joint powers authority created in February 2020 to fund and finance the planning and construction of affordable homeless housing, and has contributed its Permanent Local Housing Allocation (PLHA) funding to the Trust. The Trust is beginning implementation of



an Emergency Shelter Pilot Program to provide interim housing in the form of tiny homes with supportive services including case management, restrooms/showers, meals, security and other services as identified by each participating city. As requested, the City will provide in-kind staff time in the form of project management and public works to the Pilot Program.

Duarte is also participating in a new landlord outreach program spearheaded by the San Gabriel Valley COG and being implemented through Union Station. The San Gabriel Valley Landlord Incentives Program (SGVLIP) provides incentives and rebates for landlords that rent available units to individuals leaving homelessness. The COG has developed a communication toolkit for cities to promote the program that includes multi-lingual program flyers, as well as social media posts.

***2021-2029 Objective:** Implement the City's Homelessness Plan, and review and report to City Council on an annual basis. Continue to coordinate with and provide funding support to the SGVCOG regional Housing and Homelessness Coordinating Council, and the San Gabriel Valley Regional Housing Trust. Starting in 2022, conduct media outreach on the Landlord Incentives Program.*

## **PROVISION OF AFFORDABLE HOUSING**

**13. Affordable Housing Development Assistance:** The City and its Housing Authority can play an important role in facilitating the provision of quality, affordable and mixed-income housing in the community through provision of regulatory incentives, land write-downs, and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards;
- Density bonuses (see Program 6);
- Including affordable housing as a Community Benefit in the Town Center Specific Plan (see Program 17);
- Establishing an Affordable Housing Overlay (see Program 19); and
- Financial and land write-down assistance, as available, through the former RDA Housing Asset Fund and Housing Trust Fund.

While local City funding is somewhat limited, there are a number of housing assistance programs available (refer to Table H 4-5) which may serve to reduce the amount of City assistance needed, as well as provide for deeper levels of affordability. The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process.

In order to further facilitate the production of affordable housing, the City will issue a Request for Qualifications for development on identified Housing Element sites to explore opportunities for partnerships between property owners and developers of affordable housing.

**2021-2029 Objective:** *Provide regulatory incentives, land write-downs and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects in locations with access to high quality transit and projects that include extremely low- income units. Provide information on incentives during individual dealings with property owners. Issue an RFQ for development on identified Housing Element sites and market sites on the City's website (2023).*

**14. Expanding Homeownership Opportunities:** As a participating city in Los Angeles County's CDBG Urban County program, first-time homebuyers in Duarte have access to several homebuyer assistance programs offered through the Los Angeles County Community Development Commission (CDC). These include:

- **Homeownership Assistance Program (HOP).** Designed to meet the needs of low income families, HOP provides loans of up to 20 percent of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at zero percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.
- **Southern California Home Financing Authority (SCHFA) Mortgage Revenue Bond Program.** SCHFA is a joint powers authority between Los Angeles and Orange Counties formed in 1988 to issue tax-exempt mortgage revenue bonds for low- and moderate-income first-time homebuyers. This program provides below-market interest 30-year fixed rate loans and down payment assistance grants. Eligibility includes maximum household incomes of approximately \$135,000, and sales price limits of approximately \$680,000. While the LA CDC administers the program, applicants work directly with participating lenders.

In addition to these programs offered directly to qualifying first-time homebuyers, CalHome provides grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance, rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). The program also includes loans to developers for homeownership projects.

SB 9, effective January 1, 2022, will expand homeownership opportunities by allowing property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. Properties meeting the various criteria specified in the legislation are eligible to add the additional housing by right and are exempt from review under CEQA. The City will initiate an amendment to the Development Code in compliance with SB 9.

**2021-2029 Objective:** *Provide information on the City’s website on first-time homebuyer programs available through the County and State. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development. Evaluate the requirements under SB 9, and amend the Code accordingly (2022).*

**15. Section 8 Rental Assistance:** The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that cost above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

**2021-2029 Objective:** *Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will continue to provide information on the program on the City of Duarte website. Twice during this planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program.*

**16. Sustainable Development and Green Programs:** The City has adopted Sustainable Development Practices (Chapter 19.52) as part of the new Development Code to encourage energy and natural resource conservation, and implement State laws regarding reduction in greenhouse gas emissions, water conservation and other conservation directives. All new development is now required to apply sustainable development practices as defined in the Code, with the extent of required sustainability provisions determined by the scale of development. Duarte’s Sustainable Development Practices encompass the following areas:

- Recyclable Materials
- Energy Efficiency and Alternative Energy Solutions
- Water Conservation
- Urban Water Runoff Drainage
- Community Gardens
- Transit and Pedestrian Access

The City has developed a page on its website dedicated to promoting “green” programs for residents and businesses. The web page provides printable flyers on energy conservation and cost saving tips; water conservation tips; tips for reducing solid waste; and links to conservation programs available through local water and energy utility providers.

Other clean energy programs available to residents include:

- The California Home Energy Renovation Opportunity (HERO) Program provides property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property.
- The Energy Upgrade California program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on single-family residences and two-to-four-unit buildings.
- Southern California Edison and the Southern California Gas Company both provide a variety of energy conservation services designed to help low income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use.

**2021-2029 Objective:** *Implement Sustainable Development Practices in all new development, and provide flexibility in allowing for reasonable substitutions to standards set forth in the ordinance. Continue to promote green programs among residents and businesses, and advertise incentives, rebates and energy audits available through utility providers.*

## ADEQUATE HOUSING SITES

**17. Duarte Station Specific Plan:** The 19-acre Duarte Station Specific Plan area provides significant additional capacity for higher density residential development, as reflected in the Plan's Vision Statement:

*"The Duarte Station Area will become a vibrant, mixed-use transit village that has a focus on residential uses, retail, and urban green space. The transit station on the project's southern edge will act as the gateway to the neighborhood with special attention paid to the public realm in the immediate vicinity by creating a park/public plaza bordered by local serving retail uses, so that the station area may also serve as a local gathering place. A strong emphasis will be placed on walkability through a pleasant sidewalk environment where buildings frame the street."*



The Plan provides for up to 1,400 units at densities of 40-90 units/acre, heights of up to 120 feet, and reduced parking standards for affordable housing. In conjunction with approval of the updated Specific Plan in 2019, the City approved development of two high density transit-oriented developments, including 344 apartments in Building A (Esperanza) and 292 apartments in Building B (Solana). Adoption of the Specific Plan creates zoning entitlements and CEQA approvals, and combined with the adjacency of the Gold Line station, serves as a significant

stimulus to development. LA Metro is preparing to issue a request for proposal (RFP) for a 100 percent affordable project for their surface parking lot adjacent to the Gold Line Station under Metro’s joint development program.

**2021-2029 Objective:** *Provide zoning and development standards to facilitate residential and mixed-use development within the Duarte Station TOD, including incentives for the inclusion of affordable units. Coordinate with Metro in the selection of an affordable housing developer for development on Metro’s parking lot.*

**18. Town Center Specific Plan:** The Duarte Town Center Specific Plan provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment by providing incentives for substantial growth of commercial, mixed-use, residential and lodging. The 75-acre Plan Area provides for a net increase in 800 medium and high-density multi-family and mixed-use housing units in locations near transit and services. Base densities for residential range from 21-28 units/acre; however, bonus densities of up to 40-55 units/acre are permitted if between two and three identified community benefits are provided, including public plazas, public art, and funding for facilities and streetscape improvements.

In 2017, the City approved the first major project under the Plan, a mixed-use project including 161 apartments and commercial space developed at a density of 55 units/acre. In order to incentivize the inclusion of affordable units in future projects, the City intends to amend the Specific Plan to include affordable housing as one of the specified community benefits allowable to achieve maximum densities. The City also plans to allow density transfer from one property to another in the Plan to provide flexibility and optimal use of land. The intent of this density transfer is to create an upgrade to all properties involved with either new construction or a complete rehabilitation.

**2021-2029 Objective:** *Amend the Town Center Specific Plan to include affordable housing as a Tier 3 Community Benefit and to provide a mechanism for density transfer between properties (2022). Review the success of the Plan amendments in facilitating affordable production, and make any adjustments as appropriate and necessary (2025).*

**19. Affordable Housing Overlay & Rezone Program:** Affordable Housing Overlay (AHO) zones provide a package of incentives to developers who include a specified percentage of affordable units in their projects. They are called “overlay” zones because they layer on top of established base zoning regulations, leaving in place opportunities for property to develop under the base zoning. On sites where land is not zoned for residential use but a city would like to see affordable housing built, a housing overlay district eliminates the time-consuming process of amending the General Plan and zoning to construct such housing. Other important advantages of the overlay zone over a rezone process are that it

does not create non-conforming existing uses and eliminates land speculation for market rate developments that do not produce affordable units.

As part of the Housing Element sites inventory, the City has identified six sites for designation with an Affordable Housing Overlay: two currently zoned commercial, one zoned industrial, and three zoned residential (R-1, R-3 and R-4). The City intends to adopt an Affordable Housing Overlay that would provide the following incentives in exchange for providing 100 percent lower income units on these sites:

- Increased densities of 30 units/acre
- Increased four story height limits
- Reduced parking standards consistent with State density bonus law
- Ministerial processing

In order to further encourage the consolidation of individual parcels within the opportunity sites, the City will contact the property owners of each of these sites and discuss the City's goals for residential development. For property owners receptive to lot consolidation, the City will provide assistance to facilitate the parcel merge process in a streamlined and timely manner.

In addition to applying the AHO to these six sites, the AHO will also be available to congregational sites to enable the addition of affordable housing on their properties, with the requirement that the existing religious use either remains or is redeveloped with a religious use. Development standards for the residential use would be defined through a Planned Development Permit. As an additional incentive, developers can access State density bonus law in addition to using the densities allowed in the overlay.

Adoption of the Affordable Housing Overlay is projected to occur in 2023, resulting in a temporary shortfall in sites with zoning in place to address Duarte's regional housing needs. As permitted under Housing Element law, the City is addressing this shortfall by including a program in the Element to identify sites for rezoning within three years of the start of the planning period. Pursuant to State statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20 percent or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Ensure a) at least 50 percent of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100 percent residential use on mixed use sites and require residential use to occupy at least 50 percent the floor area in a mixed use project

***2021-2029 Objective: Adopt an Affordable Housing Overlay (AHO) Ordinance within two years of Element adoption and in compliance with the***

*parameters of a rezone program under Government Code section 65583.2(h). Amend the Zoning Map to designate Housing Element sites 7, 8, 9, 10, 11 and 12 with the AHO, and contact property owners regarding consolidation of parcels, and available regulatory and financial assistance for affordable residential development. Issue an RFQ for development on designated Housing Element sites (2023).*

**20. Westminster Gardens Specific Plan & Rezone Program:** Westminster Gardens is a continuing care retirement community in operation since 1950 owned and operated by the non-profit HumanGood (formerly Southern California Presbyterian Homes). A Specific Plan for the 30-acre site was originally developed in 1990 to accommodate expansion plans for the community. A 1997 Facilities Master Plan updated the earlier plan, providing for an increase in 197 new units to the existing 147-unit campus.

Westminster Gardens is again looking to update its Specific Plan to accommodate additional senior housing, affordable and workforce housing. The City has had several meetings with HumanGood to discuss the long-term plan for growth and anticipates the specific plan revisions will begin in 2022. HumanGood has two other affordable senior housing developments in Duarte (Andre Duarte Terrace I and II), and is planning to integrate affordable units within the campus.

Adoption of the Specific Plan update is projected to occur in 2024, and will assist in addressing Duarte's shortfall in sites to address its regional housing needs for lower and moderate income units. Pursuant to State statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20 percent or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Ensure a) at least 50 percent of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100 percent residential use on mixed use sites and require residential use to occupy at least 50 percent the floor area in a mixed use project

**2021-2029 Objective:** *Amend the Westminster Specific Plan by 2024 to accommodate at least 300 additional units, at least half of which would be provided at rents affordable to lower and moderate income seniors. Provide regulatory incentives within the Specific Plan, along with potential financial assistance, to support the inclusion of affordable rental units.*

**21a. Promote Accessory Dwelling Units:** Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior minimum lot size and lot coverage requirements, and parking requirements for sites



within ½ mile of public transit. Duarte has been successful in its efforts, with 25 building permits issued for ADUs in the planning period (2014 - June 2021), and an additional 12 ADUs receiving planning entitlements between Dec 2020 – May 2021. Furthermore, SCAG's affordability analysis estimates that in Los Angeles County, 70 percent of ADUs are provided at rents affordable to lower and moderate income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures in which applications are processed within a maximum of 60 days, the City will contract with an architectural design firm(s) to prepare ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

**2021-2029 Objective:** *Achieve the production of an average of 12 ADUs annually, for a total of 96 ADUs over the planning period. By 2023, provide pre-approved ADU construction plans to streamline the development process and reduce project costs, and initiate an education program for homeowners on the ADU development process.*

**21b. Track and Monitor Accessory Dwelling Units:** The City will track new accessory dwelling units to collect information on the use and affordability of these units. Halfway through the planning period (2025) if it is determined these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate any unmet portion of the lower-income RHNA.

**2021-2029 Objective:** *Establish an ADU tracking system to track use and affordability (2022); conduct a mid-cycle review and report to HCD (2025). If actual production and affordability is far from projected trends, rezone an additional site within one year (as may be necessary) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, conduct expanded marketing and outreach within 6 months.*

**22. No Net Loss Monitoring:** To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

**2021-2029 Objective:** *Develop a procedure in 2022 to monitor the development of sites in the Housing Element sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. Provide information on available sites and development incentives to interested developers and property owners on City website.*

**TABLE H 5-4  
2021-2029 HOUSING PROGRAMS SUMMARY**

| <b>Housing Program</b>  | <b>Program Goal</b>   | <b>2021-2029 Objective</b>   | <b>Funding Source</b>   | <b>Responsible Agency</b>        | <b>Time Frame</b>   |
|---|---|--|---|----------------------------------|---|
| <b>EXISTING HOUSING QUALITY AND AFFORDABILITY</b>                                     |   |  |   |                                  |   |
| <b>1. Housing Code Enforcement and Abatement</b>                                      | Bring all housing into code compliance.   | Monitor housing conditions and respond to complaints. Provide referrals to rehab programs available through the County.            | General Fund  | Public Safety                    | 2021-2029   |
| <b>2. Multi-family Acquisition and Rehabilitation Program</b><br><i>(new)</i>         | Improve deteriorated housing and provide as long-term affordable housing.                   | Monitor availability of LIHTCs as State budgets are released for their feasibility for Acquisition and Rehabilitation projects.    | Low Income Housing Tax Credits; Former RDA Housing Asset Fund; Housing Trust Fund; other outside sources. | Community Development Department | Monitor LIHTCs annually through State budgets and award of funds. |
| <b>3. Apartment Inspection Program</b><br><i>(new)</i>                                | Maintain and improve multi-family housing conditions.                                       | Evaluate establishing inspection program. If implemented, prioritize census tract 4301.02.   | General Fund  | Community Development Department | By 2024   |
| <b>4. Preservation and Monitoring of Assisted Rental Housing</b><br><i>(expanded)</i> | Preserve the existing stock of affordable housing.  | Establish monitoring procedures for affordable units provided through City incentives or assistance.                               | General Fund  | Community Development Department | Monitoring procedures – 2022.                                     |
| <b>5. Tenant Protections</b><br><i>(expanded)</i>                                     | Implement State laws to protect tenants from displacement.                                  | Update Municipal Code to identify replacement housing requirements on Housing Element sites per State law.                         | General Fund  | Community Development Department | Update Code in 2022   |
| <b>REMOVE GOVERNMENTAL CONSTRAINTS</b>  |   |  |   |                                  |   |
| <b>6. Affordable Housing Density Bonus</b>  | Provide incentives to facilitate affordable housing development.                            | Promote use of density bonus through City website and in discussions with development applicants.                                  | General Fund  | Community Development Department | 2021-2029   |
| <b>7. Efficient Project Review</b>  | Minimize the time required for project approvals, thereby reducing the cost of development. | Offer concurrent processing, pre-application reviews, CEQA exemptions, and use of Program EIRs. Est. SB 35 streamlined processing. | General Fund  | Community Development Department | Develop an SB 35 checklist and processing procedures by 2022.     |

| Housing Program  | Program Goal  | 2021-2029 Objective  | Funding Source  | Responsible Agency   | Time Frame   |
|--|---|--|---|--|--|
| <b>8. Zoning Text Amendment for Special Needs Housing</b><br><i>(new)</i>                  | Provide zoning standards to facilitate the provision of housing for persons with special needs. | Amend the Zoning Code to facilitate housing for special needs populations consist with requirements under State law.   | General Fund  | Community Development Department   | Amend the Zoning Code in 2022.   |
| <b>EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS</b>                                       |   |  |   |  |  |
| <b>9. Fair Housing Program</b><br><i>(expanded)</i>  | Promote fair housing practices and prevent housing discrimination.                              | Refer to Objectives in Table H 5-3   | General Fund  | Community Development Dept; Parks & Recreation Dept; Housing Rights Center | Refer to time frames in Table H 5-3  |
| <b>10. Senior Housing Opportunities</b><br><i>(expanded)</i>                               | Provide a range of housing options to address the diverse needs the senior population.          | Actively pursue senior housing opportunities. Provide incentives and potential assistance for affordable units in Westminster Gardens.   | Former RDA Housing Asset Fund; Housing Trust Fund; other sources.         | Community Development Department   | Adopt Westminster Gardens Specific Plan by 2024 inclusive of incentives for affordable units.                                |
| <b>11. Housing Opportunities for Persons Living with Disabilities</b><br><i>(expanded)</i> | Support a range of housing options for persons with disabilities.                               | Coordinate with SGPRC to publicize info on resources. Pursue State/Federal funds for supportive housing in affordable housing projects. Review/amend the Code re: reasonable accommodations & community care facilities with 6+. | Low Income Housing Tax Credits; other State and Federal funds.            | Community Development Department   | Pursue supportive housing funding in conjunction with affordable projects. Amend the Code in 2022.                           |
| <b>12. Homeless Services Strategy</b><br><i>(expanded)</i>                                 | Assist the homeless and persons at-risk of homelessness in obtaining shelter and services.      | Implement City's Homelessness Plan. Coordinate with the SGVCOG and SGV Regional Housing Trust. Conduct media outreach on the Landlord Incentives Program.  | PLHA funds; General Fund; other State and Federal funds.                  | Community Development Department; City Manager's Office                    | Review City's Plan and report to Council on annual basis. Begin media outreach in 2022.                                      |
| <b>PROVISION OF AFFORDABLE HOUSING</b>   |   |  |   |  |  |
| <b>13. Affordable Housing Development Assistance</b><br><i>(expanded)</i>                  | Provide regulatory incentives and available financial assistance for affordable housing.        | Incentives include:<br>-Reduced fees<br>-Flexible standards<br>-Density bonus<br>-Town Center community benefit<br>-Affordable Overlay<br>-Financial & land write-down assistance  | Former RDA Housing Asset Fund; Housing Trust Fund; other outside sources. | Community Development Department   | Provide information on incentives during individual dealings with developers. Issue RFQ in on Housing Element sites in 2023. |

| Housing Program  | Program Goal   | 2021-2029 Objective  | Funding Source                       | Responsible Agency   | Time Frame   |
|--|--|--|--------------------------------------|--|--|
| <b>14. Homeowner Assistance</b>                              | Expand homeownership opportunities to low and moderate income households.              | Provide information on available County and State programs. City website. Apply to State in conjunction with future City assisted workforce housing. Evaluate the requirements under SB 9, and amend the Code accordingly. | General Fund; State and County funds | Community Development Department; LA County CDC; State HCD | Apply to State as workforce projects are proposed. Amend the Development Code for consistency with SB 9 in 2022. |
| <b>15. Section 8 Rental Assistance</b><br><i>(expanded)</i>  | Provide rental assistance to extremely low and very low income households.             | Continue participation and coordination with HACoLA and provide information on the City website. Reach out to landlords re: participation.   | HUD Section 8                        | Community Development Department; HACoLA                   | Twice during the planning period, reach out to landlords.  |
| <b>16. Sustainable Development and Green Programs</b>        | Encourage energy and natural resource conservation and reduce greenhouse gases.        | Implement Sustainable Development Practices in new development, and promote green programs among residents and businesses.   | General Fund                         | Community Development Department                           | 2021-2029  |
| <b>ADEQUATE HOUSING SITES</b>                                |  |  |                                      |  |  |
| <b>17. Duarte Station Specific Plan</b><br><i>(expanded)</i> | Provide expanded sites for multi-family residential and mixed-use housing development. | Facilitate residential and mixed-use development in the Transit Station TOD. Coordinate with Metro in selection of developer for parking lot site.   | General Fund                         | Community Development Department                           | Select parking lot developer by 2022   |
| <b>18. Town Center Specific Plan</b><br><i>(new)</i>         | Provide expanded sites for multi-family residential and mixed-use housing development. | Amend Specific Plan to include affordable housing as Tier 3 Community Benefit and to provide for density transfers.  | General Fund                         | Community Development Department                           | Amend Plan by 2022. Review and make adjustments as appropriate in 2025.  |

| <b>Housing Program</b>  | <b>Program Goal</b>  | <b>2021-2029 Objective</b>  | <b>Funding Source</b> | <b>Responsible Agency</b>        | <b>Time Frame</b>  |
|---|--|---|-----------------------|----------------------------------|--|
| <b>19. Affordable Housing Overlay &amp; Rezone Program</b><br><i>(new)</i>        | Incentivize development of affordable housing on designated sites and on congregational lands.         | Provide Incentives for affordable housing on designated sites:<br>-Increased 30 du/ac densities<br>-Increased height<br>-Reduced parking<br>-Ministerial processing<br>Issue an RFQ for development on Housing Element sites. | General Fund          | Community Development Department | Adopt Affordable Housing Overlay by 2023, and contact property owners regarding lot consolidation. Issue RFQ in 2023.          |
| <b>20. Westminster Gardens Specific Plan &amp; Rezone Program</b><br><i>(new)</i> | Provide expanded sites for market rate and affordable senior housing.                                  | Amend the Specific Plan to accommodate at least 300 additional units, at least half of which would be affordable to lower and moderate income households.   | General Fund          | Community Development Department | Amend Plan by 2024, including requirements for inclusion of affordable units.  |
| <b>21a. Accessory Dwelling Units</b><br><i>(expanded)</i>                         | Provide opportunities for small rental units within existing neighborhoods.                            | Achieve production of an average of 12 ADUs annually. Provide pre-approved ADU construction plans, and provide education and outreach to homeowners on the ADU development process.   | General Fund          | Community Development Department | Provide pre-approved plans and initiate homeowner outreach by 2023.  |
| <b>21b. Track and Monitor Accessory Dwelling Units</b>                            | Provide opportunities for small rental units within existing neighborhoods.                            | Establish ADU tracking system; conduct mid-cycle review and report to HCD.  | General Fund          | Community Development Department | Tracking system (2022). Conduct review in 2025, and as necessary, expand marketing within 6 months, or rezone within one year. |
| <b>22. No Net Loss Monitoring</b><br><i>(new)</i>                                 | Maintain adequate sites for the City's RHNA allocation by income level throughout the planning period. | Develop procedure to monitor development of Housing Element sites. Provide information on available sites and development on City website.  | General Fund          | Community Development Department | Develop monitoring procedures in 2022. Place site inventory and information on incentives on website in 2022.                  |

The following Table H 5-5 summarizes Duarte’s quantified objectives for the 2021-2029 Housing Element planning period. The City’s new construction objectives reflect its regional housing needs (RHNA); its rehabilitation objectives reflect achievement of 20 acquisition/rehabilitation units; and its conservation objectives reflect conserving all 456 rent-restricted units in the City.

**TABLE H 5-5  
SUMMARY OF QUANTIFIED OBJECTIVES: 2021-2029**

| Income Level   | New Construction | Rehabilitation | Conservation |
|----------------|------------------|----------------|--------------|
|                | Goal             | Goal           | Goal         |
| Extremely Low  | 134              | 5              | 114          |
| Very Low       | 135              | 5              | 114          |
| Low            | 145              | 10             | 228          |
| Moderate       | 137              | --             | --           |
| Above Moderate | 337              | --             | --           |
| <b>Totals</b>  | <b>888</b>       | <b>20</b>      | <b>456</b>   |

# Appendix A

Glossary

# Appendix A: Glossary

This glossary is for ease of use of the Duarte Housing Element only; for full definitions related to the City of Duarte Development Code, please see Article 9 - Definitions.

## A. Abbreviations

|         |  |
|---------|--|
| ACS:    | American Community Survey                                  |
| ADA:    | Americans with Disabilities Act                            |
| ADU:    | Accessory Dwelling Unit                                    |
| AFFH:   | Affirmatively Furthering Fair Housing                      |
| AFH:    | Assessment of Fair Housing                                 |
| AHO:    | Affordable Housing Overlay                                 |
| AI:     | Analysis of Impediments to Fair Housing Choice             |
| AMI:    | Area Median (Household) Income                             |
| APN:    | Assessor's Parcel Number                                   |
| CBC:    | California Building Code                                   |
| CDBG:   | Community Development Block Grant                          |
| CDC:    | Los Angeles County Community Development Commission        |
| CEQA:   | California Environmental Quality Act                       |
| CHAS:   | Comprehensive Housing Affordability Strategy               |
| CUP:    | Conditional Use Permit                                     |
| DDS:    | California Department of Social Services                   |
| DFEH:   | California Department of Fair Employment and Housing       |
| DOF:    | California Department of Finance                           |
| EDD:    | California Employment Development Department               |
| EIR:    | Environmental Impact Report                                |
| ELI:    | Extremely Low Income                                       |
| FAR:    | Floor Area Ratio   |
| FEMA:   | Federal Emergency Management Agency                        |
| FEHA:   | California Fair Employment and Housing Act                 |
| FHA:    | Fair Housing Act   |
| GHG:    | Greenhouse Gas   |
| HACoLA: | Housing Authority of the County of Los Angeles             |
| HCD:    | California Department of Housing and Community Development |
| HMDA:   | Home Mortgage Disclosure Act                               |
| HOME:   | HOME Investment Partnership Program                        |
| HRC:    | Housing Rights Center                                      |
| HUD:    | U.S. Dept. of Housing and Urban Development                |
| LACEP:  | Los Angeles County Energy Program                          |
| LAHSA:  | Los Angeles Homeless Services Authority                    |
| LRA:    | Local Responsibility Area                                  |

R/ECAP: Racial and Ethnic Characteristics/Concentrations  
RHNA: Regional Housing Needs Assessment  
SCAG: Southern California Association of Governments  
SEA: Significant Ecological Areas  
SGPRC: San Gabriel/Pomona Regional Center  
SGVCOG: San Gabriel Valley Council of Governments  
SGVMWD: San Gabriel Valley Municipal Water District  
SPA: Service Planning Area  
SRO: Single Room Occupancy  
TCAC: California Tax Credit Allocation Committee  
UBC: Uniform Building Code  
UWMP: Urban Water Management Plan  
VHFHSZ: Very High Fire Hazard Severity Zone  
VLI: Very Low Income

## B. Definitions

**Accessory Dwelling Unit:** An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

**Acreage:** Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

**Accessible Housing Unit:** An accessible housing unit is designed and built to be usable to a person with physical disabilities.

**Affirmatively Furthering Fair Housing (AFFH):** This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

**Affordable Housing Overlay:** The Affordable Housing Overlay (AHO) is being developed as part of this Housing Element. The AHO would provide incentives in exchange for providing 100 percent lower income housing on five potential sites.

**Affordable Unit:** A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

**American Community Survey:** The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis,

January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

**Area Median Income:** As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

**At-Risk:** Deed-restricted affordable housing projects at-risk of converting to market rate.

**California Department of Housing and Community Development (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Elements and determining whether they comply with State housing statutes.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**City Council:** The City Council serves as the elected legislative and policy-making body of the City of Duarte, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

**Community Development Block Grant (CDBG):** This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

**Conditional Use Permit (CUP):** Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

**Condominium:** A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

**Condominium Conversion:** The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

**Default Density:** Housing Element statutes provide for the use of “default densities” to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Duarte falls within the default density of 30 units per acre for providing sites affordable to very low and low income households.

**Density Bonus:** An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

**Development Fees:** City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

**Dissimilarity Index:** A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

**Dwelling Unit:** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

**Emergency Shelter:** An establishment operated by an Emergency Shelter Provider that provides individuals experiencing homelessness with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

**Environmental Impact Report (EIR):** Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measures if impacts are found to be significant.

**Family:** A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

**General Plan:** A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

**Homeless:** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of individuals experiencing homelessness.

**Household:** All persons living in a housing unit.

**Householder:** The head of a household.

**Housing Element:** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

**Infill Development:** Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Land Use Regulation:** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Los Angeles County Community Development Commission (CDC):** The CDC is comprised of two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. The CDC administers the County's CDBG program. Duarte is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program.

**Lot or Parcel:** A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

**Low Income Household:** A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

**Manufactured Housing/Mobile Home:** A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

**Mixed-use:** The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

**Moderate Income Household:** A household earning 80 percent to 120 percent of the Los Angeles County median income based on information provided by HCD/HUD.

**Multi-family Residential:** Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

**Ordinance:** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding:** Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

**Overpayment:** Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

**Persons with Disability:** A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

**Planning Commission:** The Duarte Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Duarte City Council on planning issues.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder.

**Reasonable Accommodation:** The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

**Regional Housing Needs Assessment (RHNA):** A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**San Gabriel Valley Consortium on Homelessness:** A non-profit organization that educates, collaborates and advocates for appropriate housing and services in the San Gabriel Valley.

**San Gabriel Valley Council of Governments:** A joint powers authority that consists of 31 incorporated cities, unincorporated communities in Los Angeles County Supervisorial Districts 1, 4, and 5, and three San Gabriel Valley Municipal Water Districts. The SGVCOG is the largest sub-regional council of governments in Los Angeles County.

**Single-family Residential:** A single dwelling unit on a building site.

**Special Needs Population:** Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

**Supportive Housing:** Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

**Transitional Housing:** A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

**U.S. Department of Housing and Urban Development (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Very Low Income Household:** A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

**Zoning Ordinance:** Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

**Zoning District:** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

## **Appendix B**

Affirmatively Furthering Fair Housing

## APPENDIX B

### AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.<sup>1</sup> Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics”.<sup>2</sup> The AFFH analysis must contain the following:

- Part 1: Outreach
- Part 2: Assessment of Fair Housing
  - A. Key Data and Background Information
  - B. Fair Housing Enforcement and Outreach Capacity
  - C. Integration and segregation patterns and trends
  - D. Racially or ethnically concentrated areas of poverty
  - E. Disparities in access to opportunity
  - F. Disproportionate housing needs within the jurisdiction, including displacement risk
- Part 3: Sites Inventory
- Part 4: Identification of Contributing Factors
- Part 5: Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Duarte, several other sections of the housing element address the issue and are included in this appendix by reference.

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<sup>1</sup> California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.

<sup>2</sup> Government Code Section 8899.50 (a)(1)

## PART 1. OUTREACH

### **Housing Element Public Participation Program**

Detailed information about the Housing Element public participation program is provided in the Introduction of this Element. Highlights included:

- Three public workshops throughout the update process. These workshops were with Duarte's Planning Commission and were held in November 2020, March 2021 and April 2021. The final workshop included discussions on the proposed new Affordable Housing Overlay.
- A City website A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). Presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the FlashVote and Senior Needs surveys.
- A survey for the Housing Element provided input on community housing priorities, strategies for addressing housing needs and types of housing residents would like to see.
- A survey specifically for seniors was conducted and distributed through the City's e-Newsletter and on the city website.

### **Fair Housing Plan Outreach**

The City of Duarte is one of 47 cities participating in the Urban County of the County of Los Angeles (CDC) Community Development Block Grant Program (CDBG). The CDC and Housing Authority of the County of Los Angeles (HACoLA) formed a joint effort to prepare, conduct and submit to HUD their certification for Affirmatively Furthering Fair Housing, as presented in their Analysis of Impediments to Fair Housing Choice (AI), adopted March 7, 2018.

For the Los Angeles County AI, a variety of community participation tools were utilized to find out about the fair housing issues facing the county as a whole. These included regional discussion groups; three sets of four focus groups each, aimed at addressing disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings and the 2017 Resident Fair Housing Survey. In addition, there was also a stakeholder survey and a planning and zoning survey.

In conjunction with preparation of the County AI, a community meeting was held in April 2017 at Pamela Park, located just west of the City of Duarte. Surveys completed by participants focused on street lighting concerns, stray animals and street parking regulations. One resident addressed housing concerns, mentioning the desire for more affordable housing options for seniors.

## PART 2. ASSESSMENT OF FAIR HOUSING

### A. Key Data and Background Information

Many of Duarte's earliest pioneer families came to Duarte in the mid-1800's for their health, the pleasant climate, and the fertile soil. English settlers, Americans from the Midwest and deep South, Latinos who remained from the Rancho and Japanese immigrants enabled Duarte to grow into a thriving agricultural community specializing in citrus production. Two medical institutions were started in Duarte in the early part of this century. In 1913, the Jewish Relief Association started a tuberculosis sanitarium on 40 acres of land South of Duarte Road. This later evolved into the world-renowned City of Hope Medical Center, a recognized leader in fighting cancer and other catastrophic diseases. In 1930, a group of Carmelite Sisters established the Santa Teresita Rest Home, known today as Santa Teresita "Medical Center".<sup>3</sup>

In 1957, a dedicated group of community members led the fight for incorporation, and on August 22, 1957, their efforts paid off with the formation of the City of Duarte and the Duarte Unified School District.<sup>4</sup> Similar to many parts of the region, agriculture gave way to housing after World War II.

The 2018 LA County AI includes a demographic summary that looks at population trends by race and ethnicity, homeownership statistics and housing unit data. The Community Profile in Section 2 of this Housing Element examines these demographic factors for Duarte and the County as a whole. Key comparisons from Section 2 include:

- Between 2010 and 2020, the population in Duarte grew by two percent, versus four percent Countywide;
- Duarte's senior population (65+ years) continues to grow and was 19 percent of the City's population in 2020, compared to 14 percent Countywide. Duarte's median age in 2020 was 41.6 years while the County's was 36.7 years;
- The racial and ethnic characteristics in Duarte are comparable to that of LA County. One-half (50%) of the City's population is Hispanic, almost one-quarter (24%) is White and 17 percent of the population is Asian/Pacific Islander.
- In 2020, Duarte's population had fewer families with children (23%) compared to the County (27%).
- Between 2010 and 2020, Duarte's housing stock grew by one percent. The County's housing grew by four percent during the same time period.
- Duarte has a higher percentage of owner-occupied units than LA County. In 2020, Duarte had 64 percent owner-occupied housing units. In 2015, according to the AI, 46 percent of housing units in the County were owner occupied.

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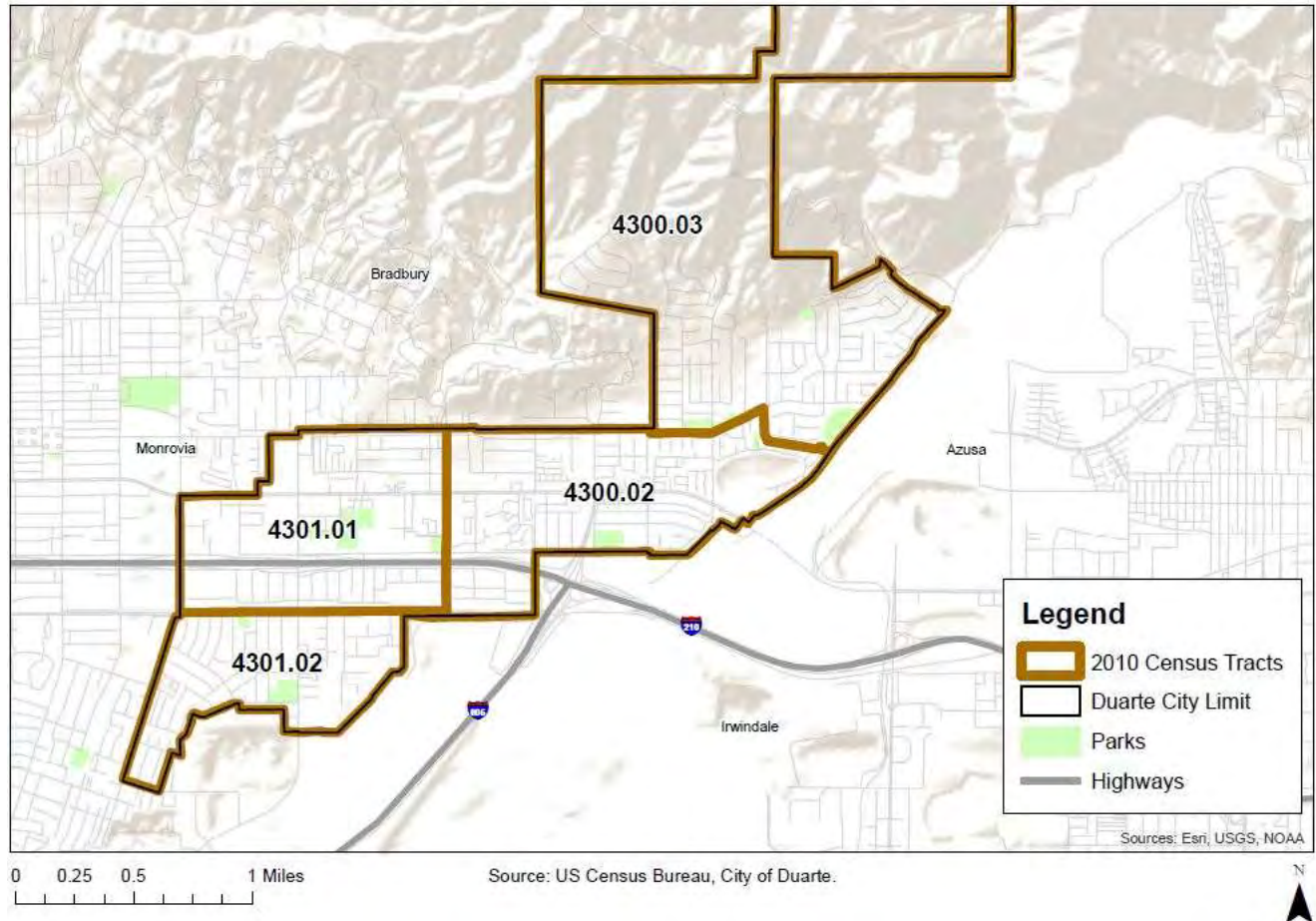
<sup>3</sup> City of Duarte website. [www.accessduarte.com](http://www.accessduarte.com)

<sup>4</sup> City of Duarte website. [www.accessduarte.com](http://www.accessduarte.com)

## Overview of Duarte Census Tracts

Duarte is comprised on four Census Tracts: 4300.02, 4300.03, 4301.01 and 4301.02. Figure B-1 shows the Tract boundaries, as well as their division into block groups (represented by the last two digits). Fair housing analysis is provided at the Tract level in the subsequent sections of this AFFH analysis.

**Figure B-1: Duarte Census Tracts**



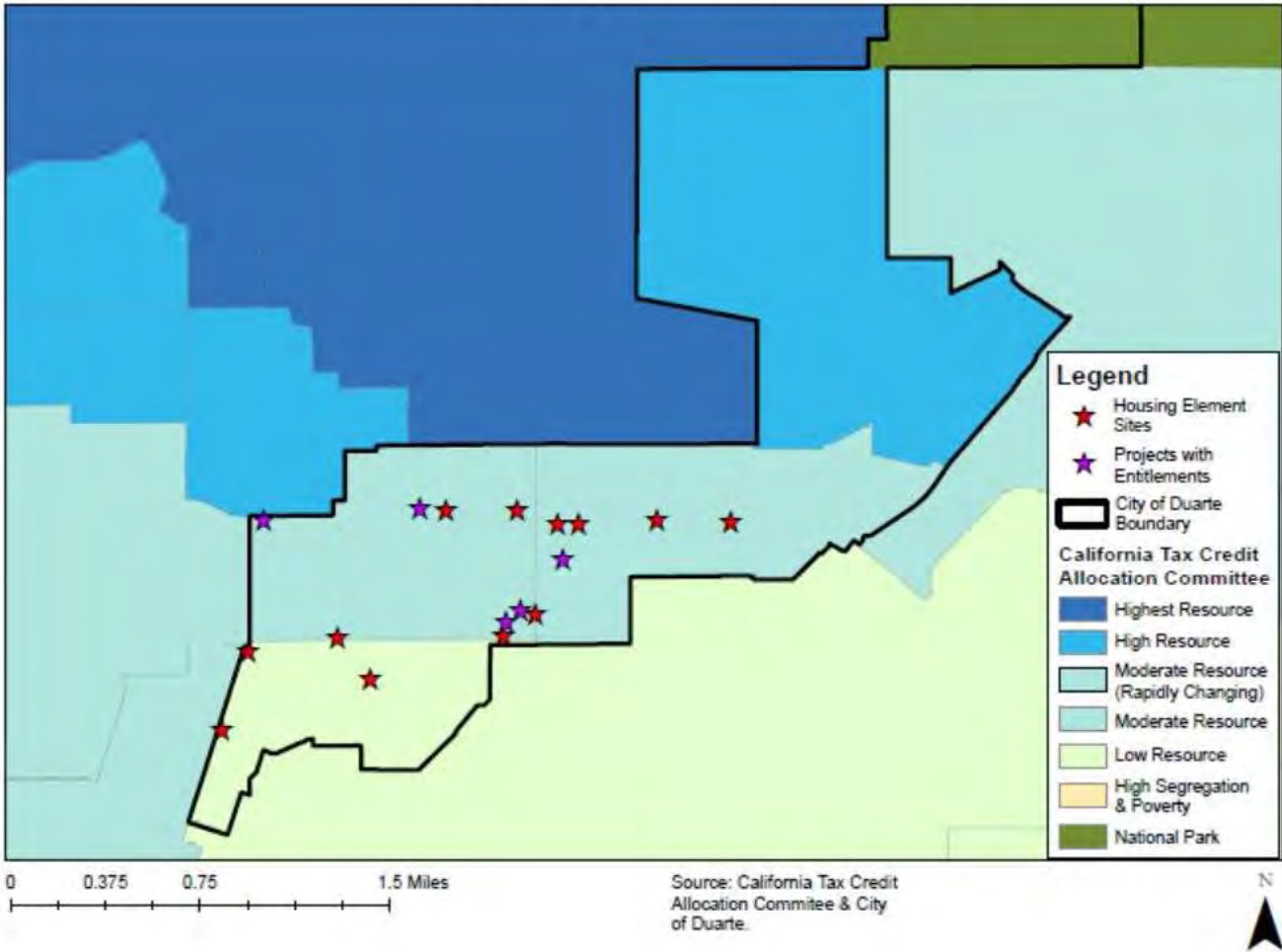
Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Task Force to determine the opportunity level by Census Tract as well as an indicator score (0-100) for each category:

- **Economic**
  - *Poverty* – percent of population with income above 200% of federal poverty line
  - *Adult Education* – percent of adults with a bachelor’s degree or above
  - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
  - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
  - *Median Home Value* – value of owner-occupied units
  
- **Education**
  - *Math and Reading Proficiency* – percentage of 4<sup>th</sup> graders who meet or exceed math and literacy proficiency standards
  - *High School Graduation Rates* – percentage of high school cohort that graduated on time
  - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch
  
- **Environmental**
  - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure

Figure B-2 shows the TCAC/HCD Opportunity Areas and Housing Element Sites Inventory for the City. Figure B-3 shows the Diversity Index from HCD’s AFFH Data Viewer. Table B-1 shows a compilation of data about Duarte, including TCAC information, HUD AFFH data and Census data.

Figure B-2: TCAC Opportunity Areas & Housing Element Sites Inventory





**Table B-1: Resource Indicators by Census Tract**

|                                  | Census Tract  |                                   |  |  | Citywide  |
|----------------------------------|---|-----------------------------------|--|--|---|
|                                  | 4300.02   | 4300.03                           | 4301.01  | 4301.02  |   |
| TCAC Resource Level              | Moderate  | High                              | Moderate   | Low  | Low to High   |
| TCAC Economic Index              | 45  | 69                                | 22   | 26   | 22-69   |
| TCAC Education Index             | 57  | 62                                | 58   | 44   | 44-62   |
| TCAC Environmental Index         | 68  | 91                                | 20   | 31   | 20-91   |
| Race/Ethnicity                   |   |                                   |  |  |   |
| White                            | 26%   | 37%                               | 25%  | 8%   | 24%   |
| Hispanic                         | 42%   | 34%                               | 50%  | 76%  | 50%   |
| Asian/Pacific Islander           | 21%   | 21%                               | 14%  | 10%  | 15%   |
| Black                            | 10%   | 3%                                | 7%   | 5%   | 8%  |
| Low Poverty Score                | 30  | 81                                | 35   | 37   | 30-81   |
| % of Population in Poverty       | 6%  | 7%                                | 21%  | 8%   | 6%-21%  |
| % of Population that is Disabled | 12.7%   | 9.8%                              | 17.3%  | 10.6%  | 12.7%   |
| Transit Trips                    | 86  | 69                                | 85   | 58   | 58-86   |
| Total #/Type of Housing          | 2,632 units<br>74% single-family<br>22% multi-family<br>4% mobile homes | 1,578 units<br>100% single-family | 1,858 units<br>43% single-family<br>57% multi-family | 1,258 units<br>83% single-family<br>17% multi-family | 7,326 units<br>73% single-family<br>25% multi-family<br>2% mobile homes |
| Age of Housing Stock             |   |                                   |  |  |   |
| <30 yrs old                      | 12%   | 5%                                | 10%  | 3%   | 8%  |
| >30 yrs old                      | 88%   | 95%                               | 90%  | 97%  | 92%   |
| % Owner Households               | 60%   | 96%                               | 38%  | 72%  | 64%   |
| % Renter Households              | 40%   | 4%                                | 62%  | 28%  | 36%   |

|  | Census Tract   |   |   |  | Citywide          |
|--|--|---|---|--|-------------------|
|  | 4300.02  | 4300.03                                       | 4301.01   | 4301.02  |                   |
| HCVs as % of rental units                                    | No data available  | No data available                             | 5%  | No data available  | No data available |
| % of Total Rental Units Affordable to ELI and VLI Households | 16%  | 0%  | 23%   | 33%  | 0%-33%            |
| Overcrowding   |  |   |   |  |                   |
| Owner  | 2%   | 2%  | 15%   | 20%  | 8%                |
| Renter   | 5%   | 0%  | 2%  | 9%   | 7%                |
| Severe   | 0%   | 0%  | 4%  | 7%   | 3%                |
| Overpayment  |  |   |   |  |                   |
| Owner (>30%)   | 36%  | 35%   | 47%   | 45%  | 39%               |
| Renter (30-50%)  | 26%  | 8%  | 33%   | 44%  | 34%               |
| Severe (>50%)  | 36%  | 0%  | 27%   | 27%  | 33%               |
| Land Uses  | SF residential, MF residential, Mobile Homes, Commercial, Manufacturing, Open Space, Specific Plan areas | SF residential, Open Space, Public Facilities | SF residential, MF residential, Commercial, Manufacturing, Specific Plan areas, Public Facilities | SF residential, Commercial, Specific Plan areas, City of Hope Medical Center |                   |

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Duarte Zoning Map, ACS 2014-2018.

## **B. Fair Housing Enforcement and Outreach Capacity**

### **Los Angeles County**

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Duarte. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

HRC and its subcontractors met and exceeded various categories of fair housing services assistance in relation to the County's goals and strategies for FY 2015 – 2016 and FY 2014 – 2015. As compared to the annual goal of 3,700 general and fair housing services, the County fair housing contractors provided service to 3,239 direct clients, or 88 percent of their annual goal in FY15-16 and 3,490 clients, or 94 percent of the goal in FY14-15. Their services also provided 191,229 client contacts through their outreach and education efforts last year, while their services provided assistance through 49,486 client contacts in FY14-15.

A total of 269 fair housing inquiries were received in FY15-16, with 159 clients counseled, 77 cases opened, 25 cases referred to other agencies, and 8 cases pending. In FY14-15, a total of 232 inquiries were received and dispositions taken, with 125 clients counseled, 85 cases opened, 14 cases referred, and 8 cases pending.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is also outlined in the AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

### **Duarte**

As outlined in the Constraints Section of the Housing Element, Duarte has numerous procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs population including a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has a Housing Resources page on its website, including a Guide to Residential Tenant's and Landlords' Rights and Responsibilities, and contact information and resources for residents who have fair housing concerns or issues.

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. The City continues to refer fair housing complaints to the Housing Rights Center (HRC).

Table B-2 below details the services provided by the HRC to Duarte residents between Fiscal Year 2016 and 2020. A total of 106 households received services. Tenant/landlord services were provided to 86 households (81%) while discrimination inquiries comprised 20 households (19%). The overall demographics illustrates that the majority of inquiries were made by extremely low income households (82%), persons who are not Hispanic/Latino (64%) and identify as an “other” racial group. Approximately 34 percent of inquiries were made by seniors and a quarter of were made by persons with a disability.

For the landlord/tenant services, noticing (27%) comprised the largest issue, followed by seeking housing (17%), rent increases (10%) and evictions (10%). Over half (57%) of the inquiries were resolved, while other outcomes included referrals to Project Place (17%), referrals to Legal Aid (12%) and others such as Code Enforcement and Small Claims Court.

As shown in the table, of the 20 discrimination inquiries, five of these resulted in cases being opened. One case was based on familial status while the other four were based on a physical disability. One case has been withdrawn, one was closed due to no enforcement being possible, two had successful conciliation and one is pending.

**Table B-2: Fair Housing Services  
Provided by the Housing Rights Center: FY 2016-2021**

|                             | # of Households Assisted by HRC | % of Total Households Assisted |
|-----------------------------|---------------------------------|--------------------------------|
| <b>Overall Demographics</b> |                                 |                                |
| <b>Race</b>                 |                                 |                                |
| Other                       | 54                              | 51%                            |
| Black/ African American     | 24                              | 23%                            |
| White                       | 22                              | 21%                            |
| Asian/Pacific Islander      | 2                               | 2%                             |
| American Indian/Alaskan     | 2                               | 2%                             |
| Am.Indian/Alaskan and Black | 1                               | 1%                             |
| Asian and White             | 1                               | 1%                             |
| <b>Total</b>                | <b>106</b>                      | <b>100%</b>                    |
| <b>Ethnicity</b>            |                                 |                                |
| Not Hispanic/Latino         | 68                              | 64%                            |
| Mexican/Chicano             | 25                              | 24%                            |
| Other Hispanic/Latino       | 13                              | 12%                            |
| <b>Total</b>                | <b>106</b>                      | <b>100%</b>                    |
| <b>Type of Caller</b>       |                                 |                                |
| In-Place Tenant             | 82                              | 77%                            |
| Rental Home seeker          | 15                              | 14%                            |
| Other                       | 6                               | 6%                             |
| Landlord                    | 3                               | 3%                             |
| <b>Total</b>                | <b>106</b>                      | <b>100%</b>                    |

|   | # of Households Assisted by HRC | % of Total Households Assisted |
|---|---------------------------------|--------------------------------|
| <b>Income Level</b>                       |                                 |                                |
| Extremely Low                             | 87                              | 82%                            |
| Very Low                                  | 14                              | 13%                            |
| Low                                       | 3                               | 3%                             |
| Moderate                                  | 2                               | 2%                             |
| <b>Total</b>                              | <b>106</b>                      | <b>100%</b>                    |
| <b>Special Groups</b>                     |                                 |                                |
| Senior                                    | 36                              | 34%                            |
| Disabled                                  | 27                              | 25%                            |
| Female Headed HH                          | 2                               | 2%                             |
| Gov't Subsidized                          | 1                               | 1%                             |
| <b>Total</b>                              | <b>66</b>                       | <b>62%</b>                     |
| <b>Tenant/Landlord Services</b>           |                                 |                                |
| <b>Housing Issue</b>                      |                                 |                                |
| Notices                                   | 23                              | 27%                            |
| Seeking Housing                           | 15                              | 17%                            |
| Eviction                                  | 9                               | 10%                            |
| Rent Increase                             | 9                               | 10%                            |
| Other                                     | 8                               | 9%                             |
| General Info                              | 7                               | 8%                             |
| Substandard Conditions                    | 6                               | 7%                             |
| Harrasment                                | 4                               | 5%                             |
| Repairs                                   | 3                               | 3%                             |
| Lease Terms                               | 2                               | 2%                             |
| <b>Total</b>                              | <b>86</b>                       | <b>100%</b>                    |
| <b>Disposition</b>                        |                                 |                                |
| Resolved                                  | 49                              | 57%                            |
| Project Place                             | 15                              | 17%                            |
| Legal Aid                                 | 10                              | 12%                            |
| Small Claims Court                        | 2                               | 2%                             |
| Health Dept.                              | 2                               | 2%                             |
| Attorney                                  | 2                               | 2%                             |
| Other (Code Enforcement, etc.)            | 6                               | 7%                             |
| <b>Total</b>                              | <b>86</b>                       | <b>100%</b>                    |
| <b>Discrimination Inquiries and Cases</b> |                                 |                                |
| <b>Inquiries Counseled</b>                | 15                              | 75%                            |
| <b>Cases Opened</b>                       | 5                               | 25%                            |
| Familial Status                           | (1)                             | (20%)                          |
| Physical Disability                       | (4)                             | (80%)                          |
| <b>Disposition of Cases Opened</b>        |                                 |                                |
| Successful Conciliation                   | (2)                             | (40%)                          |
| No Enforcement/client withdrew            | (2)                             | (40%)                          |
| Pending                                   | (1)                             | (20%)                          |
| <b>Total</b>                              | <b>20</b>                       | <b>100%</b>                    |

Source: Housing Rights Center, May 2021.

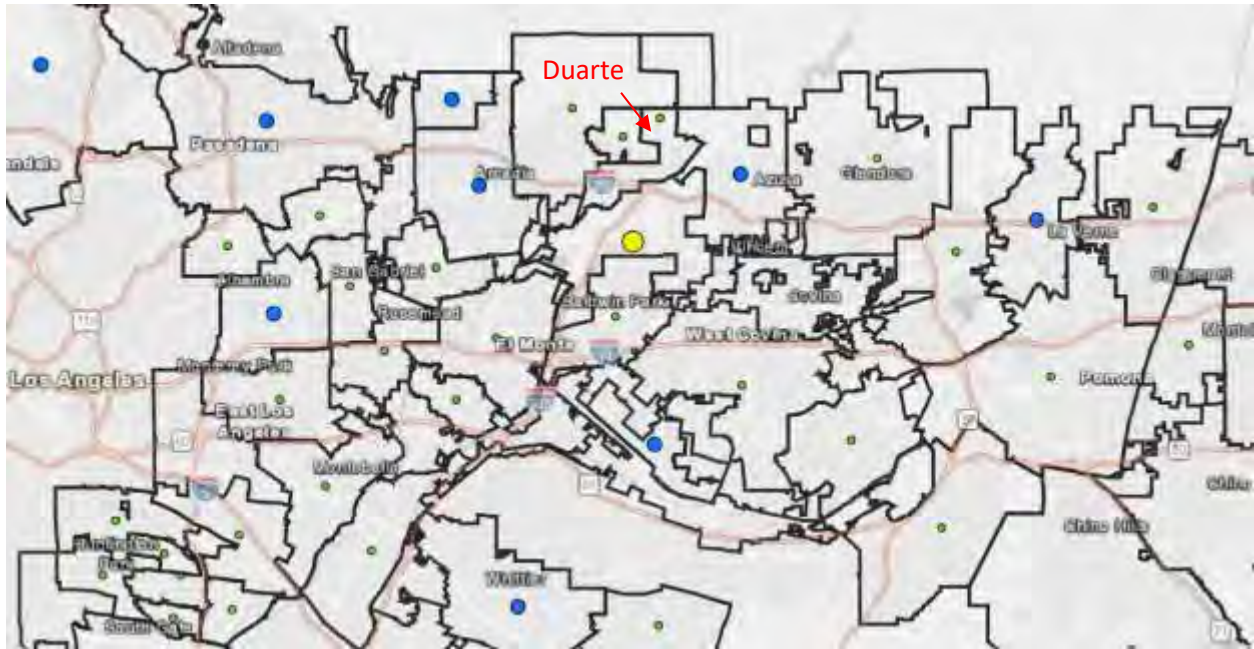
In addition to the HRC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Duarte had been submitted to their agencies between 2014 and 2020.

One record was found by DFEH that was based on disability. However, a no cause determination was found and the case was closed. HUD's records showed seven cases for Duarte, four in 2014, and one each in 2015, 2018 and 2019. One case was based on race and a no cause determination was made. Four cases were based on disability; three of these were closed due to no cause determinations and one was withdrawn from the complainant. One case was based on both race and a disability and was closed due to a no cause determination. The final case, based on a disability and retaliation reached conciliation and a successful settlement.

The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website. The HCD AFFH Data Viewer shows data for one of the Census Tracts in Duarte – 4301.01. This tract has 50 HCVs, which is approximately five percent of the renter occupied housing units in this Tract.

Figure B-4 below shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Duarte falls within the lowest category at less than .25 inquires per one thousand people. This is similar to Monrovia, Bradbury, Glendora and other San Gabriel communities.

**Figure B-4: Fair Housing and Outreach Cases in the Greater San Gabriel Valley**



- City/Town Boundaries
- (R) FHEO Inquiries by City (HUD, 2013-2021)
  - < .25 Inquiries
  - < .5 Inquiries
  - < 1 Inquiry
  - Greater than 1 Inquiry

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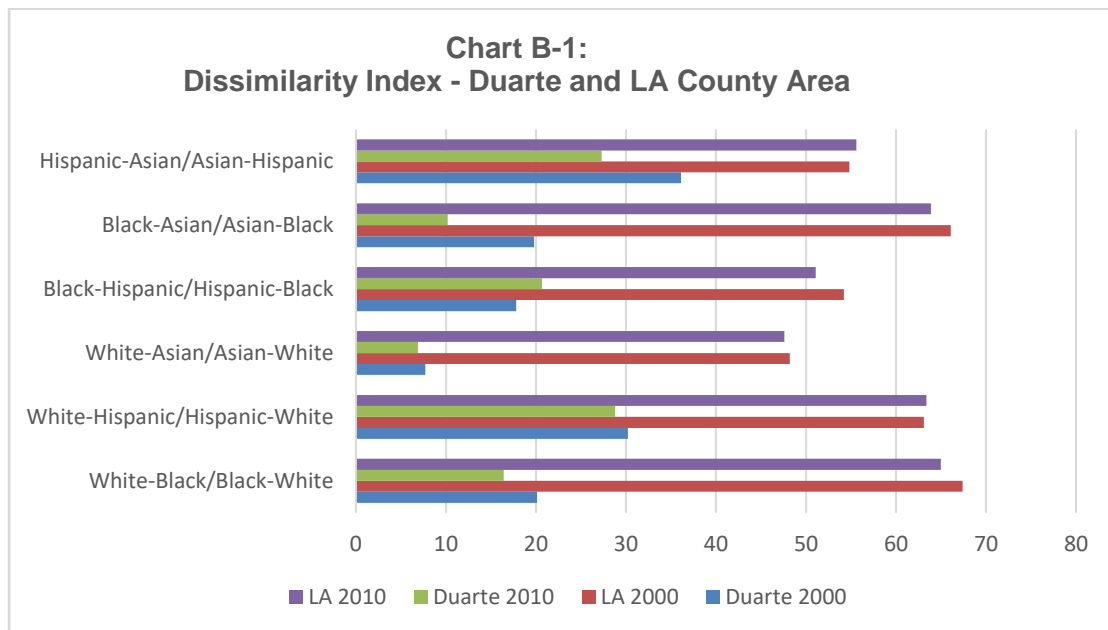
## C. Integration and Segregation

Duarte’s mix of housing includes single-family residential (73%), multi-family (25%) and mobile homes (2%). Single-family homes are located throughout the City with larger lots in the northern portion of Duarte. The Angeles National Forest provides a backdrop to the hillside development and open space in the northern portion of the City. Multi-family homes are located along the “core” of the City along Huntington Drive and Buena Vista Drive in the southern area of the City. The vast majority (91%) of homes in Duarte were built prior to 1989 and over 30 years old.

### Race and Ethnicity

A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across Census Tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Duarte and the County during 2000 and 2010. Using the thresholds described above, the dissimilarity index in Duarte for all groups is considered low in 2000 and 2010. Also, the index percentages are less than the County as a whole and lower than the nearby cities of Pasadena and Monrovia. The County locations with the highest index values are Long Beach and Los Angeles, while Baldwin Park, Bellflower, Downey and Paramount have the lowest index values.



Source: U.S. Census 2000 and 2010; Spatial Structures in the Social Sciences at Brown University

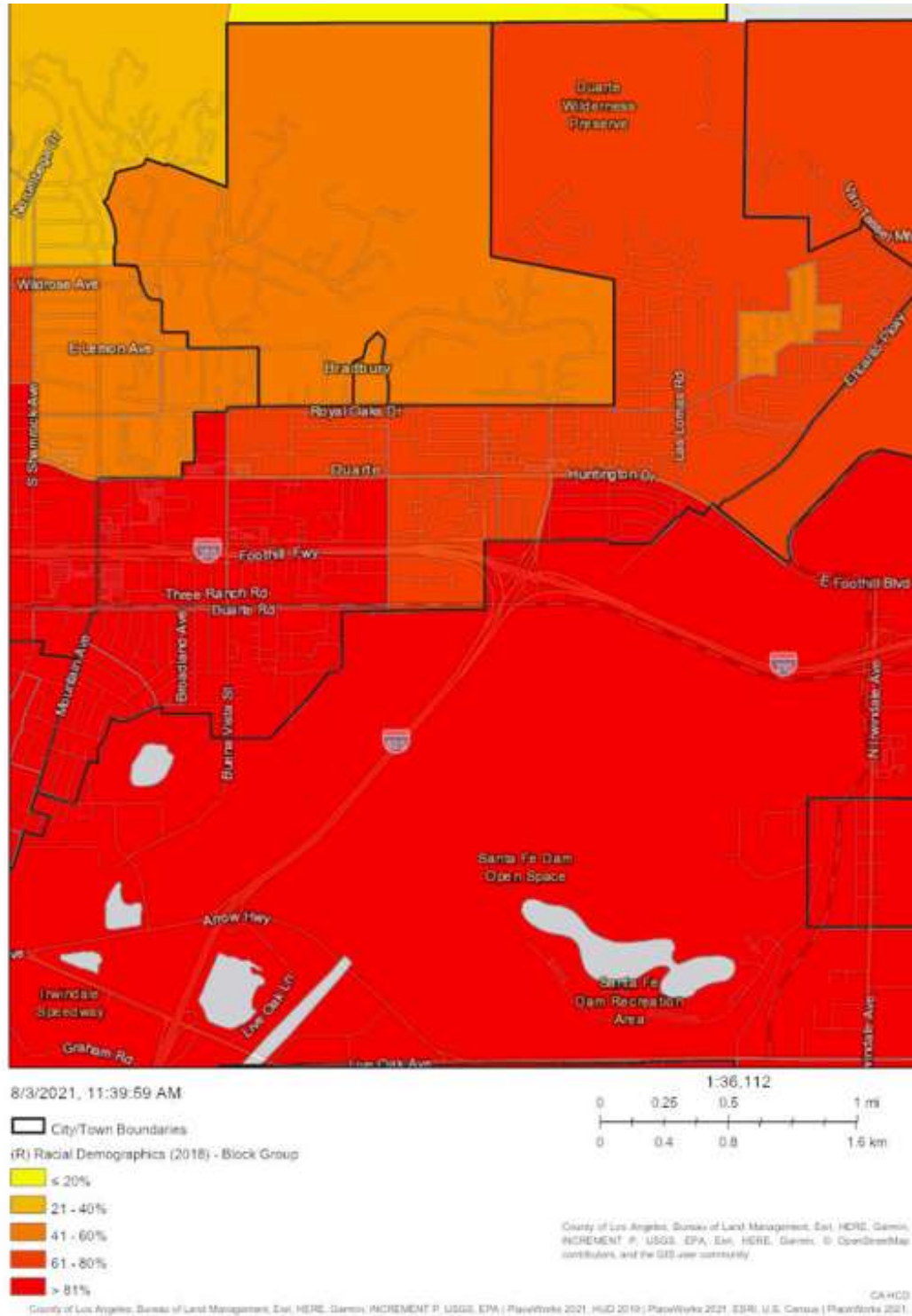
Figure B-5 illustrates the racial demographics by block group in Duarte as well as the greater San Gabriel Valley region of Los Angeles County.

The County AI describes the racial and ethnic make-up in their services area as follows:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As shown in Figures B-3 and B-5 and discussed in the Community Profile section of the Housing Element, Duarte is similar to Los Angeles County in diversity. Table B-1 illustrates that approximately one quarter of the population is White and almost one half of the residents are Hispanic. Within the City, the highest percentage of White residents (37%) live in the northern foothill portions of the City and the southern area of the City has the highest percentage of Hispanic residents (76%). The highest percentage of African American residents (10%) are located in the eastern area of the City while the highest percentage of Asian residents (21%) are located in the central portion of Duarte.

Figure B-5: Racial Demographics in Duarte (2018)



## Persons with Disabilities

The Los Angeles County AI discusses disability and access for the LA region. There do not appear to be areas of particularly high concentrations of residents with disabilities in R/ECAPs, although a few areas do stand out as containing moderate concentrations within the region. For instance, the city of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates appear to have such a concentration of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana appear to have moderate concentrations of residents with disabilities aged 18-64.

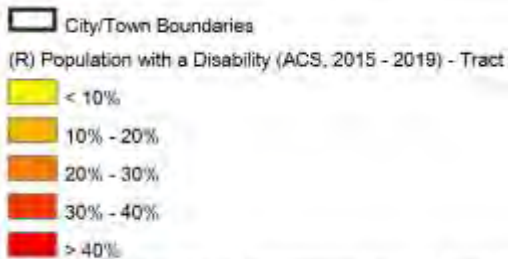
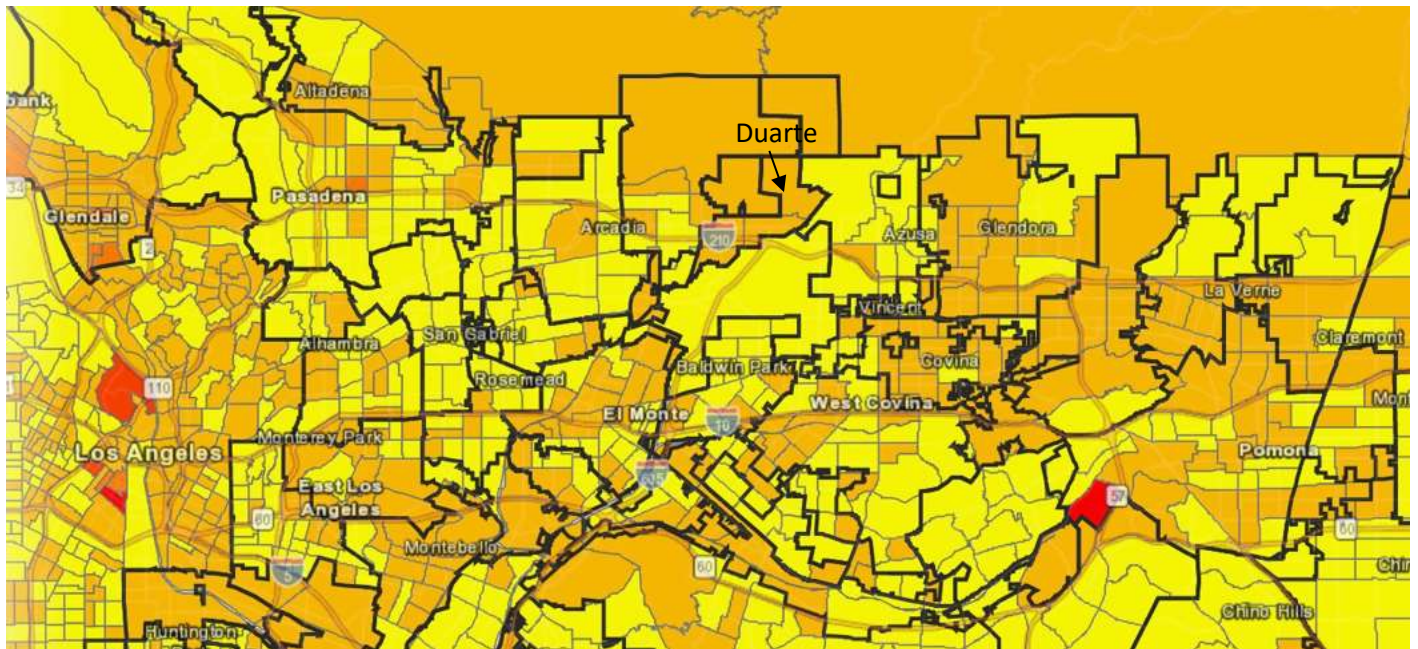
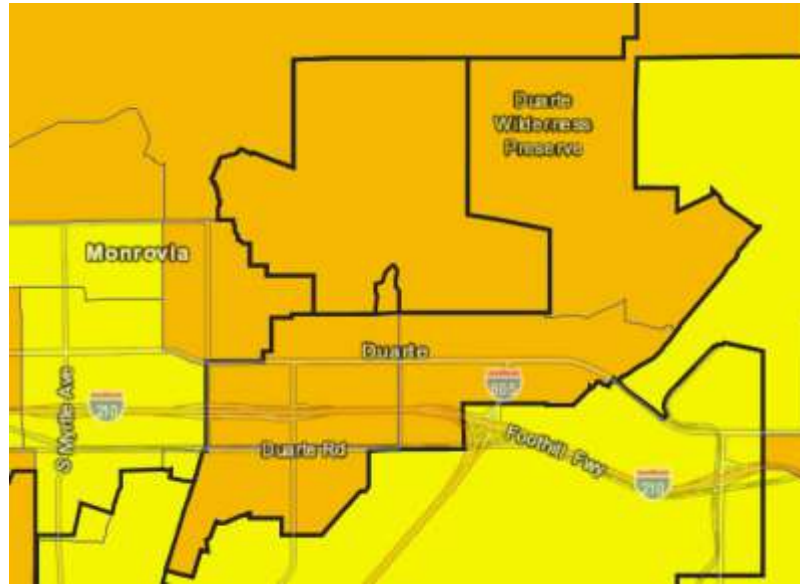
In Duarte, 12.7 percent of the population has a disability. Figure B-6 shows this percentage as well as the larger San Gabriel Valley region. The Census Tracts range from 9.8 percent to 17.3 percent. The highest percentage (17.3%) is in tract 4301.01. This tract has a mix of housing as well as both renters and homeowners. Also, the percentage of seniors is higher here (22.8%) than in other portions of the City, a reflection of a number of affordable senior complexes in this area.

## Familial Status

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps these categories and are shown in the figures below. The figures also include the San Gabriel Valley area of Los Angeles County for comparison.

- A higher percentage (40%-60%) of Duarte's population in married households are located in the northern portion of the City (Tract 4300.03). The remaining areas of the City have approximately 20 to 40 percent in married households. These percentages are similar to many areas in the greater San Gabriel Valley region.
- The highest percentage (>80%) of children in married households are also located in the northern portion of Duarte. The area with the lowest percentage is found in the western portion of the City (Tract 4301.01). This percentage is similar to many areas in the southern San Gabriel Valley.
- Less than 20 percent of adults live alone in Duarte. This is very similar to the entire San Gabriel Valley, with the exception of certain portions of Pasadena which have a larger percentage of their population living alone.
- Tract 4301.01 in west Duarte has the highest percentage of female-headed households (20% to 40%) and is similar to many areas south of Duarte.

**Figure B-6: Population with a Disability in Duarte and the Greater San Gabriel Valley**

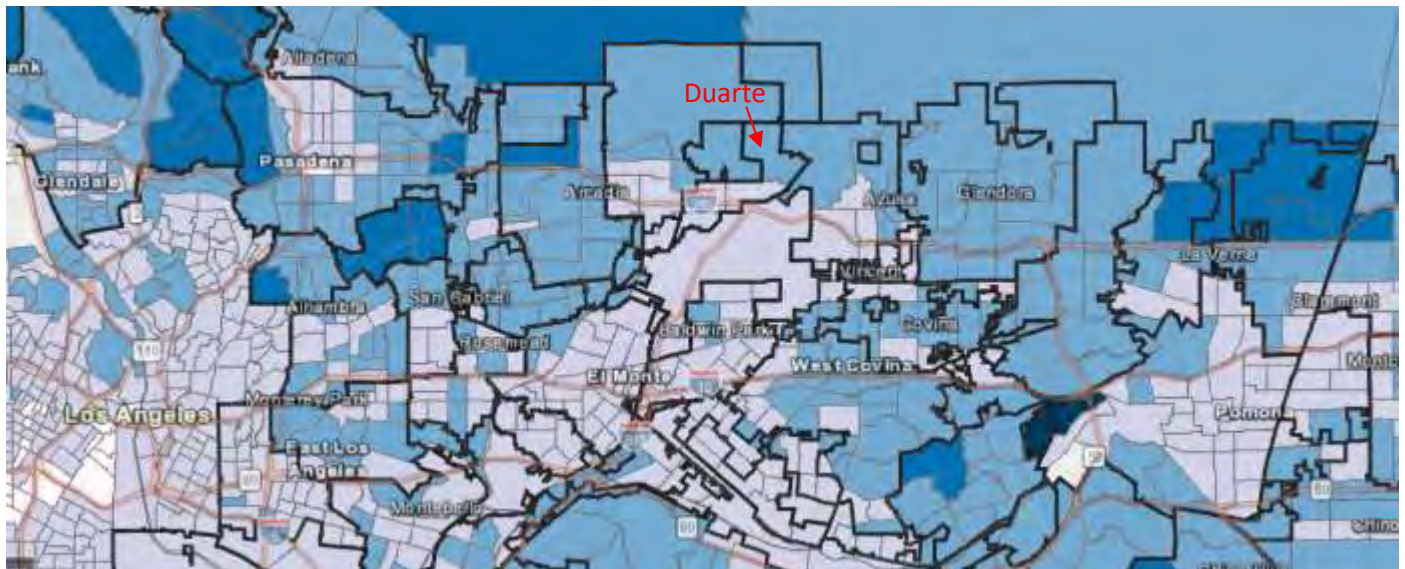
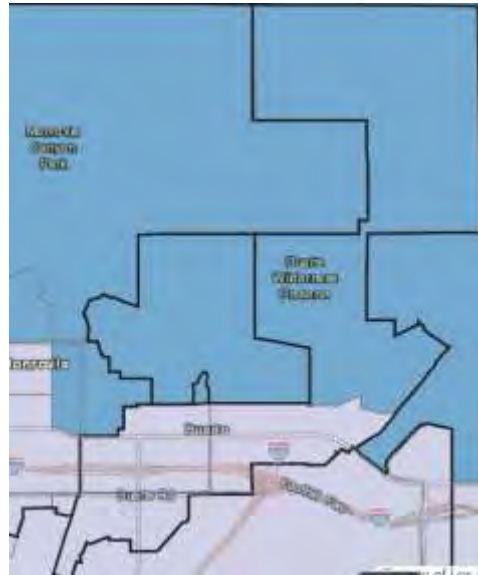


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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, I/CAC 2020

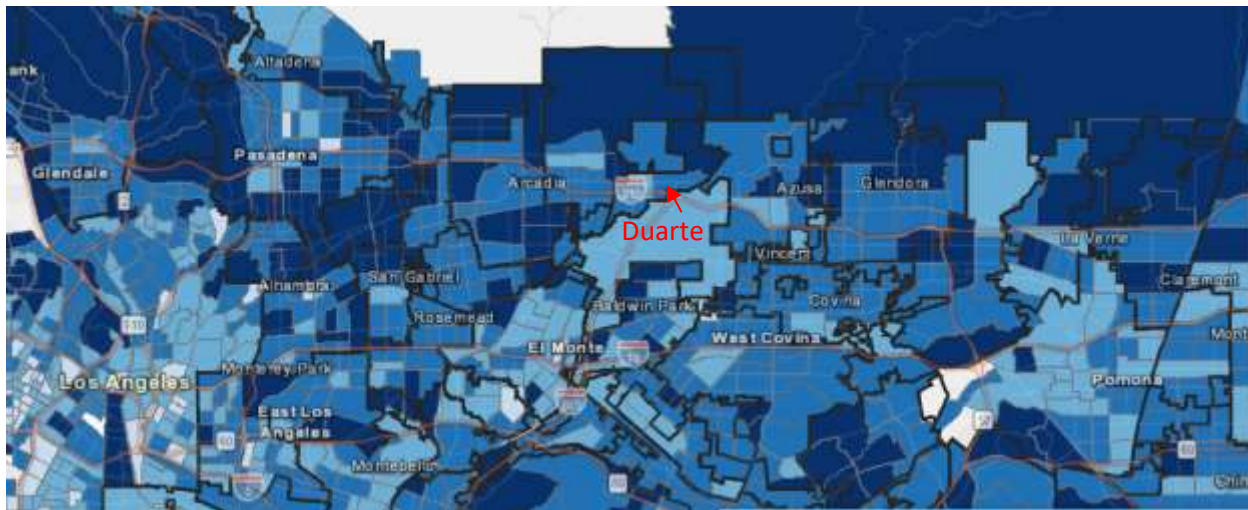
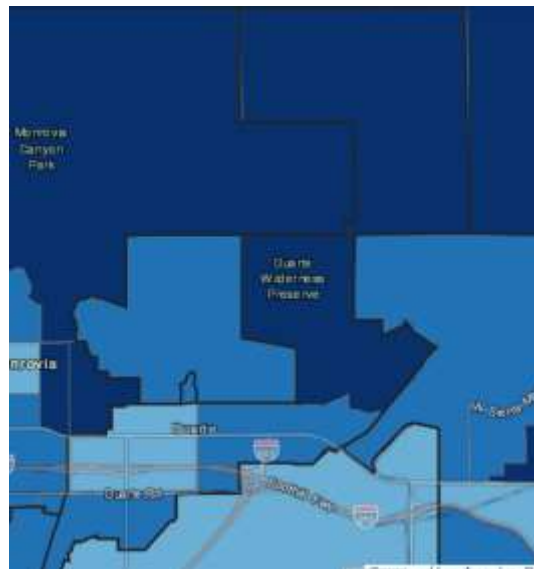
**Figure B-7: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Duarte and the Greater San Gabriel Valley**



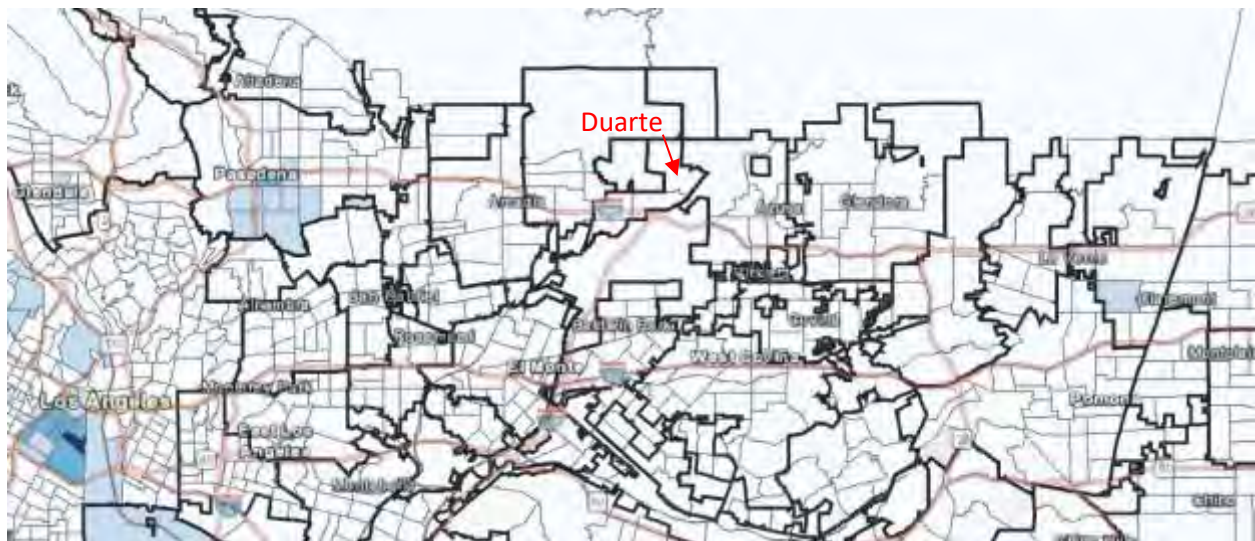
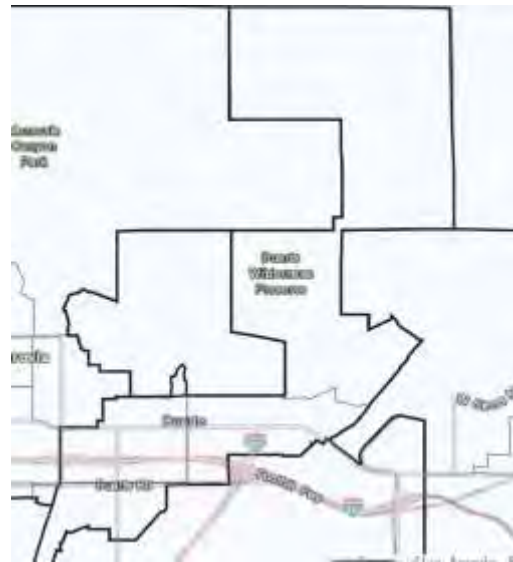
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**Figure B-8: Familial Status – Percent of Children in Married Couple Households in Duarte and the Greater San Gabriel Valley**



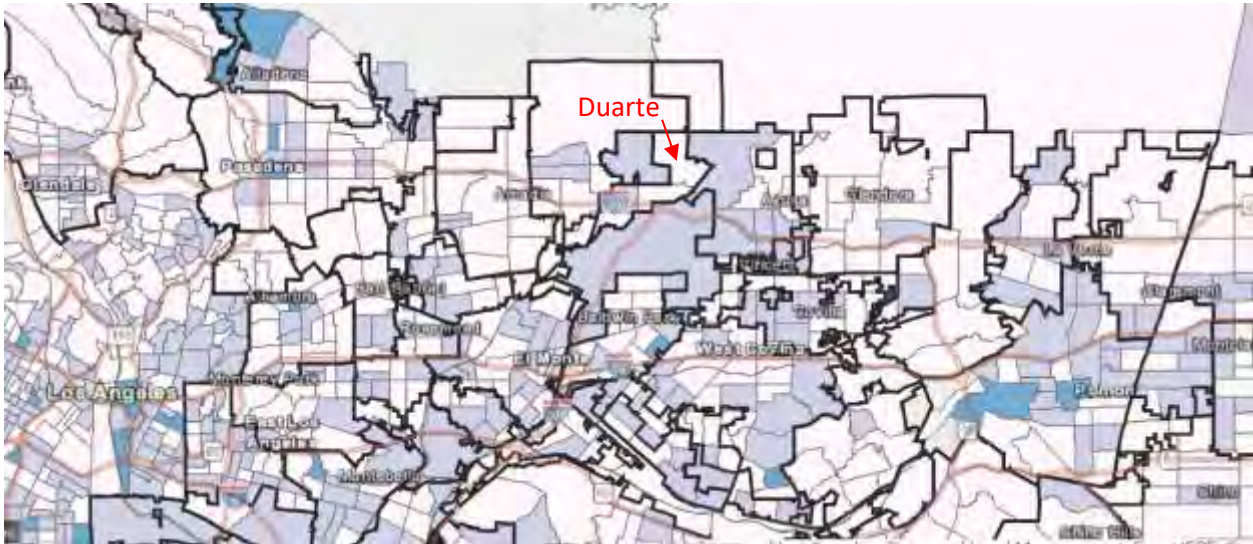
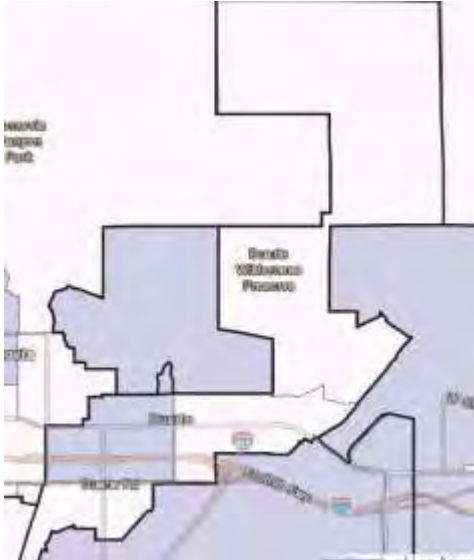
**Figure B-9: Familial Status – Percent of Population 18 and Over Living Alone in Duarte and the Greater San Gabriel Valley**



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**Figure B-10: Familial Status – Percent of Children in Female-Headed Households in Duarte and the Greater San Gabriel Valley**



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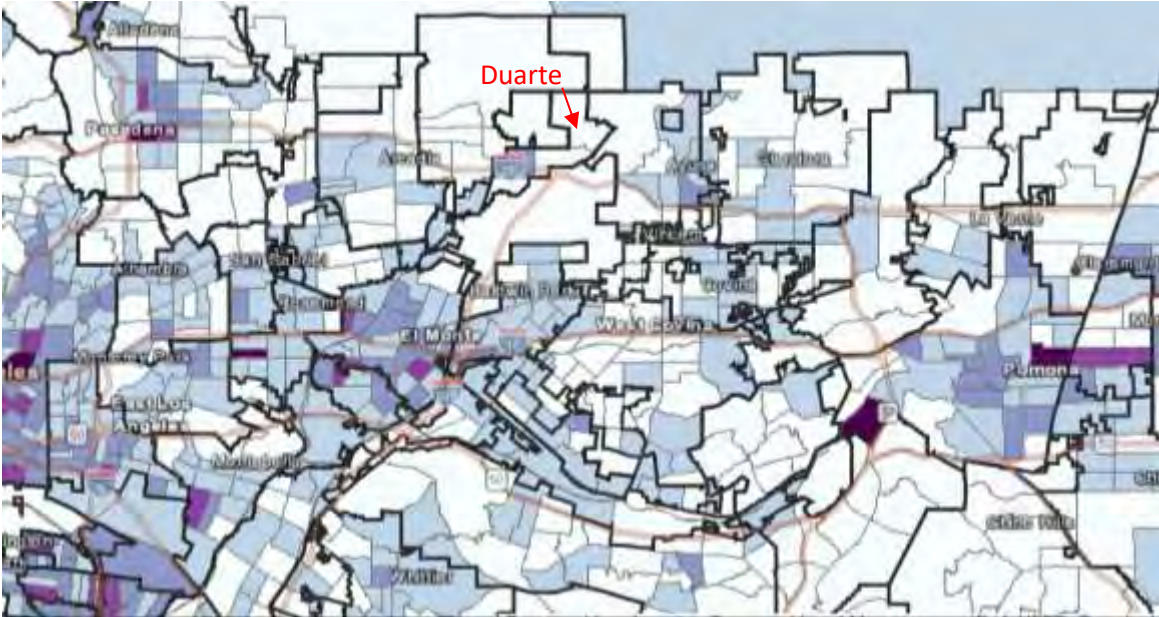
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## Income Level

Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer has maps illustrating both the percentage of Duarte's population in poverty as well as the percentage of low to medium income populations. Figures B-11 and B-12 illustrate this data for Duarte and the greater San Gabriel Valley.

As shown in Table B-1 and Figure B-11, Census Tract 4301.01, located in the western half of the City along Huntington Drive and the 210 freeway, has the highest percentage of residents that live below the poverty line at 21 percent. While this percentage is higher than many areas in the San Gabriel Valley, this is also the location of major investment in the City resulting from implementation of the Town Center and Duarte Station specific plans. For all of the other tracts in Duarte, the level of poverty is below ten percent, which is consistent with many surrounding areas. Regarding the low and moderate income population in Duarte, Tract 4300.03 has the lowest percentage as illustrated on Figure B-X. Most of the block groups in this tract have fewer than 25 percent of households at these income levels. The exception is block group 4300.034, which shows between 25 to 50 percent lower and moderate income households. On the other hand, the other three Census Tracts in the City have a majority of low and moderate income households (between 50%-75%). Block group 4300.022 has a lower percentage (25% to 50%) of households in these income categories. As shown on Figure B-12, many pockets of low and moderate income areas are throughout the San Gabriel Valley.

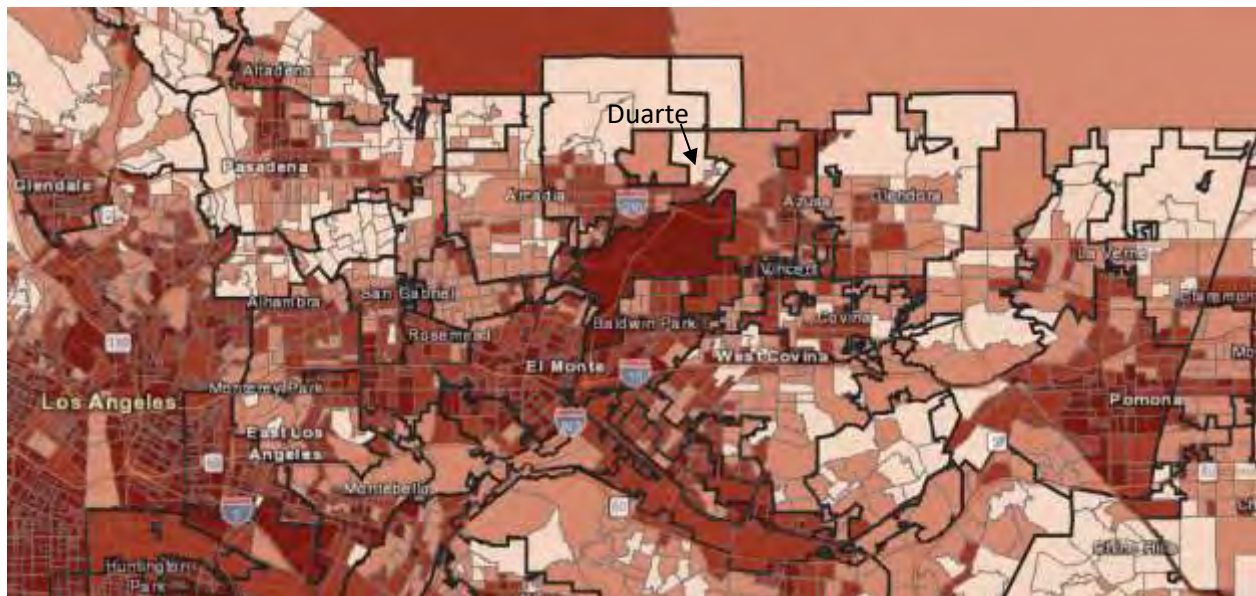
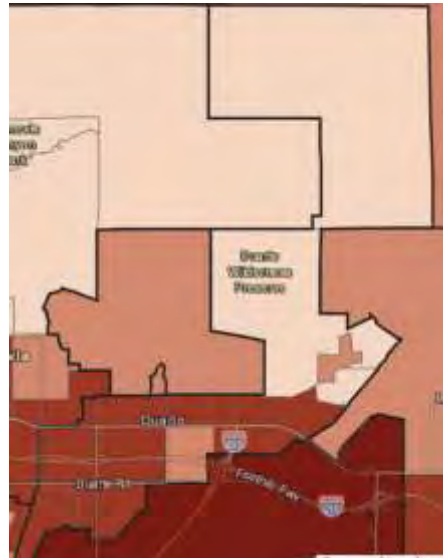
**Figure B-11: Percentage of the Population Below the Poverty Level in Duarte and the Greater San Gabriel Valley**



County of Los Angeles, Bureau of Land Management and GISD,  
 2020, 2021, 2022, 2023  
 Map: 2020, 2021, 2022, 2023  
 Map: 2020, 2021, 2022, 2023

04/12/23

**Figure B-12: Percentage of Low and Moderate Income Households in Duarte and the Greater San Gabriel Valley**



City/Town Boundaries

(A) Low to Moderate Income Population (HUI) – Block Group

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%

County of Los Angeles, Bureau of Land Management, San HEPE, Gerry, UDD, CPA, HPS, East HEPE, Gerry, H. Capacow/Mia.com/Roberts, and the 312 web.com/4141

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## D. Racially or Ethnically Concentrated Areas

### Racially/Ethnically Concentrated Areas of Poverty

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as an area that has a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as “Census Tracts with 40 percent or more of individuals living at or below the poverty line” (HUD RECAP dataset website). According to the HUD database, no Duarte Census Tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Duarte as having R/ECAP tracts. The County AI identifies the largest groupings of R/ECAP Census Tracts in downtown Los Angeles, Long Beach and a few tracts near San Fernando and the in the Lancaster/Palmdale area.

As shown previously in Table B-1, Census Tract 4300.03 has a much lower level of exposure to poverty compared to the rest of Duarte. This tract is also made up of single-family residences while the other tracts have a variety of residential, commercial and manufacturing uses.

### Racially/Concentrated Areas of Affluence

According to HCDs AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”.<sup>5</sup> While HCD does not have a standard definition for RCAAs, evaluating the proportion of Whites in a community and differences in household income can provide a good indicator for areas of affluence.

Table B-3 looks at the median household incomes of white residents in Duarte as well as the County as a whole. As can be seen, the proportion of white residents in Duarte is slightly below the County, as is the median income. And there is far less disparity between median incomes among whites and all households in Duarte (1% difference), than Countywide, where whites on average earn 30% more than the overall County median income. While the city in its entirety is not a RCAA, it is important to look within the City itself. As shown in Figure B-12 above, certain portions in the central and southern parts of Duarte have higher percentages of low and moderate income households.

**Table B-3: White Median Household Income and Population**

|                           | Duarte   | Los Angeles County |
|---------------------------|----------|--------------------|
| <b>Median HH Income</b>   |          |                    |
| White Alone               | \$72,569 | \$83,847           |
| All Households            | \$73,429 | \$64,251           |
| <b>% White Population</b> | 24%      | 26%                |

Source: U.S. Census 2000; ACS 2014-2018

<sup>5</sup>California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

## E. Disparities in Access to Opportunity

As discussed in the earlier section and presented in Table B-1 and Figure B-2, the Tax Credit Allocation Committee (TCAC) assigns opportunity levels to Census Tracts based on a variety of economic, educational and environmental factors. Figure B-13 below depicts the range of opportunity levels within the different geographic areas of the City, with the southern area having lower access, the central core area having moderate access and the northern area having high access.

**Figure B-13: Access to Opportunities Summary**



Source: US Census, California TCAC Opportunity Mapping Homepage, HUD AFFH Mapping and Data Tool  
Note: Census Tract Job Proximity numbers are an average of the Census Block index scores

It appears that the Census Tracts with a higher percentage of white residents have higher access to opportunities. Another factor is the geographical layout of the City, with the northern portion being predominantly single-family residential and open space, while the main Huntington Drive “corridor” runs parallel to the 210 freeway with a mix of residential, commercial and manufacturing land use designations.

The City of Duarte has several planning efforts underway that are located in the central core of the City (shown as moderate/low resource levels on the TCAC/HCD map). As described in the Resources chapter of the Element (Section 4), the Town Center Specific Plan and the Duarte Station Specific Plan both contain mixed use opportunities near transit, jobs, services and other amenities, accommodating over 2,000 new higher density dwelling units. These specific plans provide the City with tools to increase access to opportunities for its residents.

## Education

The County AI describes overall school proficiency in the Urban County Area in relation to race and ethnicity. White and Asian residents generally enjoyed greater access to proficient schools, particularly in Santa Monica and Glendora. Conversely, Hispanic and Black residents living in Palmdale, Inglewood, and Montebello lived among schools with the lowest levels of proficiency found anywhere in the service area. The range of values for the opportunity index in the service area was 56.3 value points (that is, the difference between the maximum value and the minimum value among the entitlements), indicating a moderate degree of variation among the race/ethnic groups. The largest concentration of low scores occur near Downtown Los Angeles.

As shown on the Census Tract Summary Table above (Table B-1), the education opportunity scores in Duarte range from 44 to 62. When looking at race and ethnicity of the census tracts, those with a higher percentage of White and Asian households have a higher education score, while those with a greater percentage of Hispanic residents have the lower scores. This finding is similar to other areas of the San Gabriel Valley and the County as a whole.

Duarte is served by the Duarte Unified School District. The 2019-2020 Enrollment Report stated that the total number of students in the district was 5,065 and the race/ethnicity percentages was very similar to the County as a whole (Hispanic/Latino – 67.6%, White – 12.5%, Asian/Filipino/Pacific Islander – 9%, African American – 4.7%, and two or more races – 3.4%). According to the California Department of Education’s School Dashboard website ([www.caschooldashboard.org](http://www.caschooldashboard.org)), in 2019 the District was below the State standard in math, above the standard in English language arts and had a high school graduation rate of 94.3 percent. In addition, approximately 22 percent of students in 2019 were English learners and almost 70 percent were socioeconomically disadvantaged.

## Economic

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. The County AI shows the scores for the Urban County Area by race/ethnicity. For job proximity, the scores were similar for Whites, Black, and Asian/Pacific Islander while the score for Hispanics was slightly lower. However, for the labor market engagement, the index values were significantly higher for Whites and Asian/Pacific Islanders compared to African Americans and Hispanics. In Duarte, this appears also be case as shown in Table B-1. Census Tract 4300.03 has the highest economic value along with the highest percentage of Whites and Asians, while the tracts in the southern portion of the city have lower values and higher percentages of Hispanic residents.

As described in the Community Profile of this Housing Element, Southern California Association of Governments (SCAG) Local Profile for Duarte documented 11,554 jobs in the City in 2017. This was an increase of almost 65 percent from 2007. The State Economic Development Department identified Duarte’s unemployment rate at 5.8 percent

in 2017, compared to countywide unemployment of 4.8 percent. The Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates that Duarte will have 15,700 by 2045. The City has approved two large Specific Plans that will help bring jobs to the city: The Duarte Station Specific Plan, estimated to add 383 jobs and the Town Center Specific Plan with approximately 570 jobs. The City of Hope Specific Plan, adopted by the City in 2018, is a 20-year phased development plan on the City of Hope campus and will result in over one million net square feet of hospital, outpatient clinic, office, warehouse, industrial and research uses. A 150-room, five story hotel on the campus will be completed and opened in late 2021.

## **Transportation**

The County AI looked at the transit trip index for the Urban County area and found little disparity among the racial or ethnic classes. Also, the transit trip index did not reveal a pattern across the Urban County service area. The lowest transit trip index values in the County were found in the Palmdale area. For Duarte, the index values ranged from 58 to 86. Transit access is available in Duarte through Foothill Transit (Line 861 Green) and the Los Angeles Metro Gold Line which has a station on Business Center Drive. The central core of Duarte has the highest transit trips, 85 and 86, due to many bus stops located along Huntington Drive and the location of the Duarte/City of Hope Gold Line stop. While a few bus stops are located south of Duarte Road along Buena Vista Street, Census Tract 4301.02 had a transit trip score of 58, the lowest in the city. On the other hand, the Census Blocks south of Duarte Road had the highest job proximity scores (78-83) in Duarte due to the location of the City of Hope Medical Center. The Census Blocks north of Duarte Road and west of Highland Avenue also had high job proximity scores (76-79) due to the commercial uses in the area. The lowest job proximity scores in Duarte were north of Royal Oaks Drive (45-50). This is due to the residential nature of the neighborhoods and being farther away from the Pasadena Freeway and transit locations.

## **Environmental**

The County AI outlines the Environmental Health Index, or potential exposure to harmful toxins as a neighborhood level. In general, those areas with the greatest exposure are located in most of the central, southern and eastern portions of the County. When looking at race and ethnicity, Whites have less exposure than other groups, while Hispanics generally have the highest exposure.

This pattern is mimicked in both the San Gabriel Valley and Duarte, where the areas located adjacent to the San Gabriel Mountains have less exposure than the central and southern areas adjacent to the Foothill Freeway and more dense development.

### *Disadvantaged Communities*

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities (DACs) to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged

communities throughout the state. CalEnviroScreen uses a variety of statewide indicators to characterize pollution burden (the average of exposures and environmental effects) and population characteristics (the average of sensitive populations and socioeconomic factors). The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. Census Tract 4301.01, located north of Duarte Road and west of Highland Avenue (refer to Figures B-1 and B-6) has been identified as a disadvantaged community and has a combined DAC score of 80% thus exceeding the minimum criterion for DAC designation. As mandated under SB 1000, the City of Duarte is updating the Safety Element of the General Plan in conjunction with the Housing Element to include policies to address environmental justice through reducing health risks to DACs, promoting civil engagement, and prioritizing the needs of these communities.

## **F. Disproportionate Housing Needs and Displacement Risk**

### **Housing Vacancy**

As described in the Housing Element Community Profile (Section 2), the 2014-2018 American Community Survey showed vacancy rates in Duarte of 4.4 for rentals which is close to ideal levels for sufficient mobility. However, the vacancy rate for ownership units was 0.7, indicating below ideal vacancy levels for sufficient mobility.

### **Cost Burden/Housing Overpayment**

The 2014-18 American Community Survey data compiled by SCAG identifies 34 percent of renters in Duarte as spending between 30-50 percent of their total income on housing (overpayment), with an additional 33 percent spending more than half their income on housing (severe overpayment). Both renter overpayment and severe renter overpayment increased from what was measured in the 2010 Census (28% overpayment, 23% severe overpayment). Renter overpayment in Duarte is also higher than Los Angeles County, which had 25 percent overpayment and 29 percent severe overpayment. Among owner households in Duarte, 39 percent were overpaying, representing a decrease from 47 percent measured in the 2010 Census. Owner overpayment is lower than what is faced in the County as a whole, which is 44 percent. However, in Census Tracts 4301.01 and 4301.02 ownership overpayment is 47 percent and 45 percent, respectively. As could be expected, as income increases, overpayment decreases, with approximately one-fifth of owner households earning greater than \$75,000 spending greater than 30 percent of income on mortgage costs.

### **Overcrowding**

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of

overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

While owner overcrowding in Duarte has decreased from ten to eight percent in the last ten years, it is still higher than the County rate of four percent. Severe owner overcrowding is at two percent for both Duarte and the County.

Renter overcrowding is lower in Duarte than the County and has fallen in the City during the last decade. Overcrowding among renters is seven percent in Duarte (versus nine percent in the County), while severe renter overcrowding is three percent in Duarte while it is at seven percent Countywide.

Within Duarte, owner and renter overcrowding is much lower in the eastern portion of the City (east of Highland Avenue) compared to the west. Tract 4300.03 has two percent owner overcrowding and zero renter/severe renter overcrowding, while Tract 4300.02 has two percent owner overcrowding, five percent renter overcrowding and zero percent severe renter overcrowding. In contrast, Tract 4301.01 (west of Highland Ave and north of Duarte Road) experienced 15 percent overcrowding for owners, two percent for renters and four percent severe overcrowding for renters. The southernmost tract in Duarte (4301.02) experienced the most overcrowding and had the highest percentages – 20 percent for owners, nine percent for renters and seven percent severe overcrowding for renters. The residential neighborhood in this tract is modest with small lots and relatively small houses built in the 1940s and 1950s. The small house sizes may explain the higher incidence of overcrowding compared to the rest of Duarte.

## **Displacement Risk**

Duarte has an active history of supporting affordable housing in its community. Of the six assisted rental housing projects in Duarte, one site (Duarte Park Apartments) was identified by the California Housing Partnership as being at risk of conversion to market rates. The City has contacted the property owners at Duarte Park Apartments about their interest in preserving the project and the potential for City rehabilitation assistance in exchange for extending affordability controls. While the property owner did not respond to the City's offer, subsequent follow-up with the LA County Section 8 contract administrator indicated that on April 8, 2021, the property owners at Duarte Park Apartments submitted their one-year notification letter informing the tenants that they will be renewing their Section 8 Housing Assistance Payment (HAP) contract with HUD. Therefore, this project is no longer at-risk of conversion.

The Urban Displacement Project shows Census Tracts throughout the County by level of displacement risk<sup>6</sup>. The area's most susceptible to displacement in the San Gabriel Valley are portions of Pasadena, Altadena, Monrovia and Duarte, as well as the cities in the southern portion of the Valley. Figure B-14 shows the displacement risk levels for

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<sup>6</sup> Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

Duarte and surrounding communities. Census Tracts 4300.02 and 4301.02 were identified as having housing affordable to middle, high, mixed moderate and mixed high-income households. Tract 4300.03 was identified as a stable/advanced exclusive tract meaning that housing was only affordable to high or mixed-high income households. Census Tract 4301.01 (central Duarte along Huntington Drive west of Highland Avenue) was shown as low income/subject to displacement. This corresponds with the prior Figure B-4 that shows over 20 percent of the population in this tract living below the poverty line. This is the location of both the Town Center Specific Plan and Duarte Station Specific Plan and a focus of future investment and revitalization. While there is limited existing housing in these specific plan areas, the City will ensure State protections for existing tenants and replacement housing requirements are strictly adhered to.

### **Substandard Housing**

With 91 percent of the City's housing stock built prior to 1989, almost all of Duarte's housing has reached the 30-year benchmark, representing over 6,500 units. This percentage is only slightly higher than the County as whole which has 85 percent of the housing stock at least 30 years old. Duarte's Code Enforcement Division has estimated that one-quarter (25%) of the City's 4,332 owner-occupied units built prior to 1990 are in need of rehabilitation improvements (not just cosmetic). For renter occupied units, it is estimated that thirteen percent of units 30 years or older are in need of rehabilitation. In February 2018, City code enforcement staff conducted an exterior housing conditions survey of Duarte's older multi-family properties. Of the seventeen multi-family properties surveyed, five were identified as deteriorating, with one property identified as dilapidated, representing a total of 109 units in significant need of repair. These properties were identified as candidate sites for potential acquisition and substantial rehabilitation under a new program being initiated by the City with State SB 2 funds

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Duarte, the ACS identifies 110 occupied dwelling units as lacking kitchen facilities. All of these units are renter households and represent 1.5% of the City's households. Just 12 occupied units were identified as lacking complete plumbing (all renter households). These percentages are similar to the County, where the substandard conditions affect approximately two percent of the housing stock (1.5 percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities).

The City is proposing initiation of a rotating Apartment Inspection Program, and would prioritize inspections in Duarte's identified low resource neighborhoods. City residents can continue to participate in the County's housing rehabilitation assistance program, and the City provides a link to the program on the Housing Resources page on its website. Given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, ongoing maintenance is key.

## Homelessness

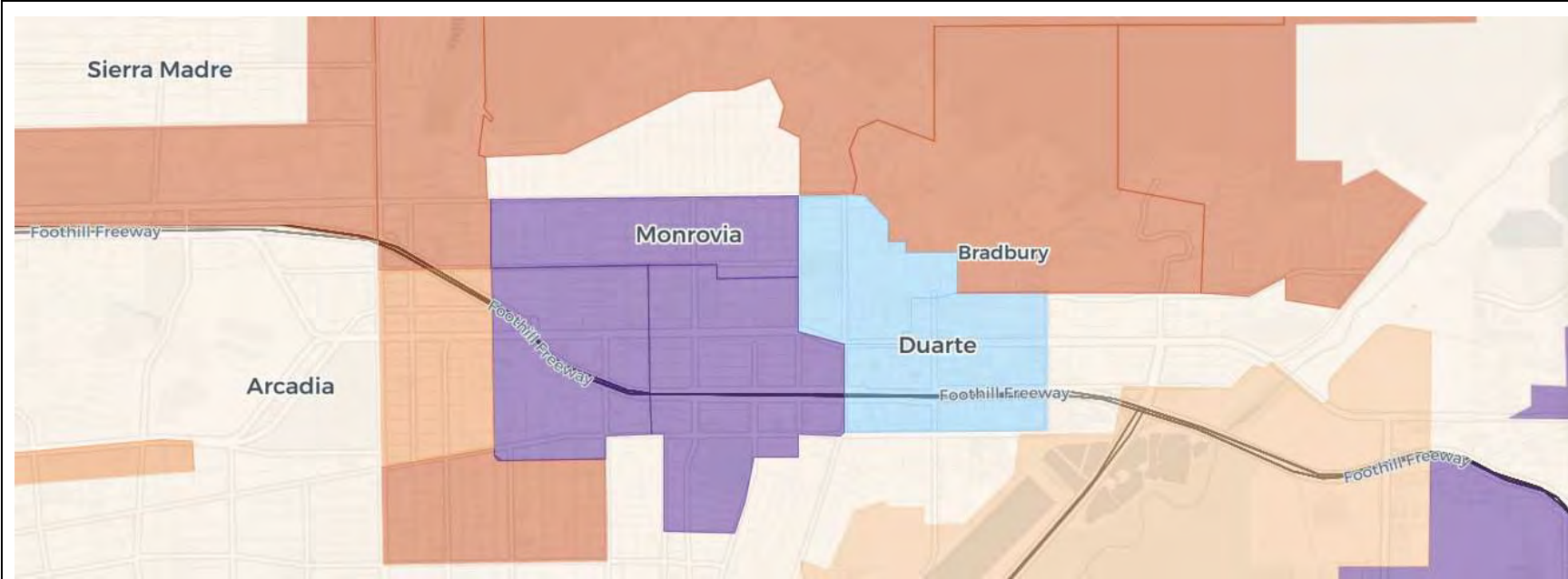
The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was 4,555 persons in 2020, a one percent increase from 2019. Over half of the San Gabriel Valley homeless fell within the 25-54 age group; 34% experienced substance abuse issues; 28% suffered from mental health issues; 25% had a physical disability; and 39% were categorized as “chronic homeless.”

Within Duarte, the 2020 count identified 27 homeless (all unsheltered on the night of the PITS Count).

In the winter of 2020, an augmented winter shelter was available at the Pamela Park Recreational Center, located in an unincorporated County area adjacent to Duarte. This 100-bed emergency shelter was operated by Volunteers of America. A variety of services and facilities for homeless persons are available in the nearby City of Pasadena. These programs include a rotating winter shelter program (provided by the Ecumenical Council Pasadena Area Churches), several emergency and transitional shelters, and permanent supportive housing. The San Gabriel Valley Consortium on Homelessness maintains an on-line database of services available to the homeless in the San Gabriel Valley ([www.sgvc.org](http://www.sgvc.org)).

Duarte and its neighboring city Irwindale received a joint planning grant to develop a long-term strategy to address homeless issues. As part of this strategy, the communities have conducted three workshops to discuss the state of homelessness locally and in Los Angeles County, and to gain community input. This process led to the development of the *Plan to Prevent and Combat Homelessness*, approved by the Duarte City Council in June 2018. Duarte has begun implementation of this Plan, including creating an Interdepartmental Committee on Homelessness and hiring a full-time Homeless Outreach Coordinator. This coordinator conducts regular and documented outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing. The City has applied for grants to help further implement the *Plan to Prevent and Combat Homelessness*. One grant that was recently awarded will assist residents with utility bills. The goal of this program is to keep residents in their homes and prevent them from becoming homeless.

Figure B-14: Displacement Risk



| MODIFIED TYPES                           | CRITERIA   |
|--|--|
| LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT   | <ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>  |
| DECLINING DISTANCE OR QUALITY OF HOUSING | <ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>   |
| HOUSING COST INCREASE                    | <ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul> |
| EARLY MIDDLE-CLASS GENTRIFICATION        | <ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>  |
| ADVANCED GENTRIFICATION                  | <ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tracts in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>   |

|                              |  |
|------------------------------|--|
| STABLE MODERATE/MIXED INCOME | <ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>   |
| MODERATE INCOME              | <ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>   |
| MODERATE INCOME              | <ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul> |
| STABLE/ADVANCED EXCLUSIVE    | <ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>  |

Source: The Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org>.

## Local Knowledge

### *Neighborhood Development and Housing*

The northern portion of the City (north of Royal Oaks Drive, Census Tract 4300.02) is in the northern foothills of the City and is comprised of single family homes and open space. This area is located in the foothills of the San Gabriel Mountains where the topography restricts development. Due to the absence of multi-family development and the cost of housing, affordable housing options are limited in this tract.

The eastern portion of Duarte (Census Tract (4300.02), located east of Highland Drive and south of Royal Oaks Drive, has moderate economic and education indices, but has a higher exposure to poverty. A variety of residential and commercial land uses are located here, including the City's only mobile home park. The owner/renter make up is 60% owner and 40% renter. The Foothill (210) Freeway runs through a portion of this area.

The western portion of the City is bordered by the City boundaries to the north and west, Highland Drive to the east and Duarte Road to the south (Census Tract 4301.01). This area has the lowest economic and environmental TCAC scores in the City, and has the highest percentage of disabled residents and residents below the poverty line. This tract is divided by the Foothill (210) Freeway and has a variety of land uses, including residential, commercial, public facilities and manufacturing. A majority of households (62%) are renters.

The southern area of Duarte is located south of the 210 Freeway (Census Tract 4301.02). The economic and education TCAC indices are in the lower range. This tract, located south of Duarte Road is predominately made up of single-family homes on relatively small lots, a limited number of multi-family units, and the City of Hope Medical Center. The residential neighborhood is modest with small lots and relatively small houses built in the 1940s and 1950s. The small house sizes may explain the higher incidence of overcrowding among homeowners compared to the rest of Duarte.

### *Infrastructure and Accessibility Improvements*

Several infrastructure and accessibility improvements have taken place or are planned for the central and southern areas of Duarte. Over the past 5 years, the City has focused its CDBG funds on improving handicapped access for pedestrians by providing curb cuts on public streets. Next year, a focus will be made on modifying the courtyard at City Hall to be completely accessible to the mobility impaired. After the City Hall project, future CDBG funds will continue to be utilized for accessible curb cuts.

The City received a Measure M grant to fund first mile/last-mile pedestrian improvements near the Gold Line station (Census Tract 4301.01). The project includes the Highland Promenade, a new 30 foot wide, linear, pedestrian plaza on the west side of Highland

Ave. from the Gold Line station to the 210 Freeway. This \$1.6 million project includes walkway, landscape, hardscape and public art. The project is in the design phase and a 2022-2024 construction period is planned.

The City also received a \$2 million Active Transportation Program grant for first mile/last mile pedestrian improvements on Evergreen Street, near the Gold Line Station area, the Highland Avenue underpass and along Central Avenue. This also includes transportation art at the Highland Avenue underpass that will bring creative lighting to the underpass area. The project is in the design phase and a 2022-2024 construction period is planned. The new 161 unit mixed use project at Brycedale and Huntington Drive will have various pedestrian access improvements, including a new traffic light.

In the southern portion of Duarte (Census Tract 4301.02), the City is constructing sidewalk improvements along the south side of Duarte Road from Cinco Robles to Circle Drive in front of the City of Hope campus. These improvements include widened sidewalks, handicapped ramps and pedestrian lighting to match past improvements on the north side of Duarte Road. There are 4 new traffic signals being added to the area.

## PART 3. SITES INVENTORY

### **Proposed Sites**

Figure B-2 shows the sites inventory for this RHNA cycle. Duarte's approach to the RHNA is similar to other built-out communities where the focus is on infill and underdeveloped sites.

#### *Projects in Process and Opportunity Sites*

As illustrated in Figure B-2 and described in the Housing Resources section, the City has several projects already in process. In addition, twelve opportunity sites have been identified as part of this Element to help meet the housing needs of the community. These sites are located along Huntington Drive as well as in the southern portion of the City. All of the identified sites are within moderate and low TCAC resource areas. (The City's only high resource Census Tract is in the northern hillside area of the City and not suitable for multi-family infill). Features of the opportunity sites include:

- **New Affordable Housing Overlay:** six of the opportunity sites would have a new overlay that would provide incentives in exchange for providing 100% lower income units on these sites. Two sites are located east of Highland Avenue and south of Huntington Drive, one is just north of Duarte Road and three are south of Duarte Road in the southern section of the City. Development incentives include:
  - Increased densities of 30 units/acre
  - Increased four story height limits
  - Reduced parking standards consistent with State density bonus law
  - By-right development processing

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the overlay.

- **Specific Plan areas:** Two sites have been identified in the Duarte Station Specific Plan and four in the Town Center Specific Plan, providing various incentives for development.
- **Publicly-Owned Land:** Three publicly owned parcels in Duarte have been identified for development with affordable and market rate housing.
- **When selecting the opportunity sites,** several factors were considered including proximity to transit, shopping, medical facilities and open space.

#### *Accessory Dwelling Units*

The Community Profile and Constraints sections of the Housing Element provide detail on the City's Accessory Dwelling Unit (ADU) ordinance. Duarte has periodically updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Duarte has been successful in its efforts, with 23 building permits issued for ADUs in the prior planning period (2014-2020), and an additional 14 applications in process as of April 2021. Pursuant to AB 671, the Housing Element includes a program to further

incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant.

Given Duarte’s growing track record in producing ADUs, combined with the incentive of pre-approved construction plans, the sites inventory projects a minimum of 12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. ADUs provide a tool to integrate affordable housing throughout the City, including the northern, high resource portion of Duarte where topographic constraints preclude multi-family housing sites.

Table B-4 (from the Housing Resources Chapter) compares Duarte’s RHNA obligation for 888 units with the City’s aggregate residential sites inventory. Duarte has provided more than adequate sites to fulfill its regional housing needs by income category.

**Table B-4: Comparison of Regional Housing Growth Need and Residential Sites**

| Areas/Projects                    | Total Units   | Income Distribution |            |             |               |
|-----------------------------------|---------------|---------------------|------------|-------------|---------------|
|                                   |               | Very Low            | Low        | Mod         | Above Mod     |
| <b>2021 – 2029 RHNA Targets</b>   | <b>888</b>    | 269                 | 145        | 137         | 337           |
| Projects in Process               | 833           | --                  | --         | --          | 833           |
| Duarte Station SP sites           | 557           | 81                  | 81         | --          | 395           |
| Town Center SP sites              | 172           | 21                  | 21         | --          | 130           |
| Westminster Gardens Specific Plan | 300           | 75                  | --         | 75          | 150           |
| Affordable Housing Overlay sites  | 183           | 91                  | 92         | --          | --            |
| Accessory Dwelling Units (ADUs)   | 96            | 23                  | 43         | 2           | 28            |
| <b>Total Site Capacity</b>        | <b>2,141</b>  | <b>291</b>          | <b>237</b> | <b>77</b>   | <b>1,536</b>  |
| <b>RHNA Surplus/(Shortfall)</b>   | <b>+1,253</b> | <b>+22</b>          | <b>+92</b> | <b>(60)</b> | <b>+1,119</b> |

### Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix:

- Many of Duarte’s sites are for higher density mixed use development and will include housing for a variety of income levels, fostering mobility of households in the City.
- The proposed sites are located in the TCAC moderate and low resource areas on the TCAC opportunity maps (see Figure B-2).
- Census Tract 4301.01 (central Duarte along Huntington Drive west of Highland Avenue) was shown as low income/subject to displacement. In addition, over 20 percent of the population in this tract live below the poverty line (See Figures B-11 and B-12). This is the location of both the Town Center Specific Plan and Duarte Station Specific Plan and a focus of future investment and revitalization including many of the opportunity sites in this Element. While there is limited existing

housing in these specific plan areas, the City will ensure State protections for existing tenants and replacement housing requirements are strictly adhered to.

- Adding affordable housing as a community benefit in the Town Center Specific Plan will foster mixed income housing in this moderate resource census tract.
- The significant number of mixed-use sites will bring added economic opportunities to Duarte.

## PART 4 IDENTIFICATION OF CONTRIBUTING FACTORS

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing in Duarte.

### **Insufficient Fair Housing Outreach** (*Housing Mobility*)

Certain portions of Duarte's population who are in need of fair housing resources may be unaware of available options to them. This includes the City's seniors, disabled community and low income households. The percentage of seniors has grown in Duarte over the last decade. As part of this Housing Element outreach, a survey was distributed to members of the senior community to get their feedback on housing issues, including affordable options. Information about fair housing services available through the Housing Rights Center are available in multiple languages, as are programs through the County on rental and homeownership assistance, and housing rehabilitation assistance.

Contributing Factors:

- Lack of a variety of media inputs
- Lack of marketing community meetings

### **Need for Community Conservation and Revitalization in certain Duarte Neighborhoods** (*Place based strategies, New Opportunities*)

The central and southern portions of Duarte have less access to opportunities than the north. The Foothill (210) freeway and the Metro rail line (Gold line) divides the city into north and south, with smaller parcel sizes, modest single-family homes to the south of the freeway and larger parcel sizes and higher densities in the central part of Duarte. Regarding education in Duarte, approximately 22 percent of students in 2019 were English learners and almost 70 percent were socioeconomically disadvantaged. In particular, Tract 4301.01 (western Duarte on either side of the Foothill Freeway) faces greater obstacles due to the poverty level, percentage of disabled residents and higher pollution exposure than the rest of the City.

Contributing Factors:

- Location and type of affordable housing
- Need for continued infrastructure and accessibility improvements in the central and southern portion of the City.
- Lack of private investments
- High rents and levels of overpayment in Duarte
- Disadvantaged Community designation for Tract 4301.01

## **Need to Maintain Existing Affordable Housing (*Displacement, Substandard Housing Conditions*)**

Due to the high rents in Duarte (as well as the County as a whole), it is important to preserve the existing stock of affordable housing in the community. In Duarte, one site (Duarte Park Apartments) was identified by the California Housing Partnership as being at risk of conversion to market rates. However, as described earlier in this Appendix, the City worked with the LA County Section 8 contract administrator and the property owner is renewing their Section 8 Housing Assistance Payment (HAP) contract with HUD. This project is no longer at-risk of conversion, and none of the other deed restricted affordable housing are facing expiring use restrictions during the planning period.

According to the Urban Displacement Project areas most susceptible to displacement in the San Gabriel Valley are portions of Pasadena, Altadena, Monrovia and Duarte, as well as the cities in the southern portion of the Valley. Duarte census Tracts 4300.02 and 4301.02 were identified as having housing affordable to middle, high, mixed moderate and mixed high-income households. Tract 4300.03, in the northern foothills, was identified as a stable/advanced exclusive tract meaning that housing was only affordable to high or mixed-high income households. Census Tract 4301.01 (central Duarte along Huntington Drive west of Highland Avenue) was shown as low income/subject to displacement. This is the location of both the Town Center Specific Plan and Duarte Station Specific Plan and a focus of future investment and revitalization. While there is limited existing housing in these specific plan areas, the City will ensure State protections for existing tenants and replacement housing requirements are strictly adhered to.

With 91 percent of the City's housing stock built prior to 1989, almost all of Duarte's housing has reached the 30-year benchmark, representing over 6,500 units. This percentage is only slightly higher than the County as whole which has 85 percent of the housing stock at least 30 years old. As mentioned earlier, the City is proposing initiation of a rotating Apartment Inspection Program, and would prioritize inspections in Duarte's identified low resource neighborhoods. City residents can continue to participate in the County's housing rehabilitation assistance program, and the City provides a link to the program on the Housing Resources page on its website.

### **Contributing Factors:**

- Displacement of residents due to economic pressure
- Age of Housing Stock
- Cost of repairs or rehabilitation

PART 5. GOALS AND ACTIONS

The following table presents fair housing issues, contributing factors, priority levels and meaningful actions the City of Duarte will take to further fair housing in the community.

**Table B-5: Duarte Fair Housing Issues and Meaningful Actions**

| Fair Housing Issue   | Contributing Factors  | Priority Level | Action  |
|--|---|----------------|---|
| <p>A. Insufficient Fair Housing Outreach, particularly to Seniors, Disabled Residents and Lower Income Residents<br/><br/>(Housing Mobility)</p> | <ul style="list-style-type: none"> <li>• Lack of a variety of media inputs</li> <li>• Lack of marketing community meetings</li> </ul> | <p>High</p>    | <ul style="list-style-type: none"> <li>• Continue directing fair housing inquiries to the Housing Rights Center (HE Program 9).</li> <li>• Continue strategies to address housing needs of seniors (HE Program 10).</li> <li>• Continue to support the provision of housing for persons with disabilities (HE Program 11).</li> <li>• Post information at the Senior Center regarding fair housing and conduct a presentation every two years at the Center about services available through the County CDC, Housing Rights Center and the City.</li> </ul> <p><i>Community Development/Parks and Recreation</i></p> <ul style="list-style-type: none"> <li>• Twice during the planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Special emphasis should be placed on</li> </ul> |

| Fair Housing Issue  | Contributing Factors   | Priority Level | Action  |
|---|--|----------------|---|
|   |  |                | <p>Census Tract 4301.01 due to the Disadvantaged Community Designation.</p> <p><i>Community Development Department, Housing Rights Center</i></p> <ul style="list-style-type: none"> <li>• Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram.</li> </ul> <p><i>Community Development Department, Public Information Officer</i></p>   |
| <p>B. Need for Community Conservation and Revitalization in certain Duarte neighborhoods.<br/>(Place based strategies, New Opportunities)</p> | <ul style="list-style-type: none"> <li>• Location and type of affordable housing</li> <li>• Need for continued infrastructure improvements in the central and southern portion of the City.</li> <li>• Lack of private investments</li> <li>• High rents and levels of overpayment in Duarte</li> <li>• Disadvantaged Community designation for Tract 4301.01</li> </ul> | <p>Medium</p>  | <ul style="list-style-type: none"> <li>• Invest in infrastructure and public improvements in central Duarte as part of the Town Center Specific Plan and Duarte Station Specific Plan.<br/><i>Community Development Department</i></li> <li>• Provide a mix of affordable and market rate housing opportunities in the Town Center Specific Plan and Duarte Station Specific Plan. Utilize the Affordable Housing Overlay to revitalize marginal commercial areas.<br/><i>Community Development Department</i></li> <li>• Partner with the City's Economic Development Commission to support initiatives that create jobs accessible to residents in central Duarte.<br/><i>Community Development Department</i></li> <li>• Apply for and utilize cap and trade program funds from the Greenhouse Gas Reduction Fund (GGRF) for efforts such as tree planting and restoration, home energy efficiency, zero-</li> </ul> |

| Fair Housing Issue  | Contributing Factors  | Priority Level | Action   |
|---|---|----------------|--|
|   |   |                | <p>emission and plug-in hybrid vehicles, and affordable housing.</p> <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> <li>• Contact the Cal EPA to determine steps that can be taken to address the “Disadvantaged Community” designation for Tract 1401.01. Dedicate or seek funding to prioritize infrastructure improvements in this portion of Duarte.</li> </ul> <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> <li>• Apply for or support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element.</li> </ul> <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> <li>• Continue to provide regulatory and technical assistance to affordable housing developers and non-profit organizations.</li> </ul> <p><i>Community Development Department</i></p> |
| <p>C. Need to Maintain Existing Affordable Housing (Displacement, Substandard Housing Conditions)</p> | <ul style="list-style-type: none"> <li>• Displacement of residents due to economic pressure</li> <li>• Age of Housing Stock</li> <li>• Cost of repairs or rehabilitation</li> </ul> | <p>High</p>    | <ul style="list-style-type: none"> <li>• Continue the Housing Code Enforcement and Abatement project to help improve the quality of life within the community and eliminate unsafe conditions (HE Program 1).</li> <li>• Monitor the availability of Low-Income Housing Tax Credits to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program (HE Program 2).</li> </ul>  |

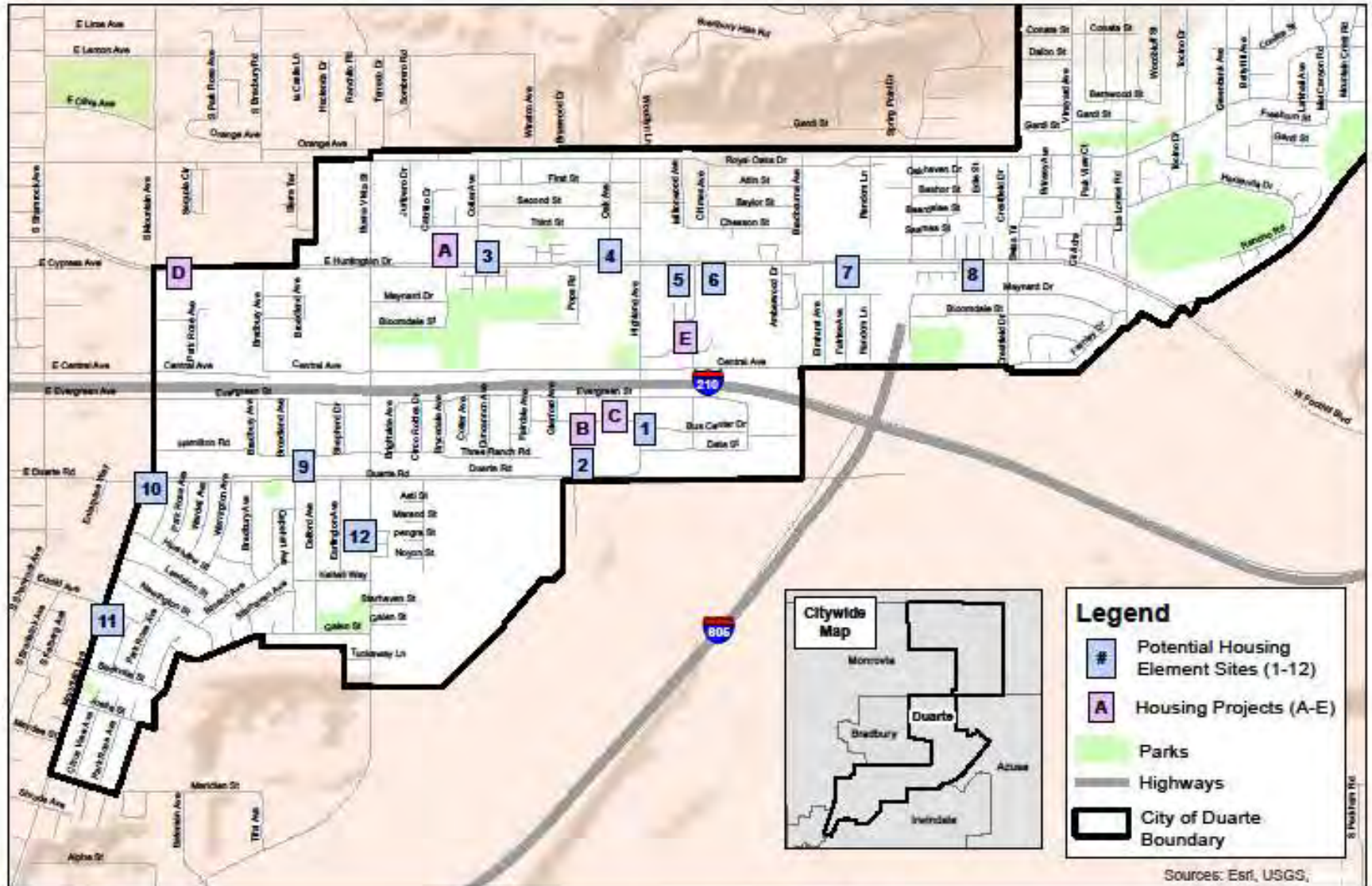
| Fair Housing Issue | Contributing Factors | Priority Level | Action   |
|--------------------|----------------------|----------------|--|
|                    |                      |                | <ul style="list-style-type: none"> <li>• Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property owners within at least one year of potential affordability expiration to initiate preservation discussions (HE Program 4).</li> <li>• Enforce State laws that protect existing tenants from displacement (HE Program 5).</li> <li>• Refer to the TCAC maps and data in this AFFH for the Apartment Inspection Program (HE Program 3).</li> </ul> <p style="text-align: center;"><i>Community Development Department</i></p> <ul style="list-style-type: none"> <li>• Promote housing rehabilitation programs on non-traditional media (such as Facebook and Instagram).</li> </ul> <p style="text-align: center;"><i>Community Development Department, Public Information Officer</i></p> |

# **Appendix C**

## Residential Sites Inventory

Figure 1

# Potential Housing Element Sites



0 0.25 0.5 1 Miles

Source: US Census Bureau and the City of Duarte.



## HOUSING ELEMENT SITES INVENTORY

Realistic Housing Units by  
Income Category  
Lower   Moderate   Upper

| Site 1       |  |                     |                         |            |                        |                              |                        |  |  |
|--------------|--|---------------------|-------------------------|------------|------------------------|------------------------------|------------------------|--|--|
| APN          | Address                                | Parcel Size (Sq Ft) | Existing Use            | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning     | Possible Zoning Action | Unit Potential   | Notes  |
| 8528-011-906 | SWC Highland Ave/Business Center Drive | 1.4 acres           | Metro Gold Line Parking | n/a        | n/a                    | Duarte Station Specific Plan | Zoning in place        | Conceptual site plan shows a mix of 62 senior and family units (44 du/ac). All affordable. | Metro to issue RFP for affordable project for development under Metro's joint development program. Parking would be replaced as part of project. |

62

| Site 2       |                    |                        |                                     |            |                        |                              |                        |  |  |
|--------------|--------------------|------------------------|-------------------------------------|------------|------------------------|------------------------------|------------------------|--|--|
| APN          | Address            | Parcel Size (Sq Ft)    | Existing Use                        | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning     | Possible Zoning Action | Unit Potential   | Notes  |
| 8528-011-023 | 1801 Highland Ave. | 286,754 sf (6.6 acres) | 116,272 sf industrial building site | 1965       | 0.75                   | Duarte Station Specific Plan | Zoning in place        | Property zoned for up to 90 du/ac, but capacity calculated at 75 du/acre due to site configuration = 495 units | Site is developed with single-story industrial building, comprising just 40% of the site area. The building was constructed in 1965 and has an improvement-to-land value of just 75%. This building is similar in size to the adjacent 1700 building that was purchased and demolished to accommodate the Residences at Duarte Station totaling 636 units. |

100

395

| Site 3       |                       |                     |                             |            |                        |  |   |   |   |
|--------------|-----------------------|---------------------|-----------------------------|------------|------------------------|--|---|---|---|
| APN          | Address               | Parcel Size (Sq Ft) | Existing Use                | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning                           | Possible Zoning Action  | Unit Potential                                    | Notes   |
| 8530-017-055 | 1501 Huntington Dr    | 24,228 sf           | 7,200 sf Mexican Restaurant | 1946       | 0.87                   | Town Center Specific Plan - Mixed Use Neighborhood | Add Affordable Housing as Tier 3 community benefit in specific plan. Tier 2 requires min. 55,000 sf | 50 units @ 40 du/acre (Tier 3 Community Benefit). | Single-story older motel and adjacent restaurant with large parking area. Motel in dilapidated condition, with outstanding code compliance issues. On the market for sale. Significant development interest on 2 parcels. |
| 8530-017-053 | 1515 Huntington Drive | 31,006 sf           | 5,116 sf Rancho Inn Motel   | 1946       | 0.0001                 |  |   |   |   |

12

38

**Site 4**

| APN          | Address             | Parcel Size (Sq Ft) | Existing Use                                      | Year Built  | Improvement/Land Ratio | Current Gen Plan/ Zoning                       | Possible Zoning Action  | Unit Potential  | Notes   |
|--------------|---------------------|---------------------|---|-------------|------------------------|--|---|---|---|
| 8530-011-074 | 1735 Huntington Dr. | 15,990 sf           | 5,900 sf commercial strip center                  | 1950        | 1.61                   | Town Center Specific Plan - Mixed Use Corridor | Add Affordable Housing as Tier 3 community benefit in specific plan. Tier 2 requires min. 32,000 sf lot | Potential for 58 units @ 40 du/acre (Tier 3 Community Benefit). | Two adjacent marginal strip centers with older housing behind. 1735 Huntington Drive has not been reassessed since 1978, thus the building's assessed value does not accurately reflect its deteriorated condition or increase in land value over the last 40+ years. Incentive zoning under Town Center Specific Plan makes this a viable development opportunity. |
| 8530-011-070 | 1118 Oak Avenue     | 7,900 sf            | 9 single-story multi-family units, total 4,038 sf | 1920 & 1957 | 0.84                   |  |   |   |   |
| 8530-011-073 | 1122 Oak Avenue     | 11,729 sf           | 886 sf single-family home                         | 1940        | 0.28                   |  |   |   |   |
| 8530-011-071 | 1709 Huntington Dr  | 28,287 sf           | 9,300 sq ft strip commercial center               | 1963        | 0.76                   |  |   |   |   |

10

32

**Site 5**

| APN          | Address                 | Parcel Size (Sq Ft) | Existing Use                                       | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning                           | Possible Zoning Action  | Unit Potential   | Notes  |
|--------------|-------------------------|---------------------|--|------------|------------------------|--|---|--|--|
| 8529-012-061 | 1838 Huntington Dr      | 17,226              | 2,400 sf bldg - Pari Mutual Employees Guild tenant | 1955       | 0.17                   | Town Center Specific Plan - Mixed Use Neighborhood | Add Affordable Housing as Tier 3 community benefit in specific plan. Tier 2 requires min. 50,000 sf lot | 100 units @ 50 du/acre (Tier 3 Community Benefit). Pot'l for density transfer for projects that provide affordable & market units, and upgrade/ adaptively re-use existing non-residential | Older, declining commercial uses with newer Cabrera's restaurant on corner. Underutilized parking to rear. Developers have approached property owners about selling. Potential development of mixed use, mixed income project, with Cabrera's as a tenant. Incentive zoning under Town Center Specific Plan makes this a viable development opportunity. |
| 8529-012-063 | 1846 Huntington Drive   | 16,949              | 3,649 sq ft Route 66 Bar                           | 1955       | 0.7                    |  |   |  |  |
| 8529-012-062 | tied to 1846 Huntington | 21,020              | Parking Lot  |            |                        |  |   |  |  |
| 8529-012-064 | 1856 Huntington Dr      | 21,510              | Cabrera's Restaurant                               | 1960       | 0.58                   |  |   |  |  |
| 8529-012-006 | 1219 Santo Domingo      | 5,346               | Vacant   |            |                        |  |   |  |  |
| 8529-012-007 | 1225 Santo Domingo      | 5,165               | 1,538 sf single-family unit                        | 1948       | 0.94                   |  |   |  |  |

20

60

**Site 6**

| APN                | Address                | Parcel Size (Sq Ft) | Existing Use  | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning          | Possible Zoning Action | Unit Potential               | Notes  |
|--------------------|------------------------|---------------------|---|------------|------------------------|-----------------------------------|------------------------|------------------------------|--|
| 8529-014-025 & 026 | 1420 Santo Domingo Ave | 1,275,573           | Low density, continuing care retirement community with 195 existing units | 1950       | n/a                    | Westminster Gardens Specific Plan | Specific Plan Revision | minimum 300 additional units | Westminster Gardens master plan currently being updated. The property is now under not-for-profit ownership (HumanGood), and the owners are looking to accommodate at least 300 additional market and affordable senior housing units on the large, underutilized site. The City will require an affordable component to the expansion, with a goal of a minimum 150 affordable units. |
| 8529-014-029       | 1900 Huntington Drive  | 69,248              | Vacant  |            |                        |                                   |                        |                              |  |

75

75

150

**Site 7**

| APN          | Address               | Parcel Size (Sq Ft) | Existing Use   | Year Built  | Improvement/Land Ratio | Current Gen Plan/ Zoning | Possible Zoning Action     | Unit Potential        | Notes  |
|--------------|-----------------------|---------------------|--|-------------|------------------------|--------------------------|----------------------------|-----------------------|--|
| 8529-013-035 | 1214 Elmhurst Avenue  | 23,605              | 4 separate single-story buildings totaling 9,300 sf, including massage establishment and 12 multi-family units. Deteriorated condition | 1952 - 1963 | 0.52                   |                          |                            |                       | This site contains a mix of marginal commercial uses, 12 multi-family units, and a church, with buildings comprising just 30% of the lot area. Structures were built in the 1950s and 1960s, with improvement-to-land value ratios well under 1.0. Several of the property owners have expressed interest in selling their property for development. |
| 8529-013-036 | 2150 Huntington Drive | 20,000              | 1,060 sf The Patio restaurant  | 1969        | 0.36                   | Commercial/CG            | Affordable Housing Overlay | 54 units @ 30 du/acre |  |
| 8529-013-037 | 2160 Huntington Drive | 20,036              | 9,984 sf marginal commercial strip center - gun store, dance studio, fitness studio, copy store  | 1956        | 0.75                   |                          |                            |                       |  |
| 8529-013-038 | 2162 Huntington Drive | 9,991               | parking lot  |             |                        |                          |                            |                       |  |
| 8529-011-054 | 2200 Huntington Drive | 5,100               | 3,000 sf church  | 1958        |                        | R-4                      |                            |                       |  |
|              |                       |                     |  |             |                        |                          |                            |                       |  |

54

**Site 8**

| APN          | Address               | Parcel Size (Sq Ft) | Existing Use                                   | Year Built  | Improvement/Land Ratio | Current Gen Plan/ Zoning | Possible Zoning Action  | Unit Potential        | Notes  |
|--------------|-----------------------|---------------------|--|-------------|------------------------|--------------------------|---|-----------------------|--|
| 8604-012-910 | 2400 Huntington Drive | 10,200              | Vacant parcels owned by City                   | n/a         | n/a                    |                          |   |                       | This site includes 2 City owned sites and just two other owners. The 2408/2414 property is an older (1956), poorly maintained commercial building and the 2416/2422 property is an auto repair in an older building (1958). As these properties have not been reassessed since 1984, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. The combination of available City property, just two other owners and the age and condition of the built properties make this a prime site for assembly and development. |
| 8604-012-911 | 2402 Huntington Drive | 10,136              |  |             |                        |                          |   |                       |  |
| 8604-012-014 | 2408 Huntington Drive | 10,138              | 1,300 sf commercial with 1,500 sf unit in rear | 1956 & 1952 | 2.51                   | Commercial/CG            | Affordable Housing Overlay (interest from non-profit developer) | 40 units @ 30 du/acre |  |
| 8604-012-015 | 2414 Huntington Drive | 10,036              | 1,960 sf Thai Restaurant                       | 1947        | 1.8                    |                          |   |                       |  |
| 8604-012-016 | 2416 Huntington Drive | 10,183              | 1,175 sf Reliable Smog Test                    | 1958        | 3.18                   |                          |   |                       |  |
| 8604-012-017 | 2422 Huntington Drive | 10,181              | 3,500 sf Reliable Auto Repair                  | 1962        | 3.45                   |                          |   |                       |  |
|              |                       |                     |  |             |                        |                          |   |                       |  |

40

**Site 9**

| APN          | Address           | Parcel Size (Sq Ft) | Existing Use                                       | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning | Possible Zoning Action     | Unit Potential        | Notes  |
|--------------|-------------------|---------------------|--|------------|------------------------|--------------------------|----------------------------|-----------------------|--|
| 8528-004-028 | 1159 3 Ranch Road | 1.1 acre            | 22,400 square foot substandard industrial building | 1937       | 1.35                   | Industrial/M-1           | Affordable Housing Overlay | 30 units @ 30 du/acre | A deteriorated industrial building comprises less than half the site. While the improvement-to-land value is 1.35, the building was constructed in 1935, and as the property has not been reassessed since 1977 the assessed value does not accurately reflect the building's condition or the increase in land value. The building's age, condition and layout limits its long term viability as an industrial use. With single-family immediately to west and north, and location near the Gold Line station, this is an ideal candidate site for housing. |

30

**Site 10**

| APN          | Address              | Parcel Size (Sq Ft) | Existing Use | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning | Possible Zoning Action     | Unit Potential        | Notes   |
|--------------|----------------------|---------------------|--------------|------------|------------------------|--------------------------|----------------------------|-----------------------|---|
| 8531-017-903 | 1806 Mountain Avenue | 7,590               | vacant       | n/a        | n/a                    | R-1                      | Affordable Housing Overlay | 11 units @ 30 du/acre | Two adjacent City-owned vacant parcels. This City property could be developed by itself, but assembly with the three easterly properties would greatly increase the development yield and is a very viable development option, especially considering City participation with its property as assistance. |
| 8531-017-902 | 1812 Mountain Avenue | 7,710               | vacant       | n/a        | n/a                    |                          |                            |                       |   |

11

**Site 11**

| APN          | Address              | Parcel Size (Sq Ft) | Existing Use   | Year Built    | Improvement/Land Ratio | Current Gen Plan/ Zoning | Possible Zoning Action     | Unit Potential        | Notes  |
|--------------|----------------------|---------------------|--|---------------|------------------------|--------------------------|----------------------------|-----------------------|--|
| 8531-023-032 | 2012 Mountain Avenue | 15,794              | dilapidated rental units in 2 buildings. 4,321 sf bldg with 2 units & 3,048 sf bldg with 5 units | 1949 and 1960 | 0.95                   | R-3                      | Affordable Housing Overlay | 18 units @ 30 du/acre | This site consists of a vacant parcel adjacent to 2 dilapidated rental buildings with a total of 7 units. The 2 structures were developed in 1949 and 1960, and have an improvement-to-land value less than 1.0. The Affordable Housing Overlay to be applied to this site will incorporate tiered incentives for larger lot sizes, thereby encouraging consolidation. |
| 8531-023-029 | 2018 Mountain Avenue | 11,000              | vacant   | n/a           | n/a                    |                          |                            |                       |  |

18

**Site 12**

| APN          | Address          | Parcel Size (Sq Ft) | Existing Use                               | Year Built | Improvement/Land Ratio | Current Gen Plan/ Zoning | Possible Zoning Action     | Unit Potential  | Notes  |
|--------------|------------------|---------------------|--|------------|------------------------|--------------------------|----------------------------|---|--|
| 8531-001-023 | 1900 Buena Vista | 189,852 sf          | 101 unit Duarte Park Apts (66,000 sf bldg) | 1971       | 2.3                    | R-4                      | Affordable Housing Overlay | Target site for acquisition/rehab program. Pot'l expansion by 30 add'l units. | This project covers just 35% of the site, is nearing 50 years of age and is in need of upgrading. Two open space areas on the site totaling 1/2 acre could accommodate 30 units under Duarte Senior Housing density bonus, with additional unit potential on the large open parking areas. |

**30**

**HOUSING UNIT TOTALS**

**462**

**75**

**675**

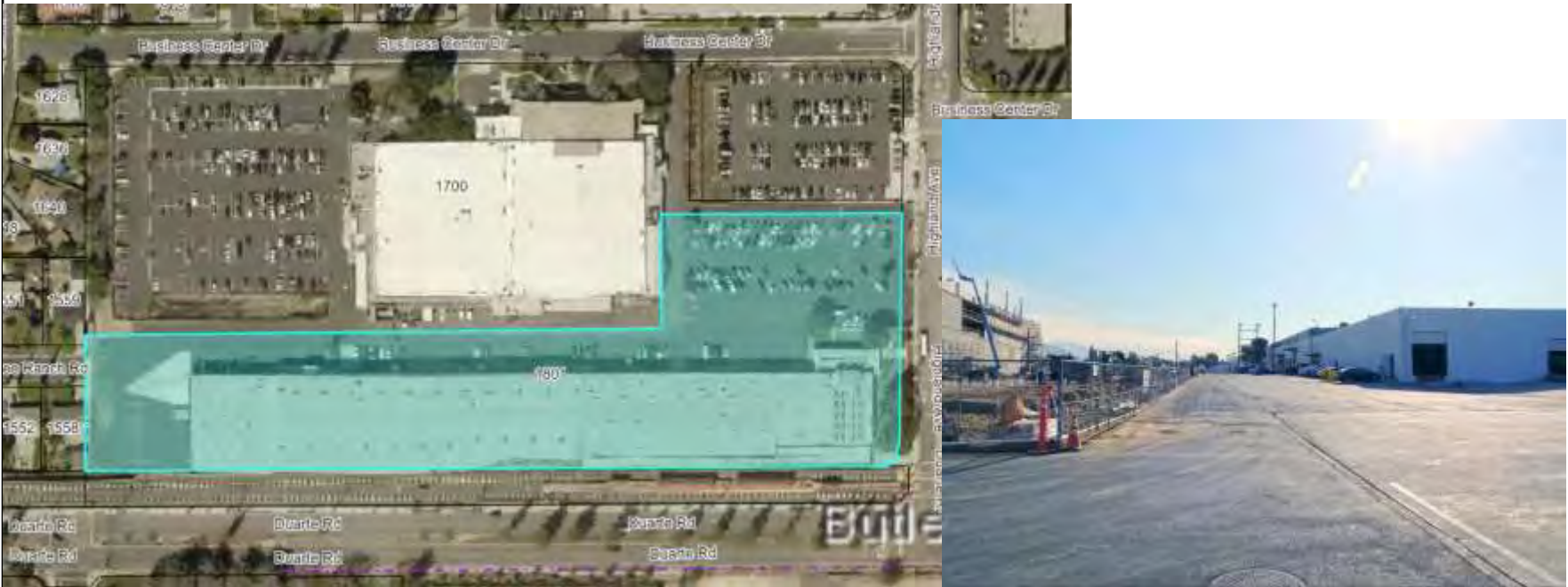
# Opportunity Site 1 Metro Gold Line Parking



**Site Acreage:** 1.4 acres  
**Current Zoning:** Duarte Station S.P.  
**Proposed Zoning:** N/A  
**Net Unit Potential:** 62  
**Affordable Units:** 62

**Site Description and Factors Supporting Development:** Site owned by Metro who will be issuing an RFP for affordable project under Metro's joint development program. Parking would be replaced as part of the project. A conceptual site plan prepared by a not-for-profit showed a capacity for 62 units on the parcel, including a mix of family and senior housing units.

# Opportunity Site 2 1801 Highland Avenue



**Site Acreage:** 6.6 acres  
**Current Zoning:** Duarte Station S.P.  
**Proposed Zoning:** N/A  
**Net Unit Potential:** 495  
**Affordable Units:** 100

**Site Description and Factors Supporting Development:**  
This site is developed with a 116,000 sf single-story industrial building, comprising just 40% of the site area. The building was constructed in 1965 and has an improvement-to-land value of just 75%. The property is zoned for up to 90 du/acre under the Duarte Station Specific Plan, but site capacity is assumed at 75 du/acre due to the site's configuration. This building is similar in size to the adjacent 1700 building that was purchased and demolished to accommodate the Esperanza and Solana projects totaling 636 units.

# Opportunity Site 3 1501-1515 Huntington Drive



**Site Acreage:** 1.27 acres  
**Current Zoning:** Town Center S.P.  
**Proposed Zoning:** N/A  
**Net Unit Potential:** 50  
**Affordable Units:** 12

**Site Description and Factors Supporting Development:**  
This site is developed with a single-story motel and adjacent restaurant with large parking area, both developed in 1946. The motel is in dilapidated condition, with outstanding code compliance issues, and is currently on the market for sale. The City has had significant development interest on the 2 parcels.

# Opportunity Site 4 1709-1735 Huntington Drive



**Site Acreage:** 1.47 acres  
**Current Zoning:** Town Center S.P.  
**Proposed Zoning:** N/A  
**Net Unit Potential:** 42  
**Affordable Units:** 10

## Site Description and Factors Supporting Development:

These are adjacent marginal strip centers built in 1950 and 1963, with low building values relative to their land on Huntington Drive. (As the building at 1735 Huntington Drive has not been reassessed since 1978, its assessed value does not accurately reflect the building's deteriorated condition or the increase in land value over the last 40+ years). The residential units at 1118 and 1122 Oak Avenue are quite old (1920 and 1940) and in poor shape, making this entire set of properties an excellent development opportunity, and is hence identified as a consolidated site in the Town Center Specific Plan. This site falls within the Town Center Lot Consolidation Overlay, allowing for mixed use development along with a one-story height increase above base densities if a project meets a minimum lot size threshold.

# Opportunity Site 5 1838-1856 Huntington Drive



**Site Acreage:** 2.0 acres  
**Current Zoning:** Town Center S.P.  
**Proposed Zoning:** N/A  
**Net Unit Potential:** 80  
**Affordable Units:** 20

**Site Description and Factors Supporting Development:**  
This site is developed with older, declining commercial uses with a newer Cabrera's restaurant on corner and underutilized parking to the rear. Developers have approached property owners about selling. The site has strong potential for development with a mixed use, mixed income project, with Cabrera's as a tenant. Incentive zoning under Specific Plan makes this a viable development opportunity.

# Opportunity Site 6 Westminster Gardens



**Site Acreage:** 30 acres

**Current Zoning:**

Westminster Gardens S.P.

**Proposed Zoning:** Update  
Specific Plan

**Net Unit Potential:** 300

**Affordable Units:** 75

lower, 75 moderate income

**Site Description and Factors Supporting Development:**

The Westminster Gardens Specific Plan is currently being updated and the not-for-profit owners are looking to accommodate at least 300 additional market and affordable units on the large, underutilized site. The City will require an affordable component to any expansion on this site with a goal of a minimum 150 affordable units, including at least 75 units affordable to lower income households.

# Opportunity Site 7 2150-2200 Huntington Drive



**Site Acreage:** 1.8 acres  
**Current Zoning:** CG  
**Proposed Zoning:**  
Affordable Hsg Overlay  
**Net Unit Potential:** 54  
**Affordable Units:** 54

**Site Description and Factors Supporting Development:**  
This site contains a mix of marginal commercial uses, 12 multi-family units, and a church, with buildings comprising just 30% of the lot area. Structures were built in the 1950s and 1960s, with improvement-to-land value ratios well under 1.0. Several of the property owners have expressed interest in selling their property for development. The City prefers to develop as a cohesive site including the deteriorating apartments on the corner, and possible inclusion of the church & parking lot, depending on the church's interest.

# Opportunity Site 8 2400-2422 Huntington Drive



**Site Acreage:** 1.4  
acres

**Current Zoning:** R-4

**Proposed Zoning:**  
Affordable Hsg  
Overlay

**Net Unit Potential:**  
40

**Affordable Units:** 40

## **Site Description and Factors Supporting Development:**

This site includes 2 City owned sites and just two other owners. The 2408/2414 property is an older (1956), poorly maintained commercial building and the 2416/2422 property is an auto repair in an older building (1958). As these properties have not been reassessed since 1984, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. The combination of available City property, just two other owners and the age and condition of the built properties make this a prime site for assembly and development. The AHO to be applied to this site will incorporate tiered incentives for larger lot sizes, thereby encouraging consolidation. The City's intent would be to provide financial assistance for development, but to also allow a phased development if this method advances development opportunity.

# Opportunity Site 9 1159 3 Ranch Road



**Site Acreage:** 1.1 acres  
**Current Zoning:** M-1  
**Proposed Zoning:**  
Affordable Hsg Overlay  
**Net Unit Potential:** 30  
**Affordable Units:** 30

**Site Description and Factors Supporting Development:**  
The site is developed with a 22,400 sq. ft. industrial building, comprising less than half the site. While the improvement-to-land value is 1.35, the building was constructed in 1935, and as the property has not been reassessed since 1977 the assessed value does not accurately reflect the building's deteriorated condition or the increase in land value. The building's age, condition and layout limits its long term viability as an industrial use. With single-family immediately to west and north, and location near the Gold Line station, this is an ideal candidate site for redevelopment with housing.

# Opportunity Site 10 1806-1812 Mountain Avenue



**Site Acreage:** 0.35 acres  
**Current Zoning:** R-1  
**Proposed Zoning:**  
Affordable Hsg Overlay  
**Net Unit Potential:** 11  
**Affordable Units:** 11

**Site Description and Factors Supporting Development:**  
As part of the road widening for the Gold Line Station, Metro acquired these 2 parcels and subsequently transferred ownership to the City. With the Affordable Housing Overlay, these parcels could accommodate 11 units. There is also potential opportunity to combine this site with the 3 parcels to the east to create a larger development site. This City property could be developed by itself, but assembly with the three easterly properties would greatly increase the development yield and is a very viable development option, especially considering City participation with its property as assistance.

# Opportunity Site 11 2012-2018 Mountain Avenue



**Site Acreage:** 0.61 acres  
**Current Zoning:** R-1  
**Proposed Zoning:**  
Affordable Hsg Overlay  
**Net Unit Potential:** 18  
**Affordable Units:** 18

## **Site Description and Factors Supporting Development:**

This site consists of a vacant parcel adjacent to 2 dilapidated rental buildings with a total of 7 units. The 2 structures were developed in 1949 and 1960, and have an improvement-to-land value less than 1.0. The Affordable Housing Overlay to be applied to this site will incorporate tiered incentives for larger lot sizes, thereby encouraging consolidation.

# Opportunity Site 12 1900 Buena Vista Street



**Site Acreage:** 4.34  
acres

**Current Zoning:** R-4

**Proposed Zoning:**  
Affordable Hsg Overlay

**Net Unit Potential:** 30

**Affordable Units:** 30

## **Site Description and Factors Supporting Development:**

This site is developed with the Duarte Park Apartments that includes 100 units deed restricted as affordable to very low income seniors. The for-profit owner recently extended the project-based Section 8 HAP contract on the project. The project is nearing 50 years in age and is in need of upgrading. The two open space areas identified on the aerial total  $\frac{1}{2}$  acre, and could accommodate 30 units under Duarte's senior housing density bonus. The site has a lot coverage of just 35%, providing significant additional infill opportunity on the large open parking areas. Expansion would be easier because resident services are already available on site.

### Development Projects and Trends

| Project                               | Zoning                             | Acres | # Units | Built Density | Allowable Density | Prior Use                                      | Affordability                            | Project Notes |
|---------------------------------------|------------------------------------|-------|---------|---------------|-------------------|--|--|---------------|
| <b>City of Duarte</b>                 |                                    |       |         |               |                   |  |  |               |
| Duarte Town Center Mixed Use          | Town Center Specific Plan          | 2.9   | 161     | 55 du/ac      | 55 du/acre        | Auto repair, vacant                            | Market rate apartments                   |               |
| Residences at Duarte Station – Bldg A | Duarte Station Specific Plan       | 7.75  | 344     | 82 du/acre    | 90 du/acre        | Industrial                                     | Market rate apartments                   |               |
| Residences at Duarte Station – Bldg B | Duarte Station Specific Plan       |       | 292     |               |                   | Vacant   | Market rate apartments                   |               |
| <b>City of Monrovia</b>               |                                    |       |         |               |                   |  |  |               |
| Arroyo at Monrovia Station            | Monrovia Station Specific Plan     | 2.9   | 302     | 104 du/ac     | 104 du/ac         | Residential, commercial & industrial           | 15 very low income units                 | Density bonus |
| 127 Pomona Specific Plan              | 127 Pomona Specific Plan           | 1.83  | 310     | 169 du/ac     | 169 du/ac         | Industrial                                     | 13 very low and 12 moderate income units | Density bonus |
| Station Square South                  | Station Square South Specific Plan | 3.79  | 296     | 78 du/ac      | 78 du/ac          | Industrial, warehouse, fitness club            | Market rate apartments                   |               |
| Alexan                                | Alexan Foothills Specific Plan     | 6.77  | 436     | 64 du/ac      | 64 du/ac          | Industrial, office, residential, religious use | Market rate apartments                   |               |
| <b>City of Arcadia</b>                |                                    |       |         |               |                   |  |  |               |
| Huntington Plaza Mixed Use            | Downtown Mixed Use, CBD            | 1.74  | 139     | 80 du/acre    | 80 du/acre        | Commercial, surface parking lots               | Market rate units                        |               |
| Alexan Mixed Use (proposed)           | Downtown Mixed Use                 | 2.96  | 319     | 107 du/acre   |                   | Office, commercial                             | 26 affordable units                      | Density bonus |

# Appendix D

## Community Participation

# DUARTE'S PLAN FOR HOUSING



## VIRTUAL COMMUNITY WORKSHOP Housing Element Update

### When?

Monday, March 15  
7:00 p.m.

### Be sure to visit the project webpage at

[City of Duarte - Housing Element  
Update 2021-2029 \(accessduarte.com\)](https://www.accessduarte.com/city-of-duarte-housing-element-update-2021-2029)

The Duarte Planning Commission will be hosting a Community Workshop regarding the 2021-2029 Housing Element Update to be conducted online via Zoom.

Community members are invited to participate and learn more about the Housing Element Update, including Duarte's existing and projected housing needs, identification of sites for new housing, and potential housing strategies. There will be opportunities to ask questions, share ideas and provide input.

The workshop will be held online as the City balances the health risks associated with COVID-19 during the current State of Emergency and in the interest of public health and safety. If you are interested in attending, please contact the Planning Department at 626-357-7931, prior to 4:00 p.m. on March 15 and you will be provided a link to the meeting.

### For further information, contact:

**Craig Hensley, AICP**

**Community Development Director**

**(626) 357-7931**

[chensley@accessduarte.com](mailto:chensley@accessduarte.com)

## DUARTE HOUSING ELEMENT WORKSHOP NOTIFICATION LIST

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[sheryl@duartechamber.com](mailto:sheryl@duartechamber.com)

City of Hope  
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San Gabriel Valley Habitat for Humanity  
Grant Power, Dir. Of Real Estate  
[gpower@sgvhabitat.org](mailto:gpower@sgvhabitat.org)

HumanGood (owners of Royal Vista Terrace, Andres Duarte Terrace I & II, Westminster Gardens)  
Orest Dolyniuk  
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Duarte Park Apartments  
Spieker Companies, Inc.  
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Don Naugle  
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San Gabriel/Pomona Regional Center  
Belinda Glen – Resource Developer  
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Irvine, CA 92614  
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Stephen Edwards  
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### **Members of Public Requesting Contact**

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### **Coordinated email list**

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[sedwards@cityventures.com](mailto:sedwards@cityventures.com)

## March 15, 2021 Community Workshop

2021-2029 6th Cycle  
Housing Element Update

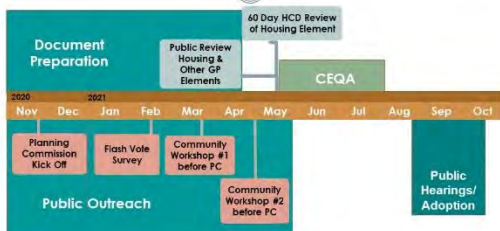



Community Workshop  
March 15, 2021

### Presentation Overview

- Housing Element Update Process/Schedule
- Existing Housing Needs
- Projected Housing Needs (RHNA)
- FlashVote Survey
- Potential New Housing Programs
- Q & A/ Public Comment

### Project Schedule



### Key Housing Needs

#### Housing Affordability

- >60% renters overpay for housing
- Existing apartments not affordable to lower income hh
- New apartments not affordable to moderate income hh

#### Housing Preservation

- Duarte Park Apartments (100 very low income senior units) at risk of conversion to market rate in 2022

#### Housing Conditions

- Housing conditions survey identified 5 apartment buildings in deteriorating condition and 1 in dilapidated condition, totaling 109 units in need of repair

### Regional Housing Needs (RHNA)

The RHNA process represents the minimum number of housing units each community is required to provide through "adequate sites" and zoning.



### Duarte's Final 2021-2029 RHNA

| Income Level | 2021-2029 RHNA | % of Total | "Default Density" |
|--------------|----------------|------------|-------------------|
| Very Low     | 269            | 30%        | Min. 30 du/acre   |
| Low          | 145            | 16%        | Min. 30 du/acre   |
| Moderate     | 137            | 16%        | Min. 12 du/acre   |
| Above Mod    | 337            | 38%        |                   |
| Total        | 888            |            |                   |

## Comparison of 5<sup>th</sup> and 6<sup>th</sup> RHNA Cycles

| Jurisdiction | 5 <sup>th</sup> cycle RHNA | 6 <sup>th</sup> cycle RHNA | % Change |
|--------------|----------------------------|----------------------------|----------|
| Azusa        | 779 units                  | 2,651 units                | 240%     |
| Duarte       | 337 units                  | 888 units                  | 163%     |
| Monrovia     | 389 units                  | 1,670 units                | 328%     |
| Sierra Madre | 55 units                   | 204 units                  | 270%     |
| Temple City  | 603 units                  | 2,186 units                | 262%     |
| SCAG         | 412,137                    | 1,341,834                  | 225%     |

## How Will We Meet Our RHNA?



## How Will We Meet Our RHNA?

Approved & pending projects



Duarte Town Center Mixed Use - 161 units  
 Duarte Station Building A - 344 units  
 Duarte Station Building B - 292 units  
 928 Huntington Drive Apts - 16 units  
 1401 Santa Domingo Dr Condos - 20 units  
 Metro parking lot - 62 units (lower income)



895 total units (62 lower income)

## How Will We Meet Our RHNA?

Identifying suitable sites



## How Will We Meet Our RHNA?

Accessory Dwelling Units



- ADUs are small backyard units either attached or detached from a single-family home

- Trends suggest City could expect 12 ADU permits/year with the addition of incentives



- SCAG analysis shows 70% of ADUs offered at rents affordable to low and moderate income
- Over 2021-2029 housing element, est. 96 ADUs, 67 which contribute to low/mod income RHNA

## How Will We Meet Our RHNA?

Alternative Site Options



- Acquisition/rehabilitation of existing housing units
- Preservation of affordable housing at-risk of conversion to market rate
- Need to provide financial assistance within 1<sup>st</sup> 3 years of Housing Element
- Report to HCD in Year 4

## Duarte FlashVote Housing Survey

- February 24-26, 2021
- 121 Duarte residents participated
- Surveyed via email, text and phone
- Statistically valid results within 9% margin of error

## Housing Survey Results

Which of the following are the most important housing priorities for the Duarte community? (select up to 3)

| Housing Priority   | %   |
|--|-----|
| Providing more affordable housing opportunities for people who work in Duarte (like City of Hope employees, etc) | 54% |
| Encouraging the maintenance and rehabilitation of the older housing stock.                                       | 50% |
| Providing an emergency shelter to provide temporary housing and services to the homeless                         | 40% |
| Ensuring that children who grew up in Duarte have housing options so they can live in Duarte as adults.          | 35% |
| Establishing special needs housing for seniors, persons with disabilities, and/or veterans.                      | 32% |

### Housing Survey Results

Which of the following approaches do you think the City should pursue to address its affordable housing needs? (select up to 4)

| Housing Option  | %   |
|---|-----|
| Acquisition of older apartments for rehabilitation and provision as affordable housing  | 55% |
| Mixed use projects that support walkable neighborhoods                                  | 52% |
| Conversion of obsolete commercial/industrial space to housing                           | 52% |
| Affordable multi-family developments owned & managed by a non-profit                    | 37% |
| Accessory dwelling unit in single-family neighborhoods (aka in-law units/ granny flats) | 36% |
| Modular housing and other alternative construction methods to lower development costs   | 31% |
| Micro (less than 400 square foot) apartment units                                       | 19% |

### Housing Survey Results

Which of the following would you like to see more of, if any?

| Housing Options  | %   |
|--|-----|
| Renovating older buildings   | 71% |
| Mixed use housing (retail on first floor, living space above)                            | 53% |
| Teardowns (replace old housing with new housing on site)                                 | 37% |
| Accessory dwelling units (apartment above a garage, or cottage separate from main house) | 27% |
| Studios and one bedroom apartment buildings  | 26% |
| Senior housing complexes   | 23% |

### Ideas for New Housing Programs

- ✓ Acquisition/Rehabilitation of Older Apartments with Affordability Covenants
- ✓ Affordable Housing Overlay to Incentivize Affordable Production
- ✓ Affordable Housing as Community Benefit in Town Center Specific Plan
- ✓ Incentives for Creation of Lower Cost ADUs
- ✓ Public/Private Partnerships (P3s)



### Public Comment



### 2021-2029 6th Cycle Housing Element Update



Community Workshop  
March 15, 2021

FlashVote helps you make a difference in your community

# Survey Results: Housing

 Survey Info - This survey was sent on behalf of the City of Duarte to the FlashVote community for Duarte, CA.

**These FlashVote results are shared with local officials**

133

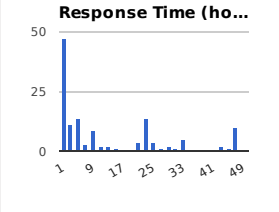
Total Participants

132 of 296 initially invited (45%)  
1 other  
Margin of error: ± 9%

Applied Filter:  
**Locals only**

Participants for filter:  
**121**

Response Time (ho...



Started:  
**Feb 24, 2021 11:09am PST**

Ended:  
**Feb 26, 2021 11:09am PST**

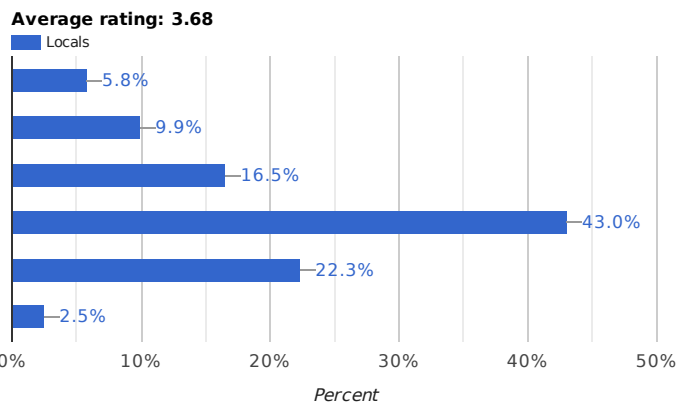
Target Participants:  
**All Duarte**

**Q1** The City of Duarte is required to update its General Plan Housing Element every 8 years and needs your input to help preserve, improve, and develop housing accessible to everyone in our community.

Please indicate how inexpensive or expensive you think housing is in Duarte?

(121 responses by locals)

| Options                  | Locals (121) |
|--------------------------|--------------|
| Very Inexpensive (1)     | 5.8% (7)     |
| Slightly Inexpensive (2) | 9.9% (12)    |
| Neutral (3)              | 16.5% (20)   |
| Slightly Expensive (4)   | 43.0% (52)   |
| Very Expensive (5)       | 22.3% (27)   |
| Not Sure                 | 2.5% (3)     |

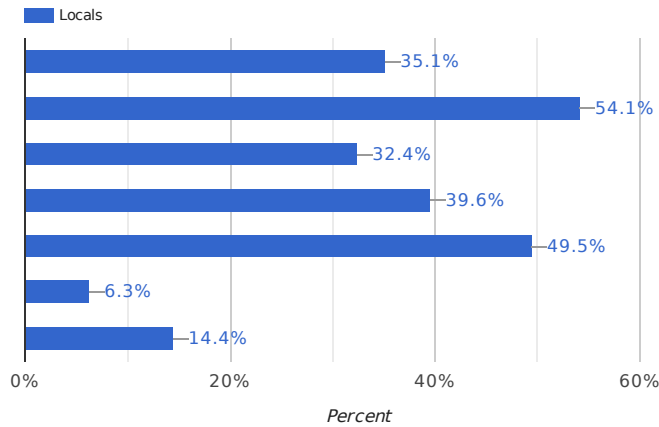


**Q2** Which of the following are the most important housing priorities for the Duarte community, if any? (You can choose up to THREE)

(111 responses by locals)

| Options | Locals (111) |
|---------|--------------|
|---------|--------------|

| Options   | Locals (111) |
|---|--------------|
| Ensuring that children who grew up in Duarte have housing options so they can live in Duarte as adults            | 35.1% (39)   |
| Providing more affordable housing opportunities for people who work in Duarte (like City of Hope employees, etc.) | 54.1% (60)   |
| Establishing special needs housing for seniors, persons with disabilities, and/or veterans                        | 32.4% (36)   |
| Providing an emergency shelter to provide temporary housing and services to the homeless population               | 39.6% (44)   |
| Encouraging the maintenance and rehabilitation of the older housing stock   | 49.5% (55)   |
| None of these are important priorities  | 6.3% (7)     |
| Other:  | 14.4% (16)   |



upgrades business values  
 income duarte families make  
 entice affordable senior market  
 increase housing property  
 keep new city neighborhood  
 Entice the purchase of a home in Duarte over renting with down payment incentives.  
 upgrading and maintaining street to increase property values. bringing more business to Duarte  
 incentivize more businesses to come into the city instead of having to shop outside the city  
 Keeping our neighborhoods safe.  
 Ensuring that housing is affordable to attract new residents because surrounding citirs are out of.  
 Housing leniency financially for low income families  
 Implementing neighborhood upgrades (parks, bike lanes, speed bumps) to entice families to move in.  
 Insuring we can attract new younger families to Duarte  
 Improving school system to attract new buyers to our housing market.  
 Keep city green and safe and don't try to make it fancy .  
 Apartments and lower income housing options

Safe, affordable housing for families

Provide grants for senior citizens to make necessary repairs like roofing, electrical upgrades etc

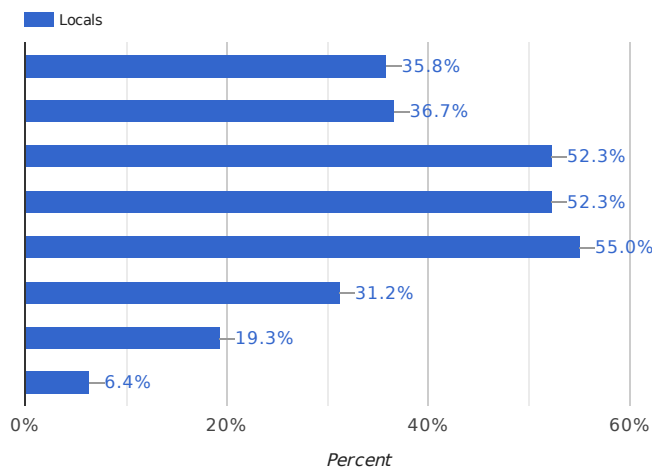
Retaining the historic character of older homes

There is subsidized senior housing in Duarte, but all have long waiting lists.

**Q3** Which of the following approaches, if any, do you think the City should pursue to address its affordable housing needs and requirements? (You can choose up to FOUR)

(109 responses by locals)

| Options  | Locals (109) |
|--|--------------|
| Accessory dwelling units in single-family neighborhoods (aka in-law units/granny flats)    | 35.8% (39)   |
| Affordable multi-family developments owned and managed by a not-for-profit                 | 36.7% (40)   |
| Mixed use (commercial/office and residential) projects that support walkable neighborhoods | 52.3% (57)   |
| Conversion of obsolete commercial/industrial space to housing                              | 52.3% (57)   |
| Acquisition of older apartments for rehabilitation and provision as affordable housing     | 55.0% (60)   |
| Modular housing and other alternative construction methods to lower development costs      | 31.2% (34)   |
| Micro (less than 400 square foot) apartment units  | 19.3% (21)   |
| Other:   | 6.4% (7)     |



city people  
housing  
afford buy

As rental rates are nearly equivalent to monthly mortgages, help lower required down payments

Do nothing. Let the market work.

Assist, but not subsidize housing for Duarte residents children and city of hope workers.

no affordable housing is needed. people should buy a home if they can't afford it.

The city should buy land and contract developers.

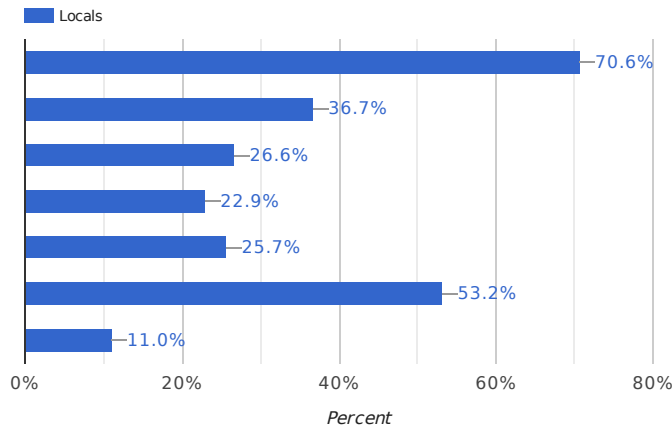
Investigate less housing. Do we all want to live with higher density?

These options are useless without enough parking for more people on smaller housing footprint!!!

**Q4** Which of the following would you like to see more of, if any? (Choose all that apply)

(109 responses by locals)

| Options  | Locals (109) |
|--|--------------|
| Renovating older buildings   | 70.6% (77)   |
| Teardowns (replace old housing with new housing on site)                                       | 36.7% (40)   |
| Accessory dwelling units (apartment above/below a garage, or cottage separate from main house) | 26.6% (29)   |
| Senior housing complexes   | 22.9% (25)   |
| Studios and one-bedroom apartment buildings  | 25.7% (28)   |
| Mixed use housing (retail on first floor, living space above)                                  | 53.2% (58)   |
| Other:   | 11.0% (12)   |



city  
affordable areas

housing

likeless family

insulation

Empty lots rezoned for housing

Affordable, family-friendly safe neighborhoods with common play areas

Less super small like what is being done by the gold line near city of hope. More 2 bedroom senior

Affordable housing to match with limited federal income

More affordable single family homes

housing for homeless people

Micro housing might lower crime. Desperation is growing. Transition housing needed.

Less housing, more open green space.



the Center upgraded to except double standards. The city should be aggressive and foreclose on the liens if the owners are not cooperative. The same needs to be done on the Big Lots center. These areas are an embarrassment to the city of Duarte.

Build family apartments in declining commercial areas

Build more combined commercial and residential areas (i.e. Commercial on lower floors with residential on higher floors) to encourage new residents and revitalize the community.

Make it easier for long time Duarte residents to purchase not rent units

nothing comes to mind

Protect existing neighborhoods adjacent to the riverbed. This is a serious problem, and getting worse, and no agency wants to touch it. Nothing but finger pointing. To hear "there is nothing we can do" for our city officials is both disheartening and unacceptable. We will someone who will at least try, or we will have to move away. Simple as that.

Empty lots and commercial buildings should be rezoned for housing. Low income people should be given grants to update their homes.

Less apartments more renovations for the older and broken down houses.

Do not encourage/approve luxury condos for lease. Focus on creating housing specifically catering to low-income families with pathways to ownership.

Convert old unused buildings (both commercial and non-commercial) to homeless transition housing. Use empty lots for tiny homes, etc. for homeless transition housing. If the homeless were off the streets, then maybe more people would considering buying a home in Duarte. And it would increase our property values I believe. I think that's the MOST important thing we need to do here first - help the homeless.

There are too many senior living facilities. It has hampered the growth and progress of our school system. Families are moving out of Duarte to live in communities that are more diverse than just seniors.

Mixed-use development is incredibly important to improving an economy. I think the housing plans right off the Metro station would be best for this. I don't think mixed-use housing is feasible anywhere else besides for here because you would already be forced to own a car if it was too far. But, I cannot exaggerate how incredible mixed-use housing would be! The businesses below would be highly profitable and it would give residents above the opportunity to feel more satisfied. Mixed-use housing simply improves quality of life. I would love for cities like Duarte to follow this European theme because IT WORKS! Plants are neglected in southern Duarte. The streets neat more nature. Besides for the privately-owned City of Hope and along Duarte Road, the entire south-side of the city barely has any greenery.

Senior housing that is pet friendly and close to public transportation. Single family homes (vs. multifamily apartments) so that some amount of yard space is available.

Rezoning of commercial/industrial areas for housing would be great, but we must be mindful not to overburden local resources and traffic infrastructure with more people per area. I would love to see mixed-use areas that combine green recreation space, single- and multi-family housing, and non-chain retail/restaurants. It would be wonderful to see a development where people could live and also have incentives to start a small business in the same space, so that the person opening a restaurant could walk between work and home and an artist could live/work in the same space.

Provide rebates for the refurbishment/remodeling/ updating for existing single family senior home owners .

I would love to see smaller units and a lot of the older ugly buildings removed

Low income housing like they built on Irwindale, multi family housing

I would not remove industrial areas as that would cost us in city revenue. But adding housing above businesses helps keep revenue in the city and also allows those who work near by to stay close to home. Better for the environment and people's well being

Smaller, more affordable units esp for singles

Take the industrial area below the 210 And turn in into new single bedroom units fir the homeless with Counseling and other services at the location. Have it run by a non profit. Take advantage of the funds available from the state. These individuals need our help to get out of the riverbed snd into housing. In addition More senior housing offered to residents of Duarte first. There is always a ten year Wait list to get into the limited housing offered in Duarte. More of us are aging and wish to continue to live in Duarte but desperately need affordable housing offered to ls first. We must go in a better direction. The building currently under construction on Huntington Drive is not the answer. Units are way to small for a family and the look does not fit in with our quaint city.

No more senior housing. Build some homes. Tear down old empty building.

Requiring "sprucing up" of strip malls and shopping centers. They all look so dated.

Housing and services to attract families.

Revitalize dealing commercial areas with affordable housing and more parks and green space south of Duarte Road and Mountain Ave.

Helping get homeless population off the streets. Revitalizing declining commercial areas with affordable housing.

tiny homes for homeless people

Huntington Dr. is becoming too jammed by cars. Seniors can often chose travel hours if retired, and do not travel every day. Duarte keeps building and adding to traffic problems. Wiser to attract residents that do not add to existing rush hour jam. Also crime is growing. Micro housing ,if kept low cost, might aid transition from homelessness(likely desperate and inclined to turn to crime). Hard to seek work without a bed and bathroom available to prepare for interviews. Need a job to secure a permanent home. Children, need shelter to stay in school. Need micro housing to break the chain.

Duarte along with other communities and the county government must find a solution to the homeless population. I don't know what that solution is, but something must be done.

I can't even imagine that more housing is being considered without addressing Duarte traffic issues. I can barely get out of my driveway onto Huntington drive because the traffic backup is so horrible after after 2:30 PM until 7:00 PM. It's time to do something about traffic before we add more housing to a traffic-impacted community.

Incorporate as a city so we have our own police department. Unify with Bradbury and rename the new incorporated city "HOPE, California." Work to improve PR about our High School - so we will attract new buyers. Buy Rancho Duarte Golf course and turn into a housing, retail village. Require development of Home Owner's Associations to improve home quality.

revitalize declining commercial areas with housing and retail spaces - emphasis on restaurants

Make use that owners want easier. Why make owners pay high permit fees for instance new roof, then turn around and say help to keep up older homes?

Eliminate single-family housing zoning; build units on lots that have existing single-family homes; approve all new plans for apartments. Every vacant lot and dilapidated strip mall should be turned into multi family housing projects as soon as possible. The housing crisis here is so bad that my fiancé and are considering moving out of state if things do not improve here. My fiancé and I are both attorneys and together we earn around \$200k per year and can only afford to rent a house for \$2,600 per month here in Duarte. We should be able to purchase something but we can't unless housing supply is increased so that the prices come down.

Housing designed for lower income brackets and a focus on helping the high homeless population become housed

Grants for seniors to fix up their aging homes.

Again, more housing in a smaller footprint means parking congestion for renters and retailers. BE SURE neighbors don't have to listen to ever flush and shower! 3 parking spots needed (minimum) for every unit. This IS a commuter community. Even single person households need visitor parking, nurse parking, cleaner's parking, etc.

Make it easier for existing housing to expand/add rooms or units that can be used as affordable housing.

Revitalize the declining commercial areas with housing/and/or mixed use

develop the many empty lots with a not-for-profit entity and provide housing for nurses and carers

Tear down old buildings and replace with safe housing. Create a solution that deals with increase of homeless in area.

Clean up dilapidated apartments to provide safe, affordable housing for families.

mixed use commercial / housing

Make sure that the parks are safe for kids.

Tear down plighted strip malls, fast food trash and refurbish existing buildings

Safe housing to provide for the homeless population as well as mental health care for them as identified/necessary. I don't like to see buildings torn down just to make high-priced condos.

Bring more attractive businesses to the city and take care of the homeless to increase foot traffic.

Duarte needs to invest in our shopping centers and older buildings. They are old, run down, and in need of repair. Make our city presentable. I am always nervous in the shopping center which has Big Lots a, 99C store and across the street. Invest to revitalize our city

Continue to encourage revitalization of commercial areas with mixed use approached to match transportation opportunities so that more housing does not result in more traffic.

Face lift to all commercial properties!

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## Duarte Senior Housing Needs Survey - Responses

In order to solicit input from one of Duarte's most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the City website under "City News";
- Posted on the Housing Element Update webpage;
- Published in the quarterly printed newsletter for Summer 2021 (which is also distributed in the senior lunches);
- E-mailed to the Parks & Recreation distribution list of approximately 2,200 people 55 years and older (residents and non-residents); and
- Hard copies distributed in Senior Center weekly meal pick-up and YMCA daily Meals on Wheels.

A total of 111 senior citizen residents completed the Housing Needs Survey, and the majority of respondents provided email contact information so the City could provide them with housing information in the future. The following presents the aggregated response to the survey questions.

1. Are you a resident within the City of Duarte? 93% Yes 7% No
2. Do you currently rent or own your home?  
23% Rent 73% Own 4% Own a mobile home (pay park space rent) 0% Rent mobile home
3. Prior to its temporary closure due to the pandemic, did you visit the Duarte Senior Center?  
66% Yes 34% No
4. Do you receive any of the following City newsletters?  
20% Senior Center monthly newsletter (electronic)  
78% City of Duarte newsletter (electronic)  
19% Other
5. From 1-5, (5 being most important), please indicate how important the following issues are to you:  
3.8 Additional affordable senior housing in Duarte  
3.2 Assistance with rent  
3.7 Assistance with housing maintenance  
4.6 Having senior housing located near medical facilities and shopping centers  
4.6 Having senior housing located near transit (such as bus routes)  
3.6 Having senior housing located near the Duarte Senior Center

6. Accessory dwelling units (ADU)s, or “granny flats”, are small, self-contained units either attached or detached to a single-family dwelling. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property?      33% Yes      67% No

7. How would you like information about senior housing opportunities and programs to be provided?  
68% Online/email  
48% Written newsletter mailed to your home  
19% Information posted at the Senior Center  
5% Other

8. Please indicate your age:

12% 55-59    67% 60-75    21% Over 75

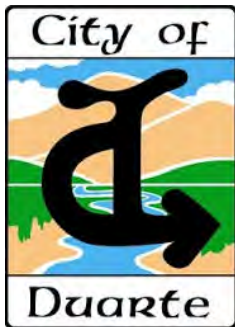
## **Appendix E**

Inclusionary Housing Feasibility Study and  
Affordable Housing Overlay Feasibility

# Inclusionary Housing Feasibility Study

**August 28, 2020**

Prepared for:



**City of Duarte**

Prepared by:



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**Appendices**

**Appendix A – Residences at Duarte Station 30-year Cash Flow**

## Section 1 Executive Summary

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As part of the 6<sup>th</sup> cycle Housing Element process currently underway, Harris & Associates (“Harris”) was retained by Karen Warner Associates to review the feasibility of implementing the City of Duarte’s (“City”) Inclusionary Housing Ordinance that was suspended in 2016 (“IH Ordinance”). Harris assessed the impact of the IH Ordinance on the financial feasibility of a prototype rental project in Duarte (similar to what a developer would do when considering a market-rate housing project). A pro forma analysis (i.e., a comparison of development costs and rental revenues) of a prototype rental development was prepared to determine if an Inclusionary Housing In-Lieu Fee (“In-Lieu Fee”) would affect the financial feasibility of development. The findings of the analysis include the following:

- 1. Overall, the required rate of return on multi-family housing projects in Duarte is below the Los Angeles County average *without* the In-Lieu Fee** – According to CBRE, the average rate of return for a multifamily project in LA County during the 4<sup>th</sup> Quarter of 2019 was 4.6%. The pro forma analysis shows a 4.32% rate of return without the In-Lieu Fees, but falls to 4.30% if In-Lieu Fees are included. With the rate of return below average to start with, additional fees will likely discourage housing development.
- 2. Declining Rents Resulting from the COVID-19 Pandemic Will Further Diminish Rate of Return** - Rent rates throughout LA County have decreased while vacancy rates have increased in recent months due to the COVID-19 pandemic. A lack of rental income growth negatively affects the financial feasibility of rental projects, especially as land values and prices have not declined. These trends could further suppress rates of return and limit the amount of potential In-Lieu Fee revenues, similar to previous years.
- 3. Only 2 Other San Gabriel Valley Cities have Inclusionary Housing Requirements** - An analysis of San Gabriel Valley cities show that only Pasadena and Claremont have implemented IH Ordinances. Implementing In-Lieu Fees in the City could create an uncompetitive environment for developers who may choose to pursue projects in neighboring cities without Inclusionary Housing Requirements.
- 4. Recent Legislative Changes Provide Incentives for Affordable Housing and Funding Sources (State vs. Local Funding)** – Legislative changes affecting all cities in the State since 2016 have provided incentives to developers to build affordable housing. Density bonus requirements allow for more units to be built on a site if affordable units are included. Accessory dwelling units are also allowed Statewide which is anticipated to produce additional market rate and affordable housing units. There has also been a shift in how affordable housing is funded – State grants are available for the planning and development of housing (including affordable housing). Prior to 2012, funding was available at the local level through Redevelopment.
- 5. Implementing an IH Ordinance Could Have a Negative Impact on Residential Construction** - Prior to 2016, the City experienced relatively slow housing production, even after the economy had recovered from the Great Recession. However, since 2017 (the first year after the IH Ordinance was suspended) over 900 residential units are either in the planning stages, have been approved or are under construction in the City. Therefore, other incentives

and policy measures that do not increase construction costs in the City may be more effective at increasing affordable housing development in the City.

## Section 2 Background

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IH Ordinances attempt to increase the supply of affordable units by requiring developers to reserve a certain percentage of housing units for very low, low and moderate-income households in new residential developments, or pay an In-Lieu Fee. In-Lieu Fees are typically deposited into a housing trust fund where they can be used to finance affordable housing development.

In 2005, the City adopted an IH Ordinance which imposed a 15% affordability requirement on new residential development projects with an option to pay an In-Lieu Fee of \$6.50 per square foot instead of constructing the affordable units. However, the City adopted a 5-year suspension of the program in 2016 due to the fact that residential development was not being proposed and therefore not generating In-Lieu Fee revenues. The program's lack of success can likely be attributed to the following factors:

- **The Great Recession** – housing production in the City diminished significantly due to market forces related to the 2008-09 recession.
- **Redevelopment Dissolution** – in 2012, the State of California moved to dissolve all Redevelopment Agencies. Prior to 2012, 20% of property tax increment revenues were set-aside to help finance the development of affordable housing. However, Redevelopment Dissolution eliminated the 20% affordable housing set-aside, which deprived the Inclusionary Housing Trust Fund from a steady source of funds to leverage collected In-Lieu Fee revenues.

The City is reevaluating the feasibility of the IH Ordinance in connection with the 6<sup>th</sup> Cycle Housing Element currently being prepared.

## Section 3 Assumptions

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Harris analyzed the financial feasibility of developing a multifamily rental project in the City under the current IH Ordinance. Harris modeled its analysis after an actual multifamily development in the City in order to accurately portray a scenario that reflects current market conditions and prospective development types. The most representative project appears to be The Residences at Duarte Station (“Project”), which would replace an existing warehouse with a six-story apartment building. Table 1 below provides further details about the Project.

| <b>Table 1<br/>Project Characteristics</b>   |                                  |
|--|----------------------------------|
| Project Name:                                | The Residences at Duarte Station |
| Address:                                     | 1700 Business Center Drive       |
| Building Size:                               | 114,602 sq. ft.                  |
| Lot Size:                                    | 4.31 Acres                       |
| Units:                                       |                                  |
| Studio                                       | 10                               |
| 1-Bed  | 194                              |
| 2-Bed  | 132                              |
| 3-Bed  | 8                                |
| <b>Total</b>                                 | <b>344</b>                       |
| <i>Sources: Duarte Partners, LLC; CoStar</i> |                                  |

Harris created a model development pro forma, including a development budget and 30-year cash flow, in order to analyze the financial feasibility of the Project and determine how the In-Lieu Fee would affect the expected rate of return. The development budget and cash flow utilize the following assumptions:

- **Land and Acquisition Costs** – determined the actual sale price of the property in 2019 using CoStar, one of the largest providers of information, analytics and marketing services for the commercial real estate industry.
- **Construction Costs** – estimated using 2020 Marshall & Swift construction cost estimates and assuming a 5% contingency.
- **Financing and Soft Costs** – calculated as a percentage of total Hard Costs based on March 2020 Reports from the University of California, Riverside and the University of California, Berkeley’s Terner Center for Housing Innovation.
- **Rent Rates** – estimated using average rents and unit mixes from similar developments in the San Gabriel Valley with a 10% decrease to account for location. Rents and unit mixes of comparable developments were obtained in July 2020 using CoStar.
- **Operating Expenses** – annual per unit operating expenses derived from a 2016 Operating Expense Analysis prepared by CohnReznick, LLP

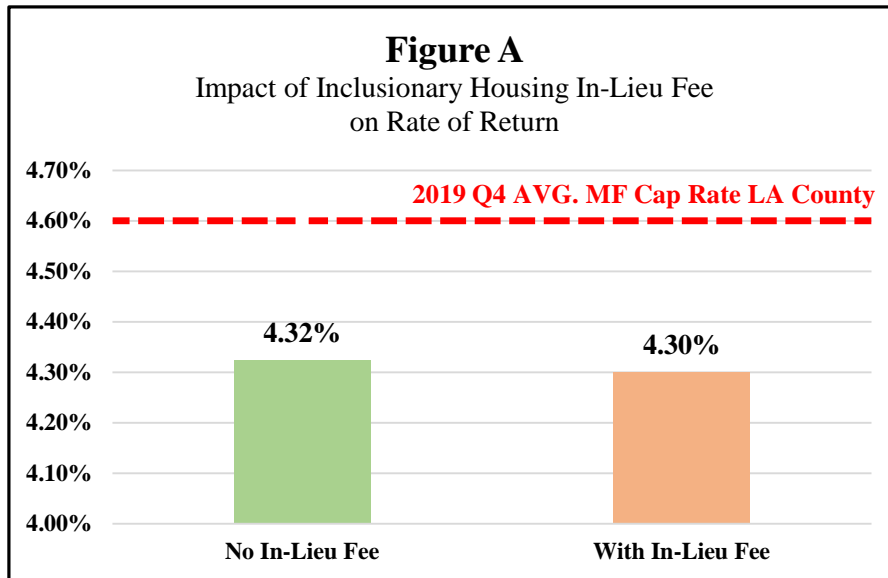
## Section 4 Feasibility Analysis

### 4.1 Rate of Return

Harris estimated the capitalization rate (“Cap Rate”) of the Project in order to determine the impacts of the In-Lieu Fee on the expected rate of return. The Cap Rate is a measure of a property’s rate of return in a single year by dividing its annual net operating income (effective gross rent - operating expenses) by the total initial investment. Table 2 below provides a summary of the pro forma analysis for the Project. The analysis includes two scenarios: *Scenario A does not include any In-Lieu Fees while Scenario B incorporates the In-Lieu Fees in the development cost.*

| <b>Table 2</b>   |                                      |  |
|--|--------------------------------------|--|
| <b>Pro Forma Analysis - The Residences at Duarte Station</b>   |                                      |  |
|  | <b>Scenario A<br/>No In-Lieu Fee</b> | <b>Scenario B<br/>With In-Lieu Fee</b> |
| <b>Development Costs:</b>  |                                      |  |
| Land & Acquisition Costs   | \$ 24,730,603                        | \$ 24,730,603                          |
| Hard Costs   | 78,458,370                           | 78,458,370                             |
| Soft Costs   | 18,830,009                           | 18,830,009                             |
| Financing Costs  | 11,309,706                           | 11,309,706                             |
| In-Lieu Fee <sup>1</sup>   | -                                    | 744,913                                |
| <b>Total Development Costs</b>   | <b>\$ 133,328,688</b>                | <b>\$ 134,073,601</b>                  |
| <b>Net Operating Income</b>  | <b>\$ 5,765,101</b>                  | <b>\$ 5,765,101</b>                    |
| <b>Rate of Return (Cap Rate)</b>   | <b>4.32%</b>                         | <b>4.30%</b>                           |
| <sup>1</sup> \$6.50 per sq. ft.<br>Sources: CoStar; CBRE; UC Riverside; UC Berkeley; Duarte Partners LLC; CohnReznick, LLP, Marshall & Swift |                                      |  |

The expected Cap Rate for the Project without In-Lieu Fees is 4.32% compared to 4.30% with In-Lieu Fees (a difference of 0.02%). Appendix A provides a 30-year cash flow detailing the Cap Rate calculations for Scenarios A and B. While the addition of In-Lieu Fees to the development budget has a relatively small impact on the overall Cap Rate, it is important to note that the Cap Rate under both scenarios falls below industry standards. According to CBRE, the average Cap Rate for multifamily investments in Los Angeles County in the 4<sup>th</sup> quarter of 2019 was 4.6%. Figure A illustrates that the Project does not meet this benchmark under both scenarios. Given the existing market conditions and low expected rates of return, adding additional costs such as In-Lieu Fees could render a rental project financially infeasible and be the final cost that would dissuade a developer from moving forward with a residential project in Duarte.



## 4.2 COVID-19 Pandemic

In previous years, the City’s IH Ordinance did not generate sufficient revenues to fund affordable housing development. The City received a total of \$508,045 in In-Lieu Fee deposits while the program was in effect, due in large part to market conditions related to the Great Recession of 2008-09.

The economic impacts of the COVID-19 pandemic may further influence the feasibility of implementing an IH Ordinance by creating market conditions similar to previous years. More specifically, rent rates have decreased while vacancy rates have increased as a result of the pandemic. An April 2020 CoStar report showed that multifamily rents in Pasadena dropped 2.54% between March 11 and March 30, 2020, while a separate report indicated that County-wide vacancies had reached as high as 5.5% in the 2<sup>nd</sup> Quarter of 2020. A prolonged recession as a result of the Pandemic, combined with additional development costs in the form of In-Lieu Fees, could lead to minimal In-Lieu Fee deposits comparable to previous years.

## 4.3 San Gabriel Valley Inclusionary Housing Ordinances

Given current conditions, the Inclusionary Housing requirements could also create an uncompetitive market environment when compared with neighboring cities. An analysis of San Gabriel Valley cities performed by Harris shows that only Pasadena and Claremont have implemented IH Ordinance. IH Ordinances represent less of an impediment to housing development in cities where rent rates and demand for housing are highest. For example, data from the Census Bureau shows that median rents in Pasadena were 5.3% higher than Duarte in 2018. If an IH Ordinance is implemented in the City, developers may opt to develop projects in neighboring Cities with more favorable fee structures.

## Section 5 Findings

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### 5.1 Changes in Affordable Housing Funding

Prior to 2011, affordable housing projects in many cities in California were primarily funded through Redevelopment. It is estimated that Redevelopment projects Statewide generated approximately \$1 billion per year. After Redevelopment Dissolution, the most significant funding source to fund affordable housing was lost. However, the following are some of the significant events that have occurred in recent years in an effort to replace the former funding source:

1. The State passed a number of legislative measures to significantly streamline housing development and remove barriers to building housing (e.g. automatic density bonuses for projects containing affordable units). The State also passed Senate Bill No. 751 establishing the San Gabriel Valley Housing Trust, a Joint Powers Authority funding low low-income and homeless housing (Duarte is a member jurisdiction);
2. A tax on property transfers was established to fund housing initiatives in every city in the state (i.e. Building Homes and Jobs Act (“SB 2”)), and has provided for a number of grants to cities and counties for the planning and development of affordable housing projects (this recurring source of revenue will be available to cities annually); and
3. The Low-Income Housing Tax Credit (“LIHTC”) program was expanded in 2019, which has been the largest source of funding for affordable housing projects since Redevelopment Dissolution.

It is also important to note that the State is currently examining development impact and other fees imposed on housing projects and it is likely that these types of fees will be scrutinized moving forward as these fees increase the cost and affect the financial feasibility, and potentially discourage, the development of housing.

Overall, over the last ten years, affordable housing sources have shifted from a locally funded activity (i.e., Redevelopment) to a State-funded initiative. Given this shift and the additional grants and other resources through the State, it appears that affordable housing can be encouraged and built using the tools summarized above and described in more detail below.

### 5.2 Affordable Housing Grants

The State provides several planning grants to cities aimed at increasing affordable housing production. The SB 2 grant establishes a recording fee on all real estate transactions to increase the supply of affordable homes in California. The City was awarded SB 2 grant funding in 2020 to cover the costs of establishing an Acquisition and Rehabilitation program that demonstrates the financial feasibility of the acquisition and rehabilitation of specific multi-family projects in the

City to developers. The intent of this program is to encourage the development community to acquire and rehabilitate existing apartment projects using public and other funding sources to create and preserve income-restricted affordable housing units.

The Local Early Action Planning (“LEAP”) grant allocates \$119 million for cities and counties, providing one-time grant funding to update their planning documents and implement process improvements that will facilitate acceleration of housing production and help local governments prepare for their 6<sup>th</sup> cycle Regional Housing Needs Assessment (“RHNA”). The City was awarded preliminary approval of the LEAP grant application in 2020. If awarded, the City will utilize the LEAP grant funds for the 6<sup>th</sup> Cycle Housing Element, to be completed in 2021.

### **5.3 Density Bonus Law**

The State Density Bonus Law (found in Government Code Sections 65915 – 65918) allows developers to obtain more favorable local development requirements in exchange for offering to build or donate land for affordable or senior units. The Density Bonus Law provides developers with up to a 35% increase in project density depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable. The Density Bonus Law is a state mandate and is required in every city and county in California, and developers who meet the requirements are entitled to receive the density bonus by-right.

### **5.4 Low-Income Housing Tax Credits**

The Low-Income Housing Tax Credit (“LIHTC”) is a tax incentive that subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. The federal government issues tax credits to state and territorial governments, who then award the credits to private developers of affordable rental housing projects. The LIHTC program contains two funding options that subsidize either 30 percent (“4% Tax Credits”) or 70% (“9% Tax Credits”) of the low-income unit costs in a project. The 9% Tax Credits are more competitive and have stricter requirements with regards to the amount of units reserved for tenants with extremely-low income levels (30% of area median income). In 2019, the State expanded its LIHTC program in the form of an additional \$500 million to provide more subsidies to qualifying developers.

### **5.5 Accessory Dwelling Units**

Accessory Dwelling Units (“ADUs”) are separate small dwelling units embedded within single-family residential properties. ADUs often provide housing at more affordable rent rates due to their low cost and immediate feasibility, with homeowners building in their own backyards. The ADU legislation at the State level requires all cities and counties to allow these units with very minimal requirements and the waiver of development fees if the units are below a certain square footage threshold. According to McKinsey Global Institute, ADUs could account for as much as half of California’s new development capacity in coming decades.

## Appendix A

The Residences at Duarte Station  
30-year Cash Flow  
Without Inclusionary Housing In-Lieu Fee

| Cash Flow                     |                |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-------------------------------|----------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Year                          | Growth Rate    | 1                  | 2                | 3                | 4                | 5                | 6                | 7                | 8                | 9                | 10               | 11               | 12               | 13               | 14               | 15               |
| Gross Rental Income           | 3.00%          | 9,170,150          | 9,445,254        | 9,728,612        | 10,020,470       | 10,321,084       | 10,630,717       | 10,949,638       | 11,278,127       | 11,616,471       | 11,964,965       | 12,323,914       | 12,693,632       | 13,074,441       | 13,466,674       | 13,870,674       |
| Other Income                  |                |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Potential Gross Income        |                | 9,170,150          | 9,445,254        | 9,728,612        | 10,020,470       | 10,321,084       | 10,630,717       | 10,949,638       | 11,278,127       | 11,616,471       | 11,964,965       | 12,323,914       | 12,693,632       | 13,074,441       | 13,466,674       | 13,870,674       |
| Vacancy                       | 7.00%          | 641,910            | 661,168          | 681,003          | 701,433          | 722,476          | 744,150          | 766,475          | 789,469          | 813,153          | 837,548          | 862,674          | 888,554          | 915,211          | 942,667          | 970,947          |
| Effective Gross Income        |                | 8,528,239          | 8,784,086        | 9,047,609        | 9,319,037        | 9,598,608        | 9,886,566        | 10,183,163       | 10,488,658       | 10,803,318       | 11,127,418       | 11,461,240       | 11,805,077       | 12,159,230       | 12,524,007       | 12,899,727       |
| Operating Expenses            |                |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Property Taxes                | 2.00%          | 1,031,890          | 1,052,528        | 1,073,578        | 1,095,050        | 1,116,951        | 1,139,290        | 1,162,075        | 1,185,317        | 1,209,023        | 1,233,204        | 1,257,868        | 1,283,025        | 1,308,686        | 1,334,859        | 1,361,557        |
| Payroll                       | 3.00%          | 478,848            | 493,213          | 508,010          | 523,250          | 538,948          | 555,116          | 571,770          | 588,923          | 606,590          | 624,788          | 643,532          | 662,838          | 682,723          | 703,204          | 724,301          |
| Administrative                | 3.00%          | 229,792            | 236,686          | 243,786          | 251,100          | 258,633          | 266,392          | 274,384          | 282,615          | 291,094          | 299,826          | 308,821          | 318,086          | 327,628          | 337,457          | 347,581          |
| Repairs & Maintenance         | 3.00%          | 185,072            | 190,624          | 196,343          | 202,233          | 208,300          | 214,549          | 220,986          | 227,615          | 234,444          | 241,477          | 248,721          | 256,183          | 263,868          | 271,784          | 279,938          |
| Utilities                     | 3.00%          | 346,752            | 357,155          | 367,869          | 378,905          | 390,272          | 401,981          | 414,040          | 426,461          | 439,255          | 452,433          | 466,006          | 479,986          | 494,385          | 509,217          | 524,494          |
| Insurance                     | 3.00%          | 89,096             | 91,769           | 94,522           | 97,358           | 100,278          | 103,287          | 106,385          | 109,577          | 112,864          | 116,250          | 119,738          | 123,330          | 127,030          | 130,840          | 134,766          |
| Other Expenses                | 3.00%          | 1,329,560          | 1,369,447        | 1,410,530        | 1,452,846        | 1,496,431        | 1,541,324        | 1,587,564        | 1,635,191        | 1,684,247        | 1,734,774        | 1,786,817        | 1,840,422        | 1,895,635        | 1,952,504        | 2,011,079        |
| Management Fee                | 3.50% of EGI   | 298,488            | 307,443          | 316,666          | 326,166          | 335,951          | 346,030          | 356,411          | 367,103          | 378,116          | 389,460          | 401,143          | 413,178          | 425,573          | 438,340          | 451,490          |
| Reserve                       | \$300 per unit | 103,200            | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          |
| Total Op. Exp.                |                | 2,763,138          | 2,832,617        | 2,903,975        | 2,977,262        | 3,052,533        | 3,129,844        | 3,209,250        | 3,290,811        | 3,374,586        | 3,460,638        | 3,549,029        | 3,639,825        | 3,733,093        | 3,828,903        | 3,927,326        |
| <b>Net Operating Income</b>   |                | <b>5,765,101</b>   | <b>5,951,469</b> | <b>6,143,634</b> | <b>6,341,775</b> | <b>6,546,075</b> | <b>6,756,723</b> | <b>6,973,913</b> | <b>7,197,847</b> | <b>7,428,732</b> | <b>7,666,780</b> | <b>7,912,211</b> | <b>8,165,252</b> | <b>8,426,136</b> | <b>8,695,103</b> | <b>8,972,401</b> |
| Annual Debt Service           |                | 5,013,131          | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        |
| Equity Cash Flow              |                | 751,970            | 938,338          | 1,130,503        | 1,328,644        | 1,532,944        | 1,743,591        | 1,960,782        | 2,184,716        | 2,415,601        | 2,653,649        | 2,899,080        | 3,152,121        | 3,413,005        | 3,681,972        | 3,959,270        |
| <b>Total Development Cost</b> |                | <b>133,328,688</b> |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>Rate of Return</b>         |                | <b>4.32%</b>       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |

| Cash Flow                   |                |                  |                  |                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|-----------------------------|----------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Year                        | Growth Rate    | 16               | 17               | 18               | 19                | 20                | 21                | 22                | 23                | 24                | 25                | 26                | 27                | 28                | 29                | 30                |
| Gross Rental Income         | 3.00%          | 14,286,794       | 14,715,398       | 15,156,860       | 15,611,566        | 16,079,913        | 16,562,310        | 17,059,179        | 17,570,955        | 18,098,083        | 18,641,026        | 19,200,257        | 19,776,264        | 20,369,552        | 20,980,639        | 21,610,058        |
| Other Income                |                |                  |                  |                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Potential Gross Income      |                | 14,286,794       | 14,715,398       | 15,156,860       | 15,611,566        | 16,079,913        | 16,562,310        | 17,059,179        | 17,570,955        | 18,098,083        | 18,641,026        | 19,200,257        | 19,776,264        | 20,369,552        | 20,980,639        | 21,610,058        |
| Vacancy                     | 7.00%          | 1,000,076        | 1,030,078        | 1,060,980        | 1,092,810         | 1,125,594         | 1,159,362         | 1,194,143         | 1,229,967         | 1,266,866         | 1,304,872         | 1,344,018         | 1,384,339         | 1,425,869         | 1,468,645         | 1,512,704         |
| Effective Gross Income      |                | 13,286,719       | 13,685,320       | 14,095,880       | 14,518,756        | 14,954,319        | 15,402,948        | 15,865,037        | 16,340,988        | 16,831,218        | 17,336,154        | 17,856,239        | 18,391,926        | 18,943,684        | 19,511,994        | 20,097,354        |
| Operating Expenses          |                |                  |                  |                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Property Taxes              | 2.00%          | 1,388,788        | 1,416,563        | 1,444,895        | 1,473,793         | 1,503,268         | 1,533,334         | 1,564,001         | 1,595,281         | 1,627,186         | 1,659,730         | 1,692,924         | 1,726,783         | 1,761,319         | 1,796,545         | 1,832,476         |
| Payroll                     | 3.00%          | 746,030          | 768,410          | 791,463          | 815,207           | 839,663           | 864,853           | 890,798           | 917,522           | 945,048           | 973,399           | 1,002,601         | 1,032,679         | 1,063,660         | 1,095,570         | 1,128,437         |
| Administrative              | 3.00%          | 358,008          | 368,749          | 379,811          | 391,205           | 402,942           | 415,030           | 427,481           | 440,305           | 453,514           | 467,120           | 481,133           | 495,567           | 510,434           | 525,747           | 541,520           |
| Repairs & Maintenance       | 3.00%          | 288,336          | 296,986          | 305,896          | 315,073           | 324,525           | 334,261           | 344,288           | 354,617           | 365,256           | 376,213           | 387,500           | 399,125           | 411,098           | 423,431           | 436,134           |
| Utilities                   | 3.00%          | 540,228          | 556,435          | 573,128          | 590,322           | 608,032           | 626,273           | 645,061           | 664,413           | 684,345           | 704,875           | 726,022           | 747,802           | 770,236           | 793,343           | 817,144           |
| Insurance                   | 3.00%          | 138,809          | 142,973          | 147,262          | 151,680           | 156,230           | 160,917           | 165,745           | 170,717           | 175,839           | 181,114           | 186,547           | 192,144           | 197,908           | 203,845           | 209,961           |
| Other Expenses              | 3.00%          | 2,071,411        | 2,133,553        | 2,197,560        | 2,263,487         | 2,331,392         | 2,401,333         | 2,473,373         | 2,547,574         | 2,624,002         | 2,702,722         | 2,783,803         | 2,867,317         | 2,953,337         | 3,041,937         | 3,133,195         |
| Management Fee              | 3.50% of EGI   | 465,035          | 478,986          | 493,356          | 508,156           | 523,401           | 539,103           | 555,276           | 571,935           | 589,093           | 606,765           | 624,968           | 643,717           | 663,029           | 682,920           | 703,407           |
| Reserve                     | \$300 per unit | 103,200          | 103,200          | 103,200          | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           |
| Total Op. Exp.              |                | 4,028,434        | 4,132,303        | 4,239,011        | 4,348,636         | 4,461,261         | 4,576,970         | 4,695,850         | 4,817,990         | 4,943,480         | 5,072,417         | 5,204,896         | 5,341,018         | 5,480,885         | 5,624,602         | 5,772,279         |
| <b>Net Operating Income</b> |                | <b>9,258,285</b> | <b>9,553,017</b> | <b>9,856,869</b> | <b>10,170,120</b> | <b>10,493,058</b> | <b>10,825,978</b> | <b>11,169,187</b> | <b>11,522,998</b> | <b>11,887,737</b> | <b>12,263,737</b> | <b>12,651,343</b> | <b>13,050,908</b> | <b>13,462,799</b> | <b>13,887,392</b> | <b>14,325,075</b> |
| Annual Debt Service         |                | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         |
| Equity Cash Flow            |                | 4,245,153        | 4,539,886        | 4,843,738        | 5,156,989         | 5,479,926         | 5,812,847         | 6,156,055         | 6,509,867         | 6,874,606         | 7,250,606         | 7,638,211         | 8,037,777         | 8,449,668         | 8,874,261         | 9,311,944         |

## Appendix A

### The Residences at Duarte Station 30-year Cash Flow With Inclusionary Housing In-Lieu Fee

| Cash Flow                     |                |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-------------------------------|----------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Year                          | Growth Rate    | 1                  | 2                | 3                | 4                | 5                | 6                | 7                | 8                | 9                | 10               | 11               | 12               | 13               | 14               | 15               |
| Gross Rental Income           | 3.00%          | 9,170,150          | 9,445,254        | 9,728,612        | 10,020,470       | 10,321,084       | 10,630,717       | 10,949,638       | 11,278,127       | 11,616,471       | 11,964,965       | 12,323,914       | 12,693,632       | 13,074,441       | 13,466,674       | 13,870,674       |
| Other Income                  |                |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Potential Gross Income        |                | 9,170,150          | 9,445,254        | 9,728,612        | 10,020,470       | 10,321,084       | 10,630,717       | 10,949,638       | 11,278,127       | 11,616,471       | 11,964,965       | 12,323,914       | 12,693,632       | 13,074,441       | 13,466,674       | 13,870,674       |
| Vacancy                       | 7.00%          | 641,910            | 661,168          | 681,003          | 701,433          | 722,476          | 744,150          | 766,475          | 789,469          | 813,153          | 837,548          | 862,674          | 888,554          | 915,211          | 942,667          | 970,947          |
| Effective Gross Income        |                | 8,528,239          | 8,784,086        | 9,047,609        | 9,319,037        | 9,598,608        | 9,886,566        | 10,183,163       | 10,488,658       | 10,803,318       | 11,127,418       | 11,461,240       | 11,805,077       | 12,159,230       | 12,524,007       | 12,899,727       |
| Operating Expenses            |                |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Property Taxes                | 2.00%          | 1,031,890          | 1,052,528        | 1,073,578        | 1,095,050        | 1,116,951        | 1,139,290        | 1,162,075        | 1,185,317        | 1,209,023        | 1,233,204        | 1,257,868        | 1,283,025        | 1,308,686        | 1,334,859        | 1,361,557        |
| Payroll                       | 3.00%          | 478,848            | 493,213          | 508,010          | 523,250          | 538,948          | 555,116          | 571,770          | 588,923          | 606,590          | 624,788          | 643,532          | 662,838          | 682,723          | 703,204          | 724,301          |
| Administrative                | 3.00%          | 229,792            | 236,686          | 243,786          | 251,100          | 258,633          | 266,392          | 274,384          | 282,615          | 291,094          | 299,826          | 308,821          | 318,086          | 327,628          | 337,457          | 347,581          |
| Repairs & Maintenance         | 3.00%          | 185,072            | 190,624          | 196,343          | 202,233          | 208,300          | 214,549          | 220,986          | 227,615          | 234,444          | 241,477          | 248,721          | 256,183          | 263,868          | 271,784          | 279,938          |
| Utilities                     | 3.00%          | 346,752            | 357,155          | 367,869          | 378,905          | 390,272          | 401,981          | 414,040          | 426,461          | 439,255          | 452,433          | 466,006          | 479,986          | 494,385          | 509,217          | 524,494          |
| Insurance                     | 3.00%          | 89,096             | 91,769           | 94,522           | 97,358           | 100,278          | 103,287          | 106,385          | 109,577          | 112,864          | 116,250          | 119,738          | 123,330          | 127,030          | 130,840          | 134,766          |
| Other Expenses                | 3.00%          | 1,329,560          | 1,369,447        | 1,410,530        | 1,452,846        | 1,496,431        | 1,541,324        | 1,587,564        | 1,635,191        | 1,684,247        | 1,734,774        | 1,786,817        | 1,840,422        | 1,895,635        | 1,952,504        | 2,011,079        |
| Management Fee                | 3.50% of EGI   | 298,488            | 307,443          | 316,666          | 326,166          | 335,951          | 346,030          | 356,411          | 367,103          | 378,116          | 389,460          | 401,143          | 413,178          | 425,573          | 438,340          | 451,490          |
| Reserve                       | \$300 per unit | 103,200            | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          | 103,200          |
| Total Op. Exp.                |                | 2,763,138          | 2,832,617        | 2,903,975        | 2,977,262        | 3,052,533        | 3,129,844        | 3,209,250        | 3,290,811        | 3,374,586        | 3,460,638        | 3,549,029        | 3,639,825        | 3,733,093        | 3,828,903        | 3,927,326        |
| <b>Net Operating Income</b>   |                | <b>5,765,101</b>   | <b>5,951,469</b> | <b>6,143,634</b> | <b>6,341,775</b> | <b>6,546,075</b> | <b>6,756,723</b> | <b>6,973,913</b> | <b>7,197,847</b> | <b>7,428,732</b> | <b>7,666,780</b> | <b>7,912,211</b> | <b>8,165,252</b> | <b>8,426,136</b> | <b>8,695,103</b> | <b>8,972,401</b> |
| Annual Debt Service           |                | 5,013,131          | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131        |
| Equity Cash Flow              |                | 751,970            | 938,338          | 1,130,503        | 1,328,644        | 1,532,944        | 1,743,591        | 1,960,782        | 2,184,716        | 2,415,601        | 2,653,649        | 2,899,080        | 3,152,121        | 3,413,005        | 3,681,972        | 3,959,270        |
| <b>Total Development Cost</b> |                | <b>134,073,601</b> |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>Rate of Return</b>         |                | <b>4.30%</b>       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |

| Cash Flow                   |                |                  |                  |                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|-----------------------------|----------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Year                        | Growth Rate    | 16               | 17               | 18               | 19                | 20                | 21                | 22                | 23                | 24                | 25                | 26                | 27                | 28                | 29                | 30                |
| Gross Rental Income         | 3.00%          | 14,286,794       | 14,715,398       | 15,156,860       | 15,611,566        | 16,079,913        | 16,562,310        | 17,059,179        | 17,570,955        | 18,098,083        | 18,641,026        | 19,200,257        | 19,776,264        | 20,369,552        | 20,980,639        | 21,610,058        |
| Other Income                |                |                  |                  |                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Potential Gross Income      |                | 14,286,794       | 14,715,398       | 15,156,860       | 15,611,566        | 16,079,913        | 16,562,310        | 17,059,179        | 17,570,955        | 18,098,083        | 18,641,026        | 19,200,257        | 19,776,264        | 20,369,552        | 20,980,639        | 21,610,058        |
| Vacancy                     | 7.00%          | 1,000,076        | 1,030,078        | 1,060,980        | 1,092,810         | 1,125,594         | 1,159,362         | 1,194,143         | 1,229,967         | 1,266,866         | 1,304,872         | 1,344,018         | 1,384,339         | 1,425,869         | 1,468,645         | 1,512,704         |
| Effective Gross Income      |                | 13,286,719       | 13,685,320       | 14,095,880       | 14,518,756        | 14,954,319        | 15,402,948        | 15,865,037        | 16,340,988        | 16,831,218        | 17,336,154        | 17,856,239        | 18,391,926        | 18,943,684        | 19,511,994        | 20,097,354        |
| Operating Expenses          |                |                  |                  |                  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Property Taxes              | 2.00%          | 1,388,788        | 1,416,563        | 1,444,895        | 1,473,793         | 1,503,268         | 1,533,334         | 1,564,001         | 1,595,281         | 1,627,186         | 1,659,730         | 1,692,924         | 1,726,783         | 1,761,319         | 1,796,545         | 1,832,476         |
| Payroll                     | 3.00%          | 746,030          | 768,410          | 791,463          | 815,207           | 839,663           | 864,853           | 890,798           | 917,522           | 945,048           | 973,399           | 1,002,601         | 1,032,679         | 1,063,660         | 1,095,570         | 1,128,437         |
| Administrative              | 3.00%          | 358,008          | 368,749          | 379,811          | 391,205           | 402,942           | 415,030           | 427,481           | 440,305           | 453,514           | 467,120           | 481,133           | 495,567           | 510,434           | 525,747           | 541,520           |
| Repairs & Maintenance       | 3.00%          | 288,336          | 296,986          | 305,896          | 315,073           | 324,525           | 334,261           | 344,288           | 354,617           | 365,256           | 376,213           | 387,500           | 399,125           | 411,098           | 423,431           | 436,134           |
| Utilities                   | 3.00%          | 540,228          | 556,435          | 573,128          | 590,322           | 608,032           | 626,273           | 645,061           | 664,413           | 684,345           | 704,875           | 726,022           | 747,802           | 770,236           | 793,343           | 817,144           |
| Insurance                   | 3.00%          | 138,809          | 142,973          | 147,262          | 151,680           | 156,230           | 160,917           | 165,745           | 170,717           | 175,839           | 181,114           | 186,547           | 192,144           | 197,908           | 203,845           | 209,961           |
| Other Expenses              | 3.00%          | 2,071,411        | 2,133,553        | 2,197,560        | 2,263,487         | 2,331,392         | 2,401,333         | 2,473,373         | 2,547,574         | 2,624,002         | 2,702,722         | 2,783,803         | 2,867,317         | 2,953,337         | 3,041,937         | 3,133,195         |
| Management Fee              | 3.50% of EGI   | 465,035          | 478,986          | 493,356          | 508,156           | 523,401           | 539,103           | 555,276           | 571,935           | 589,093           | 606,765           | 624,968           | 643,717           | 663,029           | 682,920           | 703,407           |
| Reserve                     | \$300 per unit | 103,200          | 103,200          | 103,200          | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           | 103,200           |
| Total Op. Exp.              |                | 4,028,434        | 4,132,303        | 4,239,011        | 4,348,636         | 4,461,261         | 4,576,970         | 4,695,850         | 4,817,990         | 4,943,480         | 5,072,417         | 5,204,896         | 5,341,018         | 5,480,885         | 5,624,602         | 5,772,279         |
| <b>Net Operating Income</b> |                | <b>9,258,285</b> | <b>9,553,017</b> | <b>9,856,869</b> | <b>10,170,120</b> | <b>10,493,058</b> | <b>10,825,978</b> | <b>11,169,187</b> | <b>11,522,998</b> | <b>11,887,737</b> | <b>12,263,737</b> | <b>12,651,343</b> | <b>13,050,908</b> | <b>13,462,799</b> | <b>13,887,392</b> | <b>14,325,075</b> |
| Annual Debt Service         |                | 5,013,131        | 5,013,131        | 5,013,131        | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         | 5,013,131         |
| Equity Cash Flow            |                | 4,245,153        | 4,539,886        | 4,843,738        | 5,156,989         | 5,479,926         | 5,812,847         | 6,156,055         | 6,509,867         | 6,874,606         | 7,250,606         | 7,638,211         | 8,037,777         | 8,449,668         | 8,874,261         | 9,311,944         |

**Affordable Housing Overlay - Development Feasibility Analysis  
City of Duarte**

| Site No.  | Site 7                   | Site 8                   | Site 9              | Site 10                  | Site 11                  | Site 12                |
|---|--------------------------|--------------------------|---------------------|--------------------------|--------------------------|------------------------|
| <b>Address</b>  | 2100 block Huntington Dr | 2400 block Huntington Dr | 1159 Three Ranch Rd | 1806 & 1812 Mountain Ave | 2012 & 2018 Mountain Ave | Duarte Park Apartments |
| Lot Size  | 1.8                      | 1.4                      | 1.1                 | 0.35                     | 0.6                      | 4.38                   |
| Proposed Density  | 30 du/ac                 | 30 du/ac                 | 30 du/ac            | 30 du/ac                 | 30 du/ac                 | 30 du/ac               |
| <b>Total Units</b>  | <b>54</b>                | <b>40</b>                | <b>30</b>           | <b>11</b>                | <b>18</b>                | <b>131</b>             |
| Permanent Supportive Housing  | 0                        | 0                        | 0                   | 5                        | 12                       | 0                      |
| Permanent Supportive Housing - PBV Subsidized <sup>1</sup>  | 12                       | 9                        | 8                   | 5                        | 5                        | 0                      |
| Very Low Income <sup>2</sup>  | 13                       | 10                       | 9                   | 0                        | 0                        | 100                    |
| Low Income <sup>3</sup>   | 28                       | 20                       | 12                  | 0                        | 0                        | 30                     |
| Manager's Unit  | 1                        | 1                        | 1                   | 1                        | 1                        | 1                      |
| <b>Rental Income &amp; Operating Expenses</b>   |                          |                          |                     |                          |                          |                        |
| Annual Gross Rent Income  | \$690,931                | \$505,134                | \$384,659           | \$114,684                | \$169,256                | \$2,138,697            |
| Annual Operating Expenses <sup>4</sup>  | \$324,000                | \$240,000                | \$180,000           | \$66,000                 | \$108,000                | \$668,100              |
| <b>Net Operating Income (Income - Expenses)</b>   | <b>\$366,931</b>         | <b>\$265,134</b>         | <b>\$204,659</b>    | <b>\$48,684</b>          | <b>\$61,256</b>          | <b>\$1,470,597</b>     |
| Max Supportable Debt <sup>5</sup>   | \$6,005,134              | \$4,339,138              | \$3,349,411         | \$796,754                | \$1,002,502              | \$24,067,543           |
| <b>Sources</b>  |                          |                          |                     |                          |                          |                        |
| Federal Tax Credit Equity <sup>6</sup>  | \$18,380,999             | \$13,615,555             | \$10,211,666        | \$3,744,278              | \$6,127,000              | \$11,561,442           |
| Deferred Developer Fee  | \$2,162,860              | \$1,602,119              | \$1,201,589         | \$440,583                | \$720,953                | \$5,246,938            |
| Local Funding   | \$1,000,000              | \$1,000,000              | \$1,000,000         | \$1,000,000              | \$1,000,000              | \$1,000,000            |
| Permanent Loan  | \$6,005,134              | \$4,339,138              | \$3,349,411         | \$796,754                | \$1,002,502              | \$24,067,543           |
| City Land Donation <sup>7</sup>   | \$0                      | \$878,422                | \$0                 | \$723,035                | \$0                      | \$0                    |
| <b>Total Sources</b>  | <b>\$27,548,993</b>      | <b>\$21,435,234</b>      | <b>\$15,762,667</b> | <b>\$6,704,650</b>       | <b>\$8,850,455</b>       | <b>\$41,875,923</b>    |
| <b>Uses</b>   |                          |                          |                     |                          |                          |                        |
| Development Costs <sup>8</sup>  | \$26,355,388             | \$19,522,510             | \$14,641,882        | \$5,368,690              | \$8,785,129              | \$41,091,571           |
| <b>Total Uses</b>   | <b>\$26,355,388</b>      | <b>\$19,522,510</b>      | <b>\$14,641,882</b> | <b>\$5,368,690</b>       | <b>\$8,785,129</b>       | <b>\$41,091,571</b>    |
| <b>Gap (Sources - Uses)</b>   | <b>\$1,193,605</b>       | <b>\$1,912,724</b>       | <b>\$1,120,784</b>  | <b>\$1,335,959</b>       | <b>\$65,326</b>          | <b>\$784,352</b>       |
| <p>(1) Assumes units will be subsidized using Department of Housing and Urban Development (HUD) project-based vouchers.</p> <p>(2) Unit counts are based on San Gabriel Valley projects awarded 9% Low-Income Housing Tax Credits (LIHTCs) in 2020. Rents are calculated assuming incomes between 40% and 50% of Area Median Income (AMI). Duarte Park Apartments (Site 12) currently has 100 very low units with project-based vouchers. Therefore, 2021 HUD fair market rents are assumed for these units.</p> <p>(3) Unit counts are based on San Gabriel Valley projects awarded 9% LIHTCs in 2020. Rents are calculated assuming income of 60% of Area Median Income (AMI).</p> <p>(4) Operating expenses are based on 2021 Operating Cost Minimums established by the California Tax Credit Allocation Committee (CTCAC).</p> <p>(5) Assumes 4% interest rate with an amortization period of 35 years and a debt coverage ratio of 1.15.</p> <p>(6) Assumes projects on Sites 7-11 will be awarded 9% LIHTCs based on San Gabriel Valley projects awarded 9% LIHTCs in 2021; Site 12 assumed 4% LIHTCs because there is no permanent supportive housing component.</p> <p>(7) The City owns 2 of the 6 parcels that comprise Site 8. The City owns both parcels that comprise Site 10.</p> <p>(8) Development costs based on average per unit development costs of San Gabriel Valley projects awarded 9% LIHTCs in 2020. Site 12 assumes that 101 units will be rehabilitated and 30 units will be newly constructed.</p> <p>Sources: California Tax Credit Allocation Committee, Los Angeles County Development Authority Utility Allowance Schedule Effective 07-01-2020, 2021 HUD Fair Market Rents, 2021 HCD State Income Limits</p> |                          |                          |                     |                          |                          |                        |