

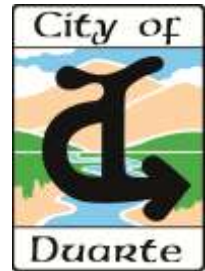


2014-2021 Housing Element City of Duarte

ADOPTED

February 2014





CITY OF DUARTE

2014-2021 HOUSING ELEMENT

Adopted February 11, 2014

Resolution No. 14-02

**CITY OF DUARTE
COMMUNITY DEVELOPMENT DEPARTMENT
1600 HUNTINGTON DRIVE
DUARTE, CA 91010**



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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 2014-2021.

Duarte' 2014-2021 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.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section 2);
- A review of potential market, governmental, and infrastructure constraints to meeting Duarte' identified housing needs (Section 3);
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section 4);

- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section 5).

B. SOURCES OF INFORMATION

In preparing the Housing Element, and the housing needs assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/ Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012/2013 housing market information is obtained through internet rent surveys, and DataQuick sales transactions;
- SCAG's 2014-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

C. PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Duarte solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input during development of the draft element through distribution of a Housing Needs Survey to City residents. The Needs Survey focused on three primary areas: housing conditions; housing affordability; and new housing development. Survey participants were asked to rank the relative importance of various existing and potential programs within each of the three areas; the survey instrument and tabulated results are presented in the Appendix to the Housing Element. The survey was made available on the City's website during September – October 2013. The survey results, from 125 respondents, indicate that the areas with highest perceived need are: property maintenance/code enforcement; housing for senior citizens; single-family rehabilitation; housing for young families; and first-time homebuyer assistance. Some of the written comments covered the need for additional affordable senior housing; the need for expanded code enforcement and improved maintenance of housing; and the desire for quality, higher density housing, particularly around the Gold Line Station. The results of the Housing Needs Survey have been shared with the City's decision-makers, and have been reflected within the Element's Housing Plan. The City's survey results are provided in the Appendix to the Element.

Duarte conducted a public study session on October 21, 2013 before the Planning Commission to discuss goals and objectives for the Housing Element and to seek input from the public. Notification of the workshop was provided in the local newspaper and posted on the City's website. Direct notification was also provided to local stakeholders including: non-profit housing providers; service agencies representing special needs and lower income populations; and business organizations and realtors. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Duarte Senior Center, City Hall, and the Planning Division. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Video broadcasts of City Council meetings are available on the City's website, allowing greater access to individuals unable to attend in person.

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 E) Regional Housing Needs. A variety of housing needs maps are presented based on census tract data; Figure 1 depicts the 2010 census tract and block group boundaries for Duarte.

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 21,554 as of 2013. The adjacent City of Monrovia has also evidenced a fairly stable population base over the past 13 years, with the communities of Azusa and Temple City experiencing more robust population growth.

TABLE H 2-1
REGIONAL POPULATION GROWTH TRENDS

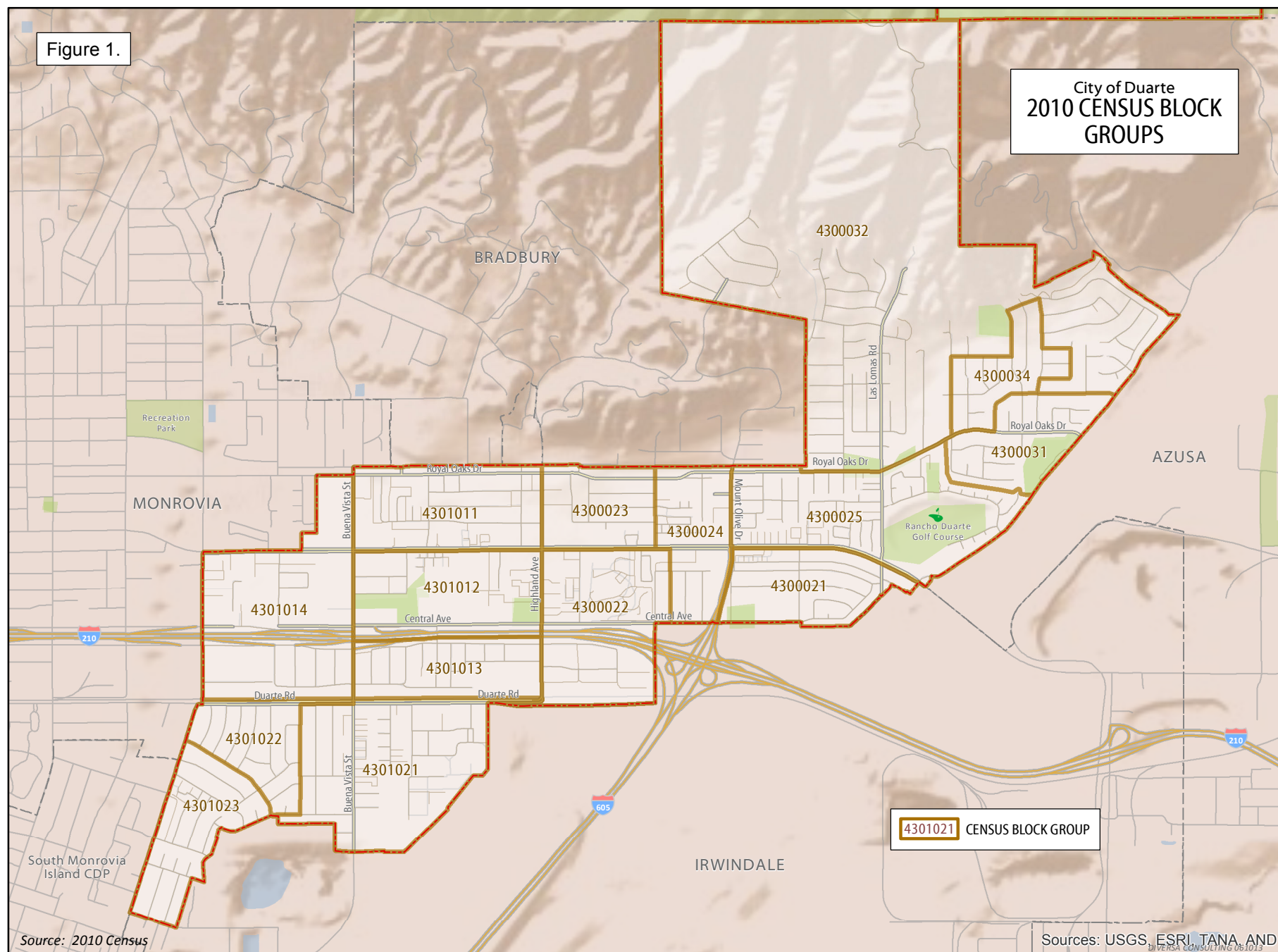
Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
Duarte	20,688	21,486	21,321	21,554	4%	-1%	1%
Azusa	41,333	44,712	46,361	47,586	8%	4%	3%
Monrovia	35,761	36,929	36,590	36,943	3%	-1%	1%
Temple City	31,100	33,377	35,558	35,952	7%	7%	1%
LA County	8,863,164	9,519,338	9,818,605	9,958,091	7%	3%	1%

Source: U.S. Census 1990, 2000 and 2010; State Department of Finance 2013 Population Est.

In terms of future growth trends, with the Duarte Gold Line Station scheduled to be completed in 2015, the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy projects more significant growth in Duarte over the next several decades. SCAG forecasts a ten percent increase in Duarte's population between 2008-2035, with an estimated population of 23,400 residents by 2035, reflecting an increase of approximately 2,000 residents.



Figure 1.



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 1990 and 2010, and compares this to the age distribution of Los Angeles County. As shown in the table below, 22 percent of Duarte's 2010 population is comprised of children under the age of 18, a considerable decrease from the 28 percent of children in 1990. Significant changes in Duarte's age profile also occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined during the last two decades, decreasing from 29 to 26 percent of the population, and declining by over 400 residents. Conversely, the middle age population grew by over 1,300 residents, increasing from 22 to 27 percent of the population.

Senior citizens (65 years and older) also evidenced significant growth over the past two decades, with an increase of over 1,000 residents. At 16 percent, the proportion of seniors in Duarte is well above the 11 percent countywide.

The population of Duarte, as a whole, is aging. The 2010 Census puts the median age of Duarte at 39.9 years, an increase from the City's 32.1 median age in 1990, and 5 years above the median age of 34.8 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	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,873	9%	1,244	6%	7%
School Age (5-17 yrs)	4,032	19%	3,352	16%	17%
College Age (18-24 yrs)	1,937	9%	2,004	9%	11%
Young Adults (25-44 yrs)	5,998	29%	5,567	26%	30%
Middle Age (45-64 yrs)	4,489	22%	5,776	27%	24%
Seniors (65+ years)	2,359	11%	3,378	16%	11%
TOTAL	20,688	100%	21,321	100%	100%
Median Age	32.1 years		39.9 years		34.8 years

Source: U.S. Census 1990 and 2010

3. Race and Ethnicity

Like many communities in Southern California, Duarte's population has become much more diverse over the past twenty 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 1990 and 2010, and compares this with the county as a whole in 2010. The City's Hispanic population has shown the most significant increase over the past two decades, increasing from 35 percent of the population in 1990 to 48 percent in 2010, comparable to the 48 percent Hispanics that comprise of the population countywide. Asians showed a more modest increase, growing from 11 percent to 16 percent of the population. The African American population evidenced a slight decrease, with African Americans making up 8 percent of the Duarte population in 1990 and decreasing to 7 percent in 2010. 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	1990		2010		L.A. Co. %
	Persons	Percent	Persons	Percent	
White	9,380	45%	5,729	27%	28%
Hispanic	7,160	35%	10,190	48%	48%
Asian/Pacific Islander	2,268	11%	3,311	16%	14%
African American	1,766	8%	1,486	7%	8%
All Other	114	1%	605	2%	2%
Total	20,688	100%	21,321	100%	100%

Source: U.S. Census 1990 and 2000

4. Employment Characteristics

Employment characteristics also affect housing needs by affecting one's ability to afford and acquire housing. The 2007-2011 American Community Survey documents 10,272 persons age 16 years and over in the civilian labor force in Duarte, representing a labor force participation rate of 60 percent. The State Economic Development Department identifies an unemployment rate of 7.1 percent in Duarte in June 2013, compared to countywide unemployment of 10.2 percent. As depicted in Table H 2-4, the primary occupations in which residents were employed include: Management, Professional, and Related occupations (33%); Sales and Office occupations (26%); and Service occupations (20%).

**TABLE H 2-4
EMPLOYMENT PROFILE 2010**

Occupation of Residents	Persons	Percent
Management, professional, and related occupations	3,179	33%
Sales and office occupations	2,422	26%
Service occupations	1,857	20%
Production/ transportation/repair	1,109	12%
Construction, extraction, and maintenance occupations	826	9%
Total	9,393	100%

Source: American Community Survey (ACS) 2007-2011.

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable communities Strategy Growth Forecast estimates there were a total of 6,700 jobs in Duarte in 2008. SCAG projects the City's employment base will grow to 7,000 by 2020, a 4.5 percent increase in jobs. This level of employment growth is just slightly below that forecasted for Los Angeles County as a whole (5.0%), which SCAG projects will add 218,000 net new jobs during the 2008 – 2020 period.



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 2-5 summarizes the number of households or persons in each of these special needs groups in Duarte.

**TABLE H 2-5
SPECIAL NEEDS POPULATIONS 2010**

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	3,378		16%
With a Disability*	1,115		(33%)
Living Alone	888		(26%)
Senior Households		1,958	28%
Renter		813	(42%)
Owner		1,145	(58%)
Persons with Disability*	2,107		10%
Large Households		1,289	18%
Renter		350	(27%)
Owner		939	(73%)
Female-Headed Family Households		1,004	14%
With Related Children		336	(33%)
Farmworkers*	10		<1%
TOTAL Persons/Households	21,321	7,013	

Source: U.S. Census 2010, *American Community Survey 2009-2011.

Note: Numbers in () reflect % of the special needs group, and not the % of total population or households in the City. For example, of the City's senior households, 42% are renters and 58% are owners.

1. Senior Households

Seniors are a significant special needs group in Duarte, comprising 28 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. Consistent with trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

Although often viewed as homogeneous, Duarte's senior population is quite diverse. Among the City's 1,958 senior households, 58 percent own a home and 42 percent rent housing. Approximately half 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 more frail.

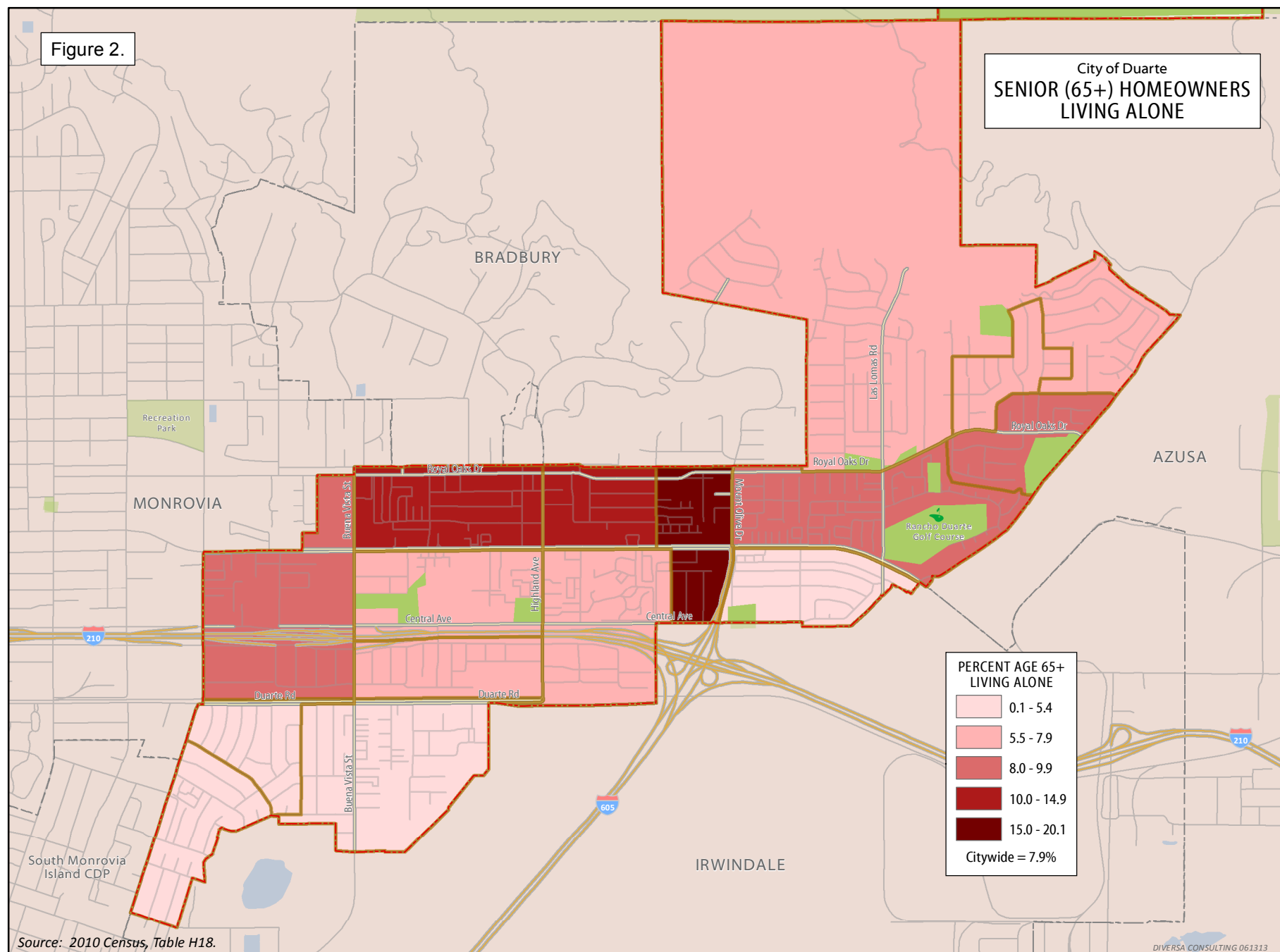
Some of the more pressing housing needs of Duarte's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Duarte's approximately 800 senior renter households, two-thirds are very low income (<50% AMI). Market rents in Duarte are beyond the level affordable to very low income households, as confirmed by the Census, which documents 60 percent of the City's very low income senior renters spending more than 30 percent of their incomes on rent.
- **Disabilities.** The Census identifies two-thirds 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 1,100 senior homeowners, one-third 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. Figure 2 depicts the incidence of senior homeowners residing alone in Duarte by census block group, with the greatest concentrations in the neighborhoods immediately west of Mount Olive Drive, as well as the neighborhoods north of Foothill Boulevard.

Duarte has a total of six residential care facilities for the elderly licensed through the State of California, providing capacity for up to 526 seniors. Three of these facilities are in small, group home settings, with six or fewer occupants, with one 70 bed assisted living facility (Bethany), and two continuing care retirement communities (Westminster Gardens – 200 beds, and Royal Oaks – 250 beds). These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

Addressing the diverse housing needs of Duarte's senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

Figure 2.



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.

The 2009-2011 American Community Survey (ACS) identifies 2,107 non-institutionalized Duarte residents as having one or more disabilities, representing ten percent of the City's population. Approximately one-half of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Duarte's disabled residents:

- Ambulatory – 51%
- Cognitive – 38%
- Self-care – 34%
- Hearing – 26%
- Vision – 21%

Among the City's senior population, one-third 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.

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. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The San Gabriel Valley Regional Center (SGPRC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. 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. Within the Duarte zip code 91010, the San Gabriel/Pomona Regional Center currently provides services to 196 residents with developmental disabilities, generating an estimated need for 63 housing units:

**TABLE H 2-6: DEVELOPMENTALLY DISABLED RESIDENTS
SERVED BY SAN GABRIEL/POMONA REGIONAL CENTER**

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
91010	81	33	67	12	3	196
Est. Housing Need*	20	16	23	3	1	63

Source: San Gabriel/Pomona Regional Center, July 2013

* The following need factors have been developed by the Golden Gate Regional Center and 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.

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 persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing can also assist residents with developmental disabilities.

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 18 percent of total households. Of the City's 1,289 large households, nearly three-quarters are owners. The 2007-2011 American Community Survey documents 545 rental units and 3,475 owner units in Duarte with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. Since Duarte is home to only 350 large renter households and 939 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 21 to 12 percent between 2000-2010, further indication of an adequate supply of appropriately sized housing for Duarte's large renter households.

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. The 2010 Census identifies 1,004 female-headed family households (no husband present) in Duarte, comprising 14 percent of total households. Of these female-headed households, 336 have children under the age of 18, of which 36 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. 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.

5. Homeless

The 2011 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 Provider (SPA) 3, the total homeless population increased from the 2009 count of 3,269 to 3,918 in 2011. A majority of the San Gabriel Valley homeless fell within the 25-54 age group; 34% experienced substance abuse issues; 33% suffered from mental health issues; 22% had a physical disability; and 29% were categorized as "chronic homeless."

Within Duarte, the 2011 count identified six homeless (all from the street count). Duarte also participated in the 2013 Homeless Count, but the results of that count will not be available until later in the year. The 2010 Census did not identify any homeless in Duarte.

Due to the limited number of homeless in Duarte, homeless are primarily served by facilities and programs 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).

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.

According to data compiled by SCAG, just 10 Duarte residents are employed in the industries of farming, fishing or forestry, representing less than one percent of the City's labor force. Because of the urban nature of Duarte's employment base, there are no specialized housing programs targeted for farmworkers beyond 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 2-7, the 2010 Census documents 7,013 households in Duarte, comprising a total household population of 20,914 persons. The balance of the City's population (407 persons) reside in group quarters, including large institutionalized facilities such as The City of Hope, Westminster Gardens, Santa Teresita Medical Center, and Avila Gardens.

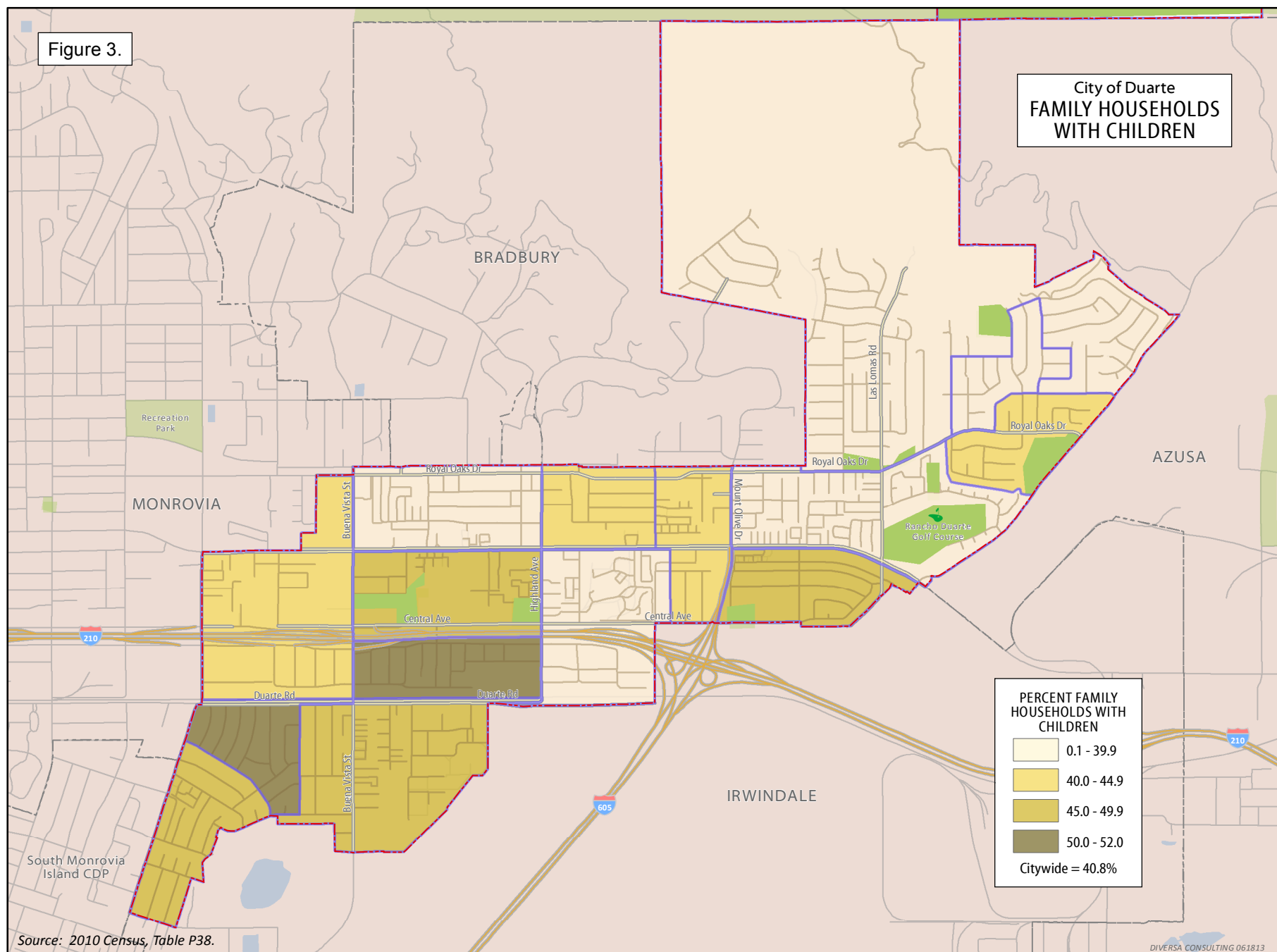
Families continue to comprise the majority of the households in Duarte, though have declined in relative proportion from 74 to 71 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 29 percent of households in 2010 compared to 39 percent in 1990, a decline in 500 families with children. In contrast, families without children grew from 35 to 42 percent, and single person households grew from 22 to 24 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. Figure 3 depicts family households with children by census block group, and illustrates the highest concentrations generally in the southwestern quadrant of the City.

TABLE H 2-7
HOUSEHOLD CHARACTERISTICS 1990-2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	L.A. Co. %
Families	4,812	74%	4,964	71%	68%
With children	2,536	39%	2,025	29%	(33%)
With no children	2,276	35%	2,939	42%	(35%)
Singles	1,430	22%	1,666	24%	24%
Other non-families	288	4%	383	5%	8%
Total Households	6,530	100%	7,013	100%	100%
Average Household Size	3.06		2.98		2.98
Average Family Size	3.60		3.54		3.58

Source: U.S. Census 1990 and 2010.

Figure 3.



2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table H 2-8, used throughout the Housing Element.

**TABLE H 2-8
STATE INCOME CATEGORIES**

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,950	\$20,500	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table H 2-9 presents the distribution of household income in Duarte by income category. At 46 percent, above-moderate income households (>120% AMI) comprise the majority of households in Duarte. In contrast, almost 2,500 Duarte households earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise of a significant number (12% of households), and have significant housing needs. According to the CHAS Data compiled by HUD, 33 percent of the City's ELI households are homeowners (280 households), with 58 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 567 ELI renter households, 65 percent spend more than half their incomes on rent.

**TABLE H 2-9
HOUSEHOLD INCOME DISTRIBUTION 2010**

Income Level	Households	%
Extremely Low Income	847	12%
Very Low Income	734	10%
Low Income	870	12%
Moderate Income	1,469	20%
Above Moderate Income	3,343	46%
TOTAL	7,263	100%

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

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 2-10 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 teacher assistants cannot afford market rents in Duarte. While rent levels are within the level affordable to moderate and even most low income occupations, the current availability of rental units in Duarte is limited.

**TABLE H 2-10
LOS ANGELES COUNTY WAGES FOR SELECT OCCUPATIONS 2012**

Very Low Income (< \$33,750 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	--	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
Low Income (\$33,750 - \$54,000 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
Moderate Income (\$54,000 - \$62,200 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

Source: 2012 California Occupational Employment Statistics –L A County; 2012 State HCD Income Limits.

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

Max affordable housing cost based on 30% of income.

C. HOUSING STOCK CHARACTERISTICS

A city's existing housing stock is important in identifying the community's needs. Housing tenure, cost, condition of structures and vacancy are important to understand. 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 2-11 displays housing production in Duarte compared to neighboring cities and the County of Los Angeles. 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 during the most recent decade, reflecting a seven percent increase and exceeding growth levels in nearby comparison cities and the County as a whole.

The State Department of Finance identifies a total of 7,271 housing units in Duarte in 2013, reflecting limited development since the 2010 census. However, with the completion of the Duarte Gold Line Station in late 2015 and development of up to 475 additional multi-family units within the Duarte Station Specific Plan, significant growth in the City's housing stock can be anticipated.

**TABLE H 2-11
REGIONAL HOUSING GROWTH TRENDS**

Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
Duarte	6,758	6,805	7,254	7,271	1%	7%	<1%
Azusa	13,232	13,013	13,386	13,643	-2%	3%	2%
Monrovia	13,944	13,957	14,473	14,467	0%	4%	0%
Temple City	11,548	11,674	12,117	12,147	1%	4%	<1%
L.A. County	3,163,343	3,270,909	3,443,087	3,463,382	3%	5%	<1%

Source: U.S. Census 1990, 2000 and 2010; 2013 Dept of Finance E5 Population and Housing Estimates.



2. Housing Type and Tenure

Table H 2-12 depicts the mix of housing types in Duarte. Single-family homes remain the dominant housing type, comprising 77 percent of the City's 2010 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 two decades has been both a numeric and proportional increase in single-family housing. 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 2-12
HOUSING UNIT TYPE**

Unit Type	1990		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	4,097	61%	4,652	64%
SF Attached	919	13%	936	13%
Total Single-Family	5,016	74%	5,588	77%
2 to 4 Units	286	4%	235	3%
5 or more units	1,245	19%	1,269	17%
Total Multi-Family	1,531	23%	1,504	21%
Mobile Homes & Other	211	3%	162	2%
Total Housing Units	6,758	100%	7,254	100%
Vacancy Rate		3.37%		3.32%

Source: 1990 U.S. Census, 2010 Dept of Finance Population and Housing Estimates.

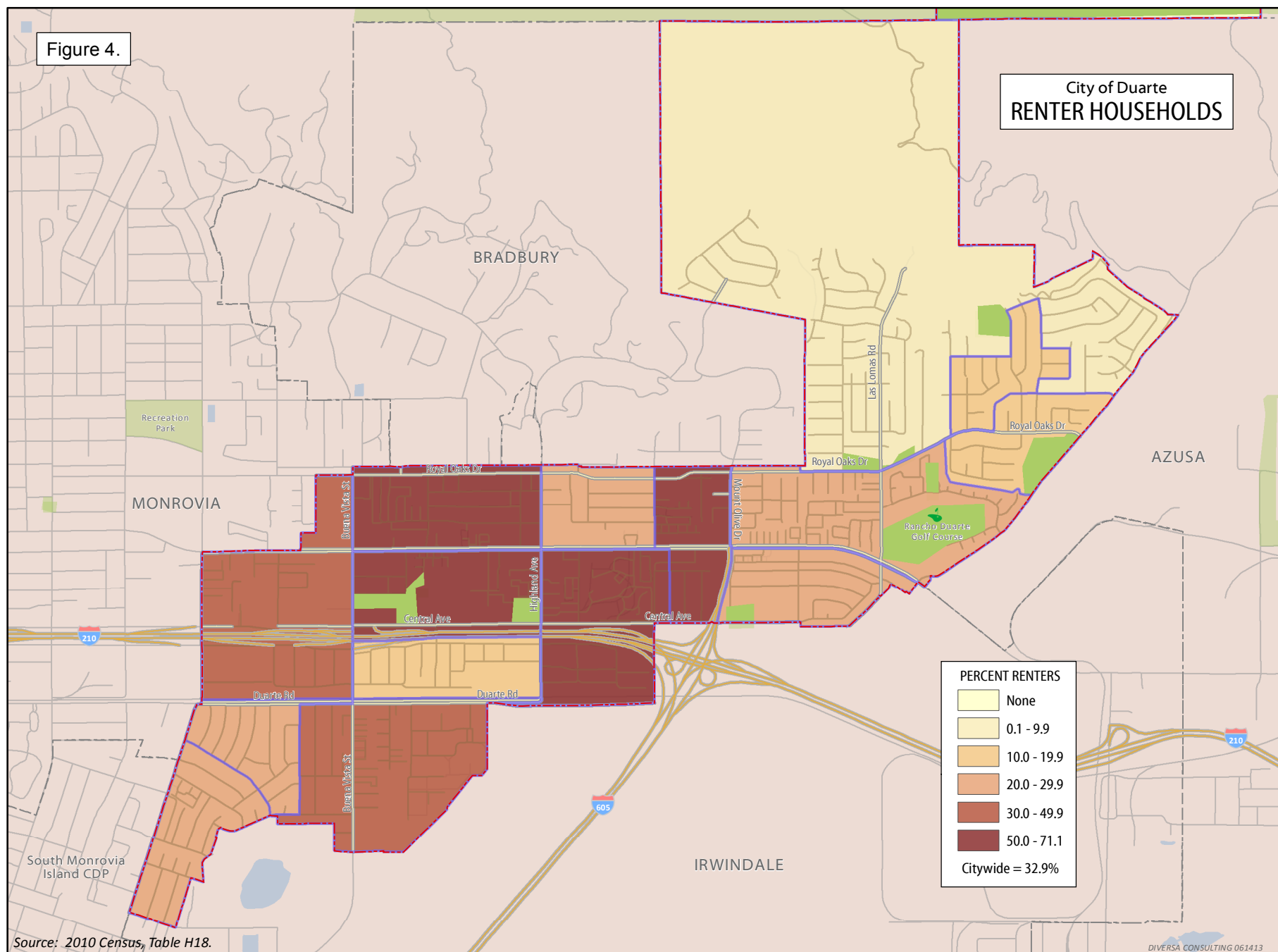
According to the 2010 Census and as depicted in Table H 2-13, 67 percent of Duarte households were homeowners, a slight reduction from the 69 percent homeownership rate in 1990. The proportion of owner-occupied households in Duarte remains significantly above the countywide average of 48 percent. Figure 4 depicts the locations of renter households in the community, and illustrates that the neighborhoods with the highest proportion of renters are generally located in the central core of the City between Buena Vista Street and Mount Olive Drive.

**TABLE H 2-13
HOUSING TENURE**

Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	2,006	31%	1,924	29%	2,310	33%
Owner	4,524	69%	4,711	71%	4,703	67%
Total	6,530	100%	6,635	100%	7,013	100%

Source: U.S. Census, 1990, 2000, 2010.

Figure 4.



Source: 2010 Census, Table H18.

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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 that there is a balance between the supply and demand of housing. As measured by the 2010 Census, the vacancy rates in Duarte were 4.4 for rentals and 1.1 for ownership units, indicating slightly 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 2-14 displays the age of Duarte's occupied housing stock by tenure as of 2010. With 73 percent of the City's housing stock built prior to 1979, three-quarters of Duarte's housing has reached the 30-year benchmark, representing almost 5,000 units. The aging of such a large portion of Duarte's housing stock indicates a continued need for code enforcement and home improvement programs to stem potential housing deterioration.

**TABLE H 2-14
AGE OF HOUSING STOCK**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	67	3%	8	0%	1%
2000-2004	0	0%	63	1%	1%
1990-1999	134	7%	153	3%	4%
1980-1989	556	29%	760	17%	20%
1970-1979	351	18%	750	17%	17%
1960-1969	258	13%	567	13%	13%
1950-1959	351	18%	1,410	31%	27%
1940-1949	86	4%	720	16%	13%
1939 or earlier	141	7%	55	1%	3%
Total	1,944	100%	4,486	100%	100%

Source: U.S. Census 2005-09 American Community Survey.

The City's code enforcement staff conducted a housing condition survey in April and March 2008. The survey used a three-class system recommended by the Federal government to rate housing structures without entering the buildings. This system included the following classification description:

1. ***Adequate conditions:*** *No defects, or slight defects correctable with normal maintenance.*
2. ***Deteriorating:*** *Intermediate defects requiring repair if unit is to provide safe and adequate shelters; more serious defects than those correctable by routine maintenance.*
3. ***Dilapidated:*** *Serious defects making the building a safety hazard or creating an unhealthy environment.*

Of the existing 6,430 housing units in the City at the time, only six units were identified as dilapidated. While no units have been identified as needing replacement, City rehabilitation staff estimate one-third of the pre-1970 housing stock (approximately 1,200 units) may be in need of some level of rehabilitation. Duarte's code enforcement staff divides the City into 3 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. The City will continue to emphasize its code enforcement, and early warning program for possible rehabilitation properties.

The 2005-2009 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 46 occupied dwelling units as lacking kitchen facilities (36 owner and 10 renter households), representing 0.7% of the City's households. Just 26 occupied units were identified as lacking complete plumbing (all owner households). In summary, housing that lacks basic kitchen and plumbing facilities is fairly rare in Duarte.

4. Housing Costs and Affordability

Rental Housing Market

An internet rent survey was conducted in July 2013 to evaluate rental costs in Duarte. Table H 2-15 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 19 non-duplicative multi-family units were listed as available for rent in Duarte. Median monthly rents were \$860 for a one-bedroom unit, \$1,350 for a two-bedroom unit, and \$1,860 for a three-bedroom unit. One and two bedroom units comprised the majority of units advertized, with no studios and only two three-bedroom units listed within Duarte.

Single-family homes comprised half of all rentals listed in Duarte (22 single-family homes were advertized), with median rents of \$1,600 for a two-bedroom home, \$2,400 for a three-bedroom home, and \$2,300 for a home with four or more bedrooms. The significant number of single-family home rentals is likely a reflection of the “shadow market” occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead chose to rent out their homes.

In addition to the full rental units surveyed, six individual rooms were listed for rent within condominiums and single-family homes, ranging in price from \$500 to \$750. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

**TABLE H 2-15
SURVEY OF VACANT RENTAL UNITS, JULY 2013**

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
1	8	\$750 - \$1,125	\$860
2	9	\$1,250 - \$1,580	\$1,350
3+	2	\$1,620 - \$2,100	\$1,860
<i>Single-Family Homes</i>			
2	8	\$1,250-\$1,800	\$1,600
3	9	\$1,675 – \$2,500	\$2,400
4+	5	\$2,150 - \$7,000	\$2,300
<i>Rooms for Rent</i>			
1	6	\$500 - \$750	\$600

Source: craigslist .com; rentalsource.com; homes.com; westsiderrentals.com.
July 2013

Homeownership Market

Table H 2-16 compares single-family and condominium sales prices in Duarte and nearby communities by zip code during calendar year 2012. A total of 210 single-family homes were sold within the 91010 Duarte zip code, commanding a median sales price of \$300,000. The City's median home price increased significantly by 10.9 percent from the previous year, well above the price increases evidenced in nearby communities and the 4.6 percent price appreciation countywide. Median sales prices in Duarte were fairly comparable to those in Azusa and Los Angeles County. The San Gabriel Valley communities of Monrovia and Temple City evidenced home prices well above Duarte, with median prices of \$438,000 and \$538,000 respectively.

Condominiums represented one-quarter of all units sold in Duarte in 2012, with 76 condos sold within the 91010 zip code. The median condo sales price was \$243,000, representing a significant 12.4 percent decline from the previous year. Condominium prices in Duarte were slightly below the Countywide average of \$285,000, as well as that in the other communities surveyed, with the exception of Azusa whose median price was just \$175,000.

TABLE H 2-16
SINGLE-FAMILY HOMES AND CONDOMINIUM SALES 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Duarte	91010	210	\$300,000	10.90%	76	\$243,000	-12.40%
Azusa	91702	325	\$270,000	5.90%	139	\$175,000	1.20%
Monrovia	91016	264	\$438,000	-0.50%	111	\$310,000	-3.90%
Temple City	91780	254	\$538,000	2.80%	47	\$415,000	-5.80%
Los Angeles County	All	59,561	\$340,000	4.60%	19,617	\$285,000	3.60%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>



While the prior Table H 2-16 provides an overview of the sub-regional housing market and sales within the greater 91010 Duarte zip code, the following Table H 2-17 provides detailed information on all sales of existing and new single-family homes and condominiums within the Duarte city limits during the 12-month period of June 2012 through May 2013. A total of 162 single-family home sales were recorded during this period, with median sales prices ranging from \$270,000 (two-bedroom) to \$340,000 (three-bedroom) and \$440,000 (four or more bedrooms). The overall median sales price of \$340,000 during this period reflects a 13 percent increase from the \$300,000 median documented in calendar year 2012. Average unit sizes are relatively modest, with two bedroom units averaging 890 square feet and three bedroom units averaging 1,350 square feet in size.

A total of 75 condominiums were sold during this 12-month period for a median price of \$289,000, a 19 percent price increase from 2012. By bedroom size, median prices ranged from \$205,000 (two-bedroom), to \$327,000 (three-bedroom), and \$342,000 (four-bedroom). Condominiums are relatively newer in age than Duarte's single-family housing, with two and three bedroom condos also larger in size than single-family homes with a comparable number of bedrooms. Condominiums continue to offer a relatively affordable homeownership option in Duarte.

**TABLE H 2-17
HOME AND CONDOMINIUM SALES PRICES, JUNE 2012 - MAY 2013**

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
Up to 2	43	\$150,000 - \$421,000	\$270,000	890 sq. ft.	6,825 sq. ft.	1950
3	84	\$205,000 - \$745,000	\$340,000	1,350 sq. ft.	7,230 sq. ft.	1959
4+	35	\$186,000 - \$825,000	\$440,000	1,980 sq. ft.	9,975 sq. ft.	1967
Total	162	\$150,000 - \$825,000	\$340,000	1,365 sq. ft.	7,715 sq. ft.	1959
Condominiums						
2	32	\$155,000 - \$371,000	\$205,000	1,115 sq.ft.	--	1980
3	36	\$175,500 - \$560,000	\$327,000	1,450 sq.ft.	--	1986
4	7	\$291,000 - \$448,000	\$342,000	1,770 sq. ft.	--	1992
Total	75	\$155,000 - \$560,000	\$289,000	1,340 sq. ft.	--	1984

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates, 2013.

Home Foreclosures

Approximately 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. Fortunately, the number of mortgage default notices in the State has been consistently declining since its peak in 2009, with the approximately 18,500 notices filed in first quarter 2013 the lowest level in more than seven years. According to the real estate information service DataQuick, the drop in foreclosure notices is the result of a combination of rising home values, an improving economy, and government efforts to reduce foreclosures.

Within Duarte, www.Realtytrac.com identified 55 single-family home and condominiums units in June 2013 in various states of foreclosure, including “pre-foreclosure” having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that received a foreclosure filing in Duarte in June was 55 percent lower than the previous month and 83 percent lower than the same time last year, and representing 1 filing for every 1,692 residential units in the City. In comparison, the ratio of June foreclosure filings to total housing units in the State, Los Angeles County, and the majority of nearby cities were higher than in Duarte.¹

Azusa	1 : 804
California	1 : 910
Los Angeles County	1 : 1,030
Monrovia	1 : 1,124
Pasadena	1 : 1,484
Glendora	1 : 1,469
Duarte	1 : 1,692
Temple City	1 : 1,918
Arcadia	1 : 3,833

While foreclosures have been on the decline, lenders have been shifting towards “short sales” – transactions where the sales price falls short of what is owed on the property. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In 2012, short sales comprised 26 percent of statewide resale activity.

¹ The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

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 2-18 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Duarte as previously documented in Table H 2-17. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three person household, \$357,500 for a four person household, and \$383,500 for a five person household. Median single-family and condominium sales prices in Duarte for two and three bedroom units fall within these moderate income affordability thresholds, indicating affordable homeownership options are still available in Duarte.

TABLE H 2-18
2012 LOS ANGELES COUNTY MAXIMUM AFFORDABLE HOUSING COST

Moderate Income (120% AMI) Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
Less Ongoing Monthly Expenses:			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable 30 yr Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Downpayment (10%)	\$31,000	\$35,000	\$38,000
Maximum Affordable Purchase Price	\$320,000	\$357,500	\$383,500
Duarte Median Single-Family Sales Price	\$270,000	\$340,000	\$440,000
Duarte Median Condo Sales Price	\$204,500	\$326,500	\$342,000

Source: Karen Warner Associates.

Utility costs based on LACDC single-family utility allowance schedule for gas appliances.

Table H 2-20 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents in Duarte (as documented in the rent survey presented in Table H 2-15). As Table H 2-19 indicates, while median rents are well above the level of affordability for very low income households, rent levels are affordable to both low and moderate income households.

TABLE H 2-19
2013 MAXIMUM AFFORDABLE RENTS* LOS ANGELES COUNTY

Income Level**	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$658	\$753	\$847	\$935
Low Income	\$1,107	\$1,264	\$1,423	\$1,574
Moderate Income	\$1,272	\$1,453	\$1,636	\$1,810
Duarte Median Apartment Rents	--	\$860	\$1,350	\$1,860

*Maximum rent reflects deduction of utility allowance per LACDC utility schedule: \$89 for studios, \$102 for 1 bedrooms, \$114 for 2 bedrooms, and \$133 for 3 bedrooms.

**Income levels reflect the 2013 Official State Income Limits published by State HCD.



5. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Duarte 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 2-20 shows the incidence of overpayment in Duarte.

**TABLE H 2-20
HOUSING OVERPAYMENT 2010**

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (<i>>30% income on housing</i>)	2,082	46%	45%
Severe Overpayment (<i>>50% income on housing</i>)	935	21%	22%
Lower Income Households Overpaying	752	64%	
Renters			
Overpayment (<i>>30% income on housing</i>)	919	47%	56%
Severe Overpayment (<i>>50% income on housing</i>)	338	17%	29%
Lower Income Households Overpaying	661	65%	
Total Overpayment	3,001	47%	

Source: SCAG Existing Needs Statement, as derived from the American Community Survey (ACS) 2005-2009. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

Based on data from the 2005-2009 American Community Survey, SCAG estimates that 47 percent of renters in Duarte were spending more than 30 percent of their total income on housing, with 17 percent spending more than half their incomes. This level of renter overpayment represents a modest increase from 2000 when 42 percent of Duarte renters experienced overpayment. Similarly, the level of renter overpayment increased significantly in Los Angeles County over the past decade, and at 56 percent exceeds that in Duarte.

In terms of overpayment among lower income households (<80% AMI), 661 lower income renter households and 752 lower income owners were faced with overpayment in Duarte. 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.

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 2-21 shows the incidence of overcrowding in Duarte and Los Angeles County by tenure, as measured by the 2005-2009 American Community Survey. As indicated, 10 percent of all households in Duarte were living in overcrowded conditions, slightly below the incidence of overcrowding Countywide where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined significantly over the past decade, from 21 percent in 2000 to 12 percent in 2010. Overall, household overcrowding remains a relatively minor issue in Duarte.

**TABLE H 2-21
OVERCROWDED HOUSEHOLDS 2010**

Overcrowding	Households	Percent	L.A. Co. %
<i>Owners</i>			
Overcrowding	429	10%	6%
Severe Overcrowding	86	2%	1%
<i>Renters</i>			
Overcrowding	231	12%	18%
Severe Overcrowding	71	4%	7%
<i>Total Overcrowding</i>	660	10%	12%

Source: SCAG Existing Needs Statement, as derived from the American Community Survey (ACS) 2005-2009.

Note: Severe overcrowding is a subset of overcrowding.

E. ASSISTED HOUSING AT-RISK OF CONVERSION

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section presents an inventory of all assisted rental housing in Duarte, and evaluates those units at risk of conversion during the ten year, 2013-2021 planning period.

1. Assisted Housing Inventory

All multi-family rental units assisted under federal, State, and/or local programs are included. The inventory was compiled based on review of HUDs Multi-family Assistance and Section 8 Contracts Database and input from California Housing Partnership. As indicated in Table H 2-22, Duarte currently contains the following five assisted apartment complexes. Andres Duarte II will provide 42 additional units affordable to very low income seniors, and is projected in be completed in 2015.

**TABLE H 2-22
INVENTORY OF ASSISTED RENTAL HOUSING**

Project Name	Year Built	Tenant Type	Ownership	Funding Source	Applicable Units	Potential Conversion Date
Duarte Manor 1235 Highland Ave.	1972	Family	For-Profit	Section 236 Section 8	42 units 26 – 2 bd 16 – 3 bd	6/2014 5/2014
Duarte Park Apts (Gardens) 1901 Buena Vista	1992	Senior	For-Profit	Section 236 Section 8	100 all 1 bd	4/2014
Royal Vista Terrace 1310 Royal Oaks Dr.	1981	Senior	Non-Profit	Section 202 Section 8	74 all 1 bd	9/2023 9/2022
Andres Duarte Terrace 1730 Huntington Dr.	2006	Senior	Non-Profit	Section 202 Duarte RDA Section 8	79 all 1 bd	2061 4/2014
Heritage Park Apts. 915 Highland Ave.	1976	Senior	For-Profit	Duarte RDA Tax Credits	119 all 1 bd	2059
Total Assisted Units					414	

Source: City of Duarte; HUD Section 8 contract Database, July 2013.

- **Duarte Manor** – This 42-unit two and three bedroom family apartment complex was developed in 1972 under HUDs Section 236 program. Project affordability on all the units is tied to project-based Section 8 Housing Assistance Plan (HAP) contracts with HUD. The current contract is subject to renewal in May 2014.
- **Duarte Park Apartments (Gardens)** – This 100 unit very low income senior complex was also built using Section 236 HUD funds, with affordability based on the Section 8 HAP contract. funds. The current contract is subject to renewal in April 2014.
- **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 is tied to the project-based Section 8 HAP contract with HUD. The current Section 8 contract extends to September 2022, at which time SCPH will apply for renewal 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, although SCPH maintains Section 8 contracts on all the units which are subject to periodic renewals.
- **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 for 55 years for all 119 units, or until February 2059.

2. At-Risk Projects

This section evaluates those lower income rental projects in Duarte at-risk of converting to market-rate uses prior to 2023. As shown in Table H 2-22, four affordable housing projects totaling 295 units are considered to be at-risk during this period – Duarte Manor, Duarte Park Apartments, Royal Vista Terrace, and Andres Duarte Terrace – all due to their dependence on continued Section 8 subsidies which are subject to periodic renewals with HUD. Two of these projects are owned by a non-profit, which would indicate they are at very low risk of conversion. Nonetheless, for purposes of the Housing Element, all four projects are technically considered at-risk, and are, therefore, included in this analysis.

3. Preservation and Replacement Options

Preservation or replacement of these four at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance using other funding sources; or 3) replacement or development of new assisted multi-family housing units. These options are discussed below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. Most of these transactions also include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Furthermore, several local affordable housing organizations are available to assist the City in preserving affordable units, as identified in Housing Element Chapter 4, Section D “Non-Profit Resources”.

In Duarte, two of the four at-risk projects are owned by for-profit developers: Duarte Manor and Duarte Park Apartments. The current market value for these projects can generally be estimated based on each projects’ potential annual income and standard costs associated with apartment maintenance and management. As shown in Table H 2-23, the market value of the combined 142 project units is estimated at \$17.6 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

**TABLE H 2-23
MARKET VALUE OF AT-RISK PROJECTS**

Project Units	Duarte Manor	Duarte Park Apartments	Total
1 bedroom		100	100
2 bedroom	26		26
3 bedroom	16		16
Total Units	42	100	142
Gross Annual Income	\$645,000	\$1,140,000	
Annual Operating Cost	\$199,000	\$352,000	
Net Annual Income	\$446,000	\$788,000	
Est. Market Value	\$6,400,000	\$11,200,000	\$17,600,000

Market value for each project based on the following assumptions:

1. Average market rents: 1-bd \$1,000, 2-bd \$1,250, 3-bd \$1,500; 5% vacancy factor
2. Annual operating expense = 20% gross income + 1.1% property taxes
3. Market value based on 7% capitalization rate

Option 2: Rental Assistance

As mentioned previously, all four at-risk developments in Duarte use Section 8 project-based contracts for rental assistance. Availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could potentially be used to maintain affordability at these projects. The feasibility of this alternative depends on the willingness of property owners to accept rental assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will compare the negotiated rents to market rents.

Table H 2-24 provides an analysis of the estimated cost of providing rent subsidies for all 295 units in the four developments (manager's units are excluded). The estimated subsidy required is approximately \$1 million annually. The cost of annual subsidies would continue to increase as market rents and operating costs increase. Though affordable rents will also increase based on the area median income, this rise trends at a lower rate than rents and operating costs, raising the annual subsidy required.

**TABLE H 2-24
REQUIRED RENT SUBSIDIES FOR AT-RISK PROJECTS**

# Bdrms	# Units	2013 Fair Market Rents	Hhld Size	Hhld Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	253	\$1,101	2 person	\$34,200	\$855	\$246	\$62,238	\$746,856
2 bdrm	26	\$1,421	3 person	\$38,450	\$961	\$460	\$11,960	\$143,520
3 bdrm	16	\$1,921	4 person	\$42,700	\$1,067	\$854	\$13,664	\$163,968
Total	295						\$87,862	\$1,054,344

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rate. The cost of developing housing depends on a number of factors, including density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit developer active in greater southern California, current purchase prices for market rate apartment buildings range anywhere from an average of \$180,000 - \$200,000 per unit. Given that development costs on the 80-unit very low income Andres Duarte Terrace project ran \$135,000 per unit, the City will use the lower end of this range (\$180,000) to estimate the cost to replace the 295 units considered at-risk of conversion, translating to a total cost of \$53 million.

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan

balance, and/or supplementing the Section 8 subsidy amount received to meet market rent levels.

Comparison of Options

The cost effectiveness of the preservation/replacement options described above for Duarte's 295 at-risk units favors the transfer of ownership (\$17.6 million) over 20 years worth of rent subsidies (\$21.1 million), or purchase/development of replacement units (\$53 million). Purchasing affordability covenants is most similar in cost to the rent subsidy option, and is therefore likely to be more expensive than transfer of ownership.

The cost of each option also needs to be weighed against the length of affordability. For example, the ownership transfer or replacement units would have a 55 year term of affordability as a requirement of the funding sources used, while the rent subsidy term would only be 20 years.

4. Conclusion

The following conclusions can be made regarding the preservation of assisted housing units in Duarte:

- Duarte's four projects are technically considered at risk due to short-term renewal requirements associated with the Section 8 HAP contracts. None of the four property owners – two of which are non-profits – have indicated a desire to opt out of the Section 8 program. The City does not anticipate the conversion of any of these units in the near future.
- To date, no assisted units have converted to market rate in Duarte. In 2004, the former Redevelopment Agency purchased long term affordability covenants on Heritage Park Apartments, extending affordability for 55 years.
- Viable preservation options include providing rent subsidies, acquisition and rehabilitation and new construction of affordable housing units utilizing federal, state, and local funding sources that are available for these activities. Furthermore, several local affordable housing organizations are available to assist the City in preserving affordable units, identified in Chapter 4 of the Housing Element.

F. REGIONAL HOUSING NEEDS

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. 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 need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Duarte the following share of the region’s housing needs:

**TABLE H 2-25
REGIONAL HOUSING NEEDS ASSESSMENT 2014-2021***

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	44	13%
Very Low	31-50%	87	26%
Low	51-80%	53	16%
Moderate	81-120%	55	16%
Above Moderate	120%+	142	42%
Total		337	100%

Source: <http://SCAG.ca.gov/Housing/rhna.htm>

* AMI – Area Median Income.

** An estimated half of the City's very low income housing needs (44 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Duarte will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

SECTION 3 HOUSING CONSTRAINTS

State law requires all cities to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government code 65583 c (3)). The following section analyzes the potential constraints on housing production in the City, including physical constraints, governmental constraints, and market constraints including land and financing cost.

A. MARKET CONSTRAINTS

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 as a whole, providing information on the approval status of all home purchase loan applications during 2011. Residential lending activity in Duarte was relatively modest, with just 171 applications for conventional and FHA home purchase loans, reflecting home purchase activity on approximately four percent of the City’s ownership housing. At 73 percent, the mortgage loan approval rate in Duarte was slightly higher than the County’s approval rate of 71 percent. Review of loan denials by census tract indicates no tracts with loan denial rates significantly above the nine percent citywide average.

**TABLE H 3-1
STATUS OF HOME PURCHASE LOANS 2011**

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/ Incomplete	
	Duarte	L.A. County	Duarte	L.A. County	Duarte	L.A. County
# Loan Applications	125	62,225	16	13,050	30	12,556
% of Total	73%	71%	9%	15%	18%	14%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The unavailability of land in the San Gabriel Valley, including Duarte, results in land cost being very expensive. The price of raw land, environmental requirements and the necessary public improvements are key components of the total cost of housing. The economic analysis conducted in support of the Duarte Station Specific Plan identifies an average land buy-out cost of \$33 per square foot (using both residual land value and market valuation methods) for the development pads within the Gold Line TOD.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor Construction Cost Trends for 2013, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).¹

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 were 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.

¹ www.dcd.com/pdf_files/1301trends.pdf

B. GOVERNMENTAL CONSTRAINTS

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 of Duarte's 2007 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
- Planned Unit Development (an overlay zone) – residential density is determined by the underlying zone
- 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 - two new mixed use specific plan areas (Gold Line area and City Center area) were added as part of the 2007 General Plan update 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, establish development standards and procedures to facilitate the development envisioned under the General Plan. The Duarte Station Specific Plan provides for mixed use, transit oriented development and will allow residential densities from a minimum of 40 units/acre up to 70 units per/acre.

2. 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 Owned Facilities	P-F	12
County Owned Facilities	P-F	2
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
City Center Mixed Use Area	SP	11
Gold Line Station Area Development	SP	19
Total Acres		4,349

Source: Duarte 2005 – 2020 General Plan

The updated Code provides for the following residential districts:

- **Very Low Density:** The Very Low Density land use designation provides for 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 6 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 R-4 zone corresponds to the High Density land use district, and provides for up to 28 units per acre. More recent developments in High Density areas have provided only 17 du/ac because units tended to be large townhomes, 2-story buildings rather than the 3 or 4 stories needed to achieve the higher densities, and developers have elected to provide larger unit sizes and greater amenities.
- **Hospital:** The Hospital designation is intended to accommodate hospitals, medical offices, rest homes, and residential uses requiring a state or county license. Two areas have the Hospital designation: City of Hope and Santa Teresita.
- **Planned Communities and Areas:** 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.
- **Specific Plan:** The specific plan is a tool designed to provide flexibility, innovative use of land resources and development, a variety of housing and other development types, and an effective and safe method of pedestrian and vehicular circulation. Each specific plan establishes comprehensive site design and architectural standards; standards for parking and signage may also be provided. Duarte requires all new specific plans to incorporate sustainable design approaches. The 2005-2020 General Plan identifies the following two new specific plan areas:
 - ❖ **City Center Area Specific Plan:** The intent of developing a specific plan for City Center is to create a unique area within the center of the community as a gathering spot where Duarte residents and business owners can come together to live, socialize

and shop. The specific plan to implement this objective will provide flexibility in providing vertical and/or horizontal mixed high density and commercial uses. The high density residential component of the Plan is not anticipated to exceed 165 dwelling units and 165,000 sq. ft. of commercial uses. The Plan will also provide unique parking standards, sufficient residential densities, housing types and appropriate pedestrian friendly design to provide the needed synergy to make this project work economically and visually in the short and long term.

- ❖ **Duarte Station Specific Plan:** Extension of the Metro Gold Line east to Azusa, scheduled for completion in 2016, will add six additional stations, including one in Duarte. The Duarte Station Specific Plan encompasses 19 acres, replaces the previous Manufacturing zoning, and establishes new development standards (increased FARs and heights, reduced parking, etc) tailored for transit oriented development. A total 475 multiple-family units are provided for under the Plan, at densities up to 70 units/acre..

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. Revisions to the multi-family height and parking standards will better enable development to achieve the maximum densities permitted under the General Plan.

**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 (1 du/ 6,500 sf)	35' or 2 stories	20'	5'	10-20'	35-40%	SF: 2/du MF: 2/du +2 spaces for ev 4 dus for guest & overflow parking	--
R-2	8,000	14.5 (1 du/ 3,000 sf)	35' or 2 stories	20'	5'	10-20'	55%		--
R-3	9,000	21 (1 du/ 2,074 sf)	40' or 3 stories	30'	5'	20-25'	50%		<u>Private space:</u> 1 st floor- 100 sf 2 nd floor- 200 sf <u>Common space:</u> 200 sf
R-4	10,000	28 (1 du/ 1,555 sf)	50' or 4 stories	30'	5'	20-25'	60%		
SP*	By plan	964	50'	By plan	By plan	By plan	By plan	.75/du	By plan

SP* this row is for the Andres Duarte 80 unit Specific Plan development. It illustrates that the City has established special development standards to provide affordable housing. Because this was a Specific Plan, this project was built at a density of 45 du/ac, well beyond typical city standards.

In order to specifically facilitate the development of affordable housing, the City utilizes three primary regulatory mechanisms: Development Agreements, Density Bonuses, and Inclusionary Housing Requirements.

Development Agreements

The City assists in the development of new affordable housing units by entering into Disposition and Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of City-owned land at a price which can support the development of units at an affordable housing cost for lower and moderate income households. These agreements may also provide for financial assistance or regulatory relief from density, parking and other standards in exchange for affordable housing. Through such agreements, the City assists for-profit and non-profit developers in providing housing in Duarte by reducing the costs and/or time involved in the development process.

Density Bonus for Affordable Housing

Consistent with Government Code Sections 65915 through 65918, the City's Development Code (Chapter 19.64) outlines provisions for density bonuses and incentives for projects which provide for one of the following:

- ✓ 10 percent of the total units for lower income households; or
- ✓ 5 percent of the total units for very low income households; or
- ✓ A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- ✓ 10 percent of the total dwelling units in a condominium for moderate income households.

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 1-3 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.

Inclusionary Housing

In May 2005, the City adopted an Inclusionary Housing Ordinance as a tool to help in the provision of affordable housing in conjunction with the overall increase in residential units. Chapter 19.30 of the new Development Code delineates the City's inclusionary housing provisions, which can be summarized as follows:

- Ownership housing: 15% of all new or substantially rehabilitated units in projects with four or more units must be affordable to moderate income households.
- Multi-family rental housing: 15% of all new or substantially rehabilitated units in projects with ten or more units must be affordable to very low, low and moderate income households, with at least 40% of these inclusionary units affordable to very low income households.
- Any additional units authorized through a density bonus are not counted in determining the required number of inclusionary units.
- Residential developments which the Redevelopment Agency enters into a redevelopment agreement are exempt from the inclusionary requirements.

As an incentive to provide deeper affordability, the City allows a reduction in the inclusionary requirement as follows:

- If very low income units are provided instead of required moderate income units, a credit of two units for every one unit is provided.
- If low income units are provided instead of required moderate income units, a credit of 1.5 units for every one unit is provided.

The City allows 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. The in-lieu fee amount is currently \$6.50 per square foot of gross building area for both single and multi-family projects. The Housing Trust Fund currently (Oct 2013) has a balance of \$497,000 that the City intends on spending on one of its pipeline affordable housing projects. With the exception of two affordable housing projects, all other projects subject to the City's inclusionary ordinance have elected to pay the in-lieu fee.

3. 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, second dwelling units, single room occupancies, emergency shelters, and transitional and supportive housing. Table H-3-4 summarizes the variety of housing types permitted within Duarte's zoning districts.

**TABLE H 3-4
HOUSING TYPES BY RESIDENTIAL ZONE CATEGORY**

Housing Types Permitted	Zoning District								
	R-1	R-2	R-3	R-4	R-MH	C-P/ C-G	M	PF	H
Single-Family Dwellings	P	P	P	P					
Duplex		P	P	P					
Multi-Family Dwellings			P	P					
Manufactured Housing	P	P	P	P					
Second Dwelling Units	P								
Single Room Occupancy (SRO)						PC			
Transitional and Supportive Housing									
Multi-Family			P	P					
Group Housing			PC	PC		PC			
Emergency Shelters							P	P	P
Farmworker Housing	N/A								

P = Permitted Use PC = Planning Commission review subject to a CUP N/A = Not Applicable

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.

Second Dwelling Units

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. Consistent with AB 1866, Duarte has eliminated the CUP requirement, and now allows second units up to 700 square feet in size by right in all R-1 zones on minimum 6,000 square foot parcels. (Larger second units up to 1,200 square feet in size are also permitted, provided the unit is deed restricted to be affordable to low income households). The City has further facilitated second unit development by eliminating the need for additional covered parking, allowing the one additional parking space to be uncovered and provided in tandem with existing off-street parking.

Single Room Occupancy (SROs)

While the Duarte Development Code does not define Single Room Occupancy (SRO), it provides for SROs within the C-2 commercial zone with a conditional use permit in the form of motels. The city currently has two motels in the C-2 zone on Huntington Drive which are operated as SROs: the 16 unit Duarte Rancho Inn and the 80 unit Duarte Inn. 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 often 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 depending 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; 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 residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Duarte regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

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 homeless section of the Housing Element Needs Assessment (Chapter II), in January 2011, the City of Duarte in cooperation with the San Gabriel Valley COG and the Los Angeles Homeless Alliance, conducted a homeless count. The count identified six (6) homeless within the Duarte city limits. Given that Duarte has no emergency shelters within its City limits, Duarte can be considered to have an unmet need for an emergency shelter.

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

The M zone provides sufficient capacity for provision of an emergency shelter. A total of 53 acres is zoned for light industrial use, with 35 of these acres located in the Lewis Business Park northeast of the Gold Line station to open in 2016. Within the Lewis Business Park, 2.34 acres of vacant land remains for development. In addition, approximately 50,000 square feet of built industrial space is vacant, providing potential 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 across the street on Duarte Road.

The M zone is suitable for an emergency shelter in that it is limited to low-intensity industrial activities. More specifically, the Development Code describes the M district 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 district 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 if abutting alley, 25 feet if abutting residential, 0 if non-residential
- Side Yard Setback (interior): 25 ft if abutting residential, 0 if non-residential
- Side Yard Setback (street side): 15 feet

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.

4. 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 applicants. 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 multifamily 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 3-5 identifies the basic fees that apply to new residential construction in Duarte.

**TABLE H 3-5
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) \$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)	\$300	\$300
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	\$1,000	\$1,000
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	\$75	\$75
Categorical Exemption with Initial Study	\$1,100	\$1,100
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	\$2,670
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, 2013.

Fees, land dedications, or improvements are also required in some instances to provide an adequate supply of public parkland 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. Duarte recognizes that less infrastructure and service improvements are needed to accommodate growth in existing neighborhoods and therefore it behooves developers to reduce utility and infrastructure costs by building more compact and near existing services. 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 environmental determination. In addition, the City does not own or control power, water, gas, sewer or rubbish utilities and therefore these private companies charge competitively or as regulated by the Public Utilities Commission. 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 housing project constructed several years ago.

Planning related fees are due at the time of project submittal. Pursuant to AB 641, 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.

The Housing Element sites inventory indicates the majority of new units projected for this planning period will be multi-family and will occur within the Gold Line Station area and on Huntington Drive. Fees on these projects should be similar to those paid for the 43 unit Andres Duarte II affordable senior apartments, currently being developed. As shown below, total fees for this project are just over \$213,000, equating to \$4,960 per unit and representing less than one percent of the total project development costs.

<u>City Fees</u>	
Processing fees	\$ 5,000
Plan Check fees	\$ 81,786
Permit fees	\$107,486
Grading & Engineering Plan Check Permits	<u>\$ 18,990</u>
Total Project Fees	<u>\$213,262</u>
Fees per Unit	\$ 4,960

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 Circulation Element of Duarte's 2020 General Plan, 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.

6. Development Permit Procedures

Duarte's development process and permitting procedures are not a constraint to development. As a small, full service 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.

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-3-6, 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 3-6
REVIEW AUTHORITY FOR SITE PLAN AND DESIGN REVIEW**

Development Type	Architectural Review Board	Planning Commission	City Council	Estimated Time
Second 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 19.22.040(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.

As indicated in the following Chapter on Resources, the majority of future high density and affordable housing in Duarte is planned within several specific plans (Gold Line, Andres Duarte, Santa Teresita). The City (or in the case of Santa Teresita, the applicant) will implement these specific plans as the zoning mechanism to rezone and entitle sites for higher density housing. The environmental CEQA process will be completed during preparation of the specific plans, allowing future development projects within the specific plan areas to proceed by right, thus reducing the time frame and holding costs associated with development.

6. Building Codes

The City of Duarte, like most cities in California has adopted the Uniform Building Code (UBC). 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 Los Angeles County Building and Safety.

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 CDBG funds.

7. 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

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, second units could be developed with low and moderate income units. These properties do not have known environmental contamination and can accommodate development.

8. 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 a 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 has 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 or housing-related facilities 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 Department'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 written decision to approve or deny a request for reasonable accommodation is required to be consistent with the Acts², and shall be based on consideration of the following factors:

1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual under the Acts;
3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
4. 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;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. Other Reasonable Accommodations that may provide an equivalent level of benefit.

² 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.

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, 1998 version of the California 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, 1998 California 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 new Development Code provides reduced parking standards for senior housing of one space per one bedroom unit, and has approved further reductions in parking for affordable senior and family projects through the specific plan process. The updated Code provides the Planning Department 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 nontransient 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. The City adopted and implements the 1997 Uniform Building Code (UBC) and 1998 California Code, which incorporates and amends the 1997 UBC. The State recently adopted the 2000 International Building Code. The City will implement the provisions of the Code in the near future. Until that time, the 1997 UBC/1998 California Code will be the applicable Code the City is required to enforce under State law. The only additions to the Uniform Code that the City has adopted are (a) requiring multifamily housing to be fire sprinkled; and (b) requiring Class “A” roof materials due to high fire hazard.

C. ENVIRONMENTAL CONSTRAINTS

About 3.6 square miles (about 53%) 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. Its presence affects housing within the privately held adjacent areas.

A. Fire Hazards

Duarte's location at the base of the San Gabriel Mountains creates an urban/wildland interface that makes Duarte more susceptible to wildfires than cities that do not border the foothills. When surveys were mailed to Duarte residents and businesses in preparation of the Natural Hazard Mitigation Plan, many residents expressed their concern that wildfires pose the "highest threat" to their homes. This was particularly true of residents living north of Royal Oaks Drive who reside closest to urban/wildland interface areas. As a result, very low densities are found in the privately held hillside areas.

B. Flora/ Fauna Resource Areas

Much of the area abutting the Angeles National Forest within the limits of the City of Duarte is very steep with unstable soils. As a result, development of this area would be dangerous and expensive. 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. The City has done a good job of designating and preserving lands as open space for: protection of natural habitats and species; managed 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. 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.

SECTION 4 HOUSING RESOURCES

This chapter describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of Duarte. The first section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. The following section presents financial resources available to support in the provision of affordable housing in the community. The next section presents administrative resources available to assist in implementing the City's housing programs. The final section is an overview of energy conservation and green building resources available to the City and its residents.

A. AVAILABLE SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Duarte has a RHNA allocation of 337 units distributed among the following income groups: 131 very low income; 53 low income; 55 moderate income; and 142 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements;
- Vacant residential sites currently zoned for residential development;
- Gold Line Station TOD;
- Santa Teresita Senior Housing; and
- Residential second units.

In aggregate, the City's residential sites capacity from the above sources provides for 657 additional units, including 525 lower, 10 moderate and 122 above moderate income units.

1. Projects with Planning Entitlements

Duarte has three residential projects with development entitlements that will contribute towards addressing its future RHNA needs.

**TABLE H 4-1
RESIDENTIAL PROJECTS WITH ENTITLEMENTS**

Project Name	Zoning	Project Density	Total Units	Market Rate Units	Affordable Units	Comments
Andres Duarte Terrace - Phase II	Specific Plan	77 du/ac	43	1	42	Expected occupancy March 2015
Huntington Courts - Phase III	R-3	12 du/ac	16	16	--	Under construction
Attalla Ranch	R-1B	2 du/acre	9	9	--	
Totals			68	26	42	

Source: Duarte Community Development Department, 2013.

Andres Duarte Terrace II – So. Cal. Presbyterian Homes Senior Housing

The .57 acre Huntington Drive/Pops Road property is owned by the former Duarte Redevelopment Agency and is located adjacent to the 80 unit Andres Duarte Terrace affordable senior apartments developed by Southern California Presbyterian Homes (SCPH) in 2006. The City has assisted SCPH in development of the Pops Road site with 42 very low income senior units in the Andres Duarte Terrace II project through: provision of a land write-down; adoption of a zone change and specific plan amendment; granting a 100% density bonus; allowance for reduced parking and setbacks; and elimination of the specific plan's CUP requirement.

In addition to City assistance, SCPH has received Section 202 funding from HUD for the project. Pursuant to Section 202 income and rent restrictions, the project's 42 units will be restricted to very low income seniors (<50% AMI), with the one market-rate manager unit falling within the moderate income rent threshold.



Huntington Courts - Phase III

Phase III of the 51-home Huntington Courts development is under construction, with occupancy of the project's final 16 homes to occur beginning in 2014. The first phase of 21 homes was completed in 2008, with the 14 units in Phase II completed in 2011. The project is located on Huntington Drive, and designed around a series of courtyard gardens. A mix of two, three and four bedroom attached and detached single-family units are provided, ranging in size from approximately 1,200 to 2,000 square feet. Duarte's former Redevelopment provided a \$1 million loan to assist in project financing, with the project paying an in-lieu fee to fulfill its inclusionary housing requirements.



Ridgecrest Estates at Attalla Ranch – Phase II



Ridgecrest Estates at Attalla Ranch is a fifteen home hillside subdivision located at Sunnydale and Las Lomas. The six homes in Phase I were completed in 2011, with the remaining nine homes in Phase II anticipated to come on line in 2014.

2. Vacant Land

The City of Duarte has been essentially built out for many years, as evidenced by the slow rate of housing growth over the past several decades. As indicated in Table H 4-2, a total of nine vacant sites (11 parcels) with residential zoning have been identified for future development. The majority of these sites can accommodate only one single-family unit, with two larger hillside sites with more significant development potential. The Duarte Housing Authority owns two vacant R-3 parcels comprising approximately one-half acre located adjacent to the moderate income City-assisted Las Brisas Homes development. Given the site's permitted densities and City ownership, it can accommodate nine units affordable at the moderate income level; as indicated in Table H 4-4 later in this section, the City's goal is to combine these properties with the properties to the east to create a larger, 1.29 acre parcel.

**TABLE H 4-2
VACANT RESIDENTIAL SITES**

Area #	APN	Parcel Area	General Plan/ Zoning	Permitted Density	Realistic Unit Potential	Comments
1	8604-012-910	10,090	MDR R-3	up to 21 du/acre	9	Housing Authority owned property envisioned to be combined with properties to east (refer to Table H 4-4)
	8604-012-911	10,073				
2	8527-015-002	6,530	VLDR R-1D	1 du/ 20,000 lot	1	Requires access easement, severe slopes limit development potential.
	8527-015-003	21,780				
3	8527-015-020	20,649	VLDR R-1D	1 du/ 20,000 lot	1	Requires access easement.
4	8527-015-016	22,650	VLDR R-1D	1 du/ 20,000 lot	1	Narrow lot, recent subsidence, heritage trees.
5	8527-009-021	21,478	VLDR R-1D	1 du/ 20,000 lot	1	Severe slopes limit development potential.
6	8602-002-009	253,955	VLDR R-1B	1 du/ 10,000 lot	6	Requires access easement, slopes limit development pot'l (est. at 25% max)
7	8602-018-005	44,491	VLDR R-1B	1 du/ 10,000 lot	1	Narrow lot prevents further subdivision.
8	8610-018-004	11,090	LDR R-1A	1 du/ 7,500 lot	1	Requires access easement.
9	8602-002-012	1,483,589	VLDR R-1B	1 du/ 10,000 lot	37	Slopes, extensive grading, heritage trees limit development pot'l (est. at 25% max).

Source: City of Duarte Community Development Department, September 2013.

3. Gold Line Station Transit Oriented Development

Background

Beginning in 2005, the Metro Gold Line Foothill Extension Construction Authority began working with the City of Duarte to review the preliminary construction plans for the Light Rail Transit (LRT). At that time, the Authority introduced the idea of Transit Oriented Development (TOD) to cities along the LRT corridor and the benefits it may present to communities. The idea of TOD resonated with the City Council, and as such, the City began to contemplate the integration of TOD into the City's land use documents. In August 2007, the City Council adopted a comprehensively updated General Plan that included the re-designation of approximately 19 acres of light industrial/warehousing land uses near the future Gold Line Station to "Gold Line Station Area Development Specific Plan".



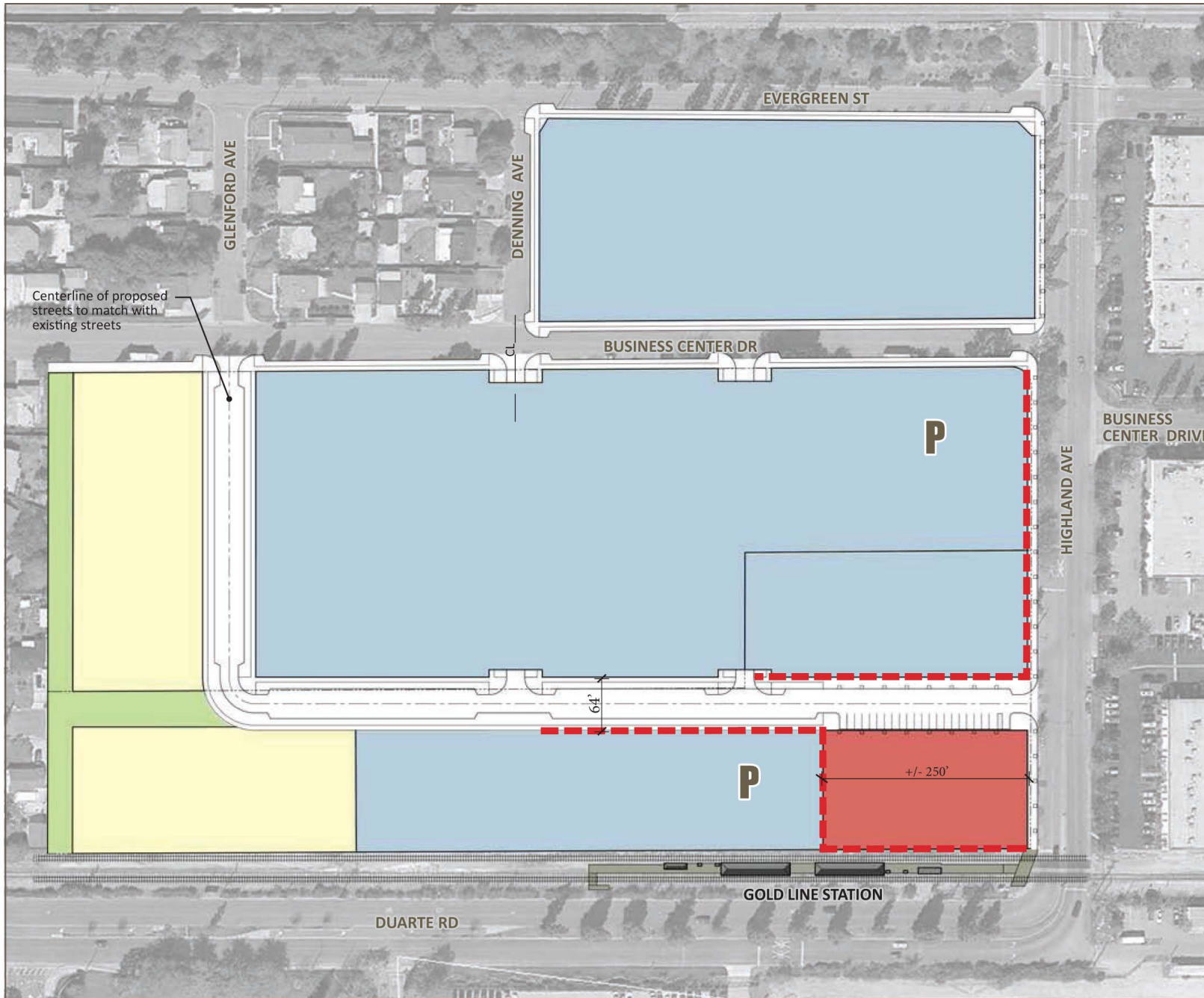
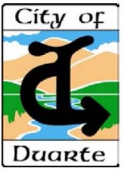
In 2007 and 2008, the City also participated in a Caltrans Transportation Grant. The grant was sponsored by the San Gabriel Valley COG, and produced a TOD visioning study for the project site based upon significant public outreach, a joint City Council and Planning Commission workshop with over 150 residents in attendance, and presentation of the *Duarte Gold Line Station Area Vision Report* before the City Council in April 2008. Since 2008, the City has entertained multiple development teams that have shown interest in initiating a TOD development at the project site; however, none have moved forward.

The Duarte City Council is committed to the realization of the Duarte Gold Line Station Area Development, and as such, supported City Staff submittal of a METRO Transit Oriented Development (TOD) Planning Grant. Duarte was awarded Round 1 grant funding in 2012, allowing the City to lead the efforts in preparation of the Gold Line Station Area Development Specific Plan and Project-based EIR. The Specific Plan replaces the previous Manufacturing zoning and establishes new development standards (increased FARs and heights, reduced parking, etc) tailored for transit oriented development.

Duarte Station Specific Plan

The Duarte Station Specific Plan provides for following land use designations, depicted in the Master Land Use Plan Table H 4-3 and Figure 5:

- Station Plaza Mixed Use
- Mixed Use
- High Density Residential
- Open Space



LAND USE :

- STATION PLAZA MIXED USE
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- PERMISSIBLE RETAIL EDGE
- P** ALTERNATIVE SHARED PARKING LOCATIONS BETWEEN OFFICE AND GOLDLINE STATION

Note:

STATION PLAZA MIXED USE

Retail, Open Space, Public Use

MIXED USE

Retail, Office (max 2.0 FAR), Residential (max 70 du/ac), 250 room hotel

HIGH DENSITY RESIDENTIAL

Residential (max 70 du/ac)

Source: DAHLIN group, 8-13



8/28/13 JN 130318-19345 MAS

**DUARTE STATION SPECIFIC PLAN
Master Land Use Plan**

Duarte Housing Element Figure 5

**TABLE H 4-3
DUARTE STATION SPECIFIC PLAN - MASTER LAND USE PLAN**

Land Use Designation	Density/Intensity	Acreage
Station Plaza Mixed Use	--	0.81
Mixed Use (non-residential) Mixed Use (residential)	2.0 FAR 40 - 70 du/acre	12.06
High Density Residential	40 - 70 du/acre	2.55
Open Space	--	0.80
Roads	--	2.87
Total Acreage		19.09 acres

Note: A minimum of 178 high density residential units must be located along the western Specific Plan boundary within the High Density Residential land use designation shown in Figure 5. The remainder of the units may be located within the Mixed Use land use designation.

The Specific Plan further defines the intent of each of these land use designations, including development standards and permitted uses. The two land use designations with a residential component are described below.

Mixed Use (MU) - The mixed-use designation is intended to provide flexibility within the plan to adapt to changing market conditions. Residential densities are permitted between a minimum of 40 and a maximum of 70 units per acre, along with Office at a maximum 2.0 FAR and a hotel with a maximum of 250 rooms. All residential building types allowed within the High Density Residential designation are permitted by right (without a requirement for a CUP). Retail, cafe, and commercial service uses that serve employees and residents are permitted and encouraged on the ground floor. To ensure maximum flexibility, final development locations or quantities of residential, office, or hotel uses will be confirmed during the site plan review process.

High Density Residential (HDR) - This land use designation is intended to create a compact residential neighborhood within walking distance of the Duarte station. The HDR land use is located adjacent to existing residential uses to provide a buffer between those uses and any non-residential uses proposed in the plan. Residential densities of between 40-70 units per acre are permitted for individual parcels, with building heights up to 6 stories. A range of for-sale or rental housing types may be included in a development project, provided the total project meets the density standards. Housing types envisioned in the HDR designation include stacked flats, apartments and condominiums with subterranean or structured parking. Ancillary uses that support the residential uses such as child care facilities may be accommodated in the ground floor.

The Duarte TOD Specific Plan consists of three parcels under separate ownership, each developed with a single industrial warehouse building, as summarized in Table H 4-4. Adoption of the Specific Plan creates zoning

entitlements and CEQA approvals, and combined with the opening of the Gold Line station in 2016, will serve as a significant stimulus to development.

**TABLE H 4-4
DUARTE STATION SPECIFIC PLAN RESIDENTIAL CAPACITIES**

Parcel Identifier	Parcel Gross Acreage	Existing Facilities	General Plan/ Zoning Designation	Specific Plan Land Use Designations & Unit Capacities
8528-011-021 (Parcel 1)	6.6 acres	128,466 sf industrial warehouse (multiple tenants)	Specific Plan- Gold Line	Mixed Use 12.06 acres 40-70 du/acre 297 units
8528-011-020 (Parcel 2)	9.16 acres	114,599 sf industrial warehouse (single tenant)		High Density Residential 2.55 acres 40-70 du/acre 178 units
8528-011-022 (Parcel 3)	3.32 acres	78,890 sf industrial warehouse (multiple tenants)		
Specific Plan Totals	19.08 acres	313,955 sf		475 units

Note: A minimum of 178 high density residential units must be located within the High Density Residential land use designation located along the western Specific Plan boundary (refer to Figure 5). The remainder of the units may be located within the Mixed Use land use designation.

4. Santa Teresita Hospital - Senior Housing Community

Santa Teresita is a Catholic non-profit organization that dates back to 1930 when the Carmelite Sisters established a tuberculosis sanatorium for young women and girls. Santa Teresita Hospital opened in Duarte in 1955 and numerous medical services were added over the years. In 2004, the focus of care at Santa Teresita changed to providing a continuum of short and long-term care for seniors that encompasses independent living, assisted living, skilled nursing, and congregate care with comprehensive rehabilitation services and other amenities. A new Master Plan was adopted in 2011 to guide the continued development of the 12 acre Santa Teresita campus with an expanded senior housing community, consistent with the new continuum of care focus.¹ The residential component at Santa Teresita encompasses the following:

- Independent Living Units – 48 rental units
- Assisted Living – 128 beds
- Congregate Care Facility – 72 beds
- Skilled Nursing Facility – 80 beds

¹ On June 4, 2011, the Duarte City Council adopted the Rose Gardens at Santa Teresita Specific Plan and associated General Plan amendment and zone change, and certified the project EIR.

For purposes of the Housing Element sites analysis, only the 48 independent living units fulfill the census definition of “housing unit” and can be credited towards Duarte’s share of regional housing needs. While Santa Teresita’s 280 beds of assisted living, congregate care and skilled nursing also fulfill an important housing need for seniors, these facilities are considered group quarters by the census and within SCAG’s RHNA model and thus do not qualify for RHNA credit.²

5. Residential Second Units

Second units, also referred to as guest houses and granny flats, are small dwelling units that provide a kitchen, bathroom and sleeping area. Consistent with AB 1866 (effective 2002), Duarte has eliminated the CUP requirement, and allows second units up to 700 square feet in size by right in all R-1 zones on minimum 6,000 square foot parcels. (Larger second units up to 1,200 square feet in size are also permitted, provided the unit is deed restricted to be affordable to low income households). The City has further facilitated second unit development by eliminating the need for additional covered parking, allowing the one additional parking space to be uncovered and provided in tandem with existing off-street parking.

As described previously, the rent structure for second units provides affordability at the low income level. Duarte has significant additional capacity in its R-1 zones to accommodate second units, and the market supports their development, with seven second units receiving building permits in the last Housing Element cycle (2006-2013). Projecting a similar rate of second unit construction during the 2014-2021 planning period, the City estimates an additional eight second units to be constructed.

6. Housing Authority Properties

The Duarte Housing Authority was formed on March 22, 2011 (Resolution 11-H-01) to advance housing opportunities in the community. The Housing Authority holds several properties that are intended for future development, identified in Table H 4-5. Some of the sites are available for housing and may or may not be appropriate for affordable housing; only Area #1 which is currently zoned for residential use is included in the Housing Element sites inventory (refer to Table H 4-2, Area #1). Proceeds from the sale of all Housing Authority properties that are built out as market rate housing and sites that are sold for commercial purposes will be deposited into Duarte's Housing Asset Fund for future affordable housing.

² The census defines housing units as separate living quarters in which the occupants live separately from any other individuals in the building and which have direct outside access from outside the building or through a common hall.

**TABLE H 4-5
PROPERTIES OWNED BY DUARTE HOUSING AUTHORITY**

Area #	Address APN	Parcel Size	Current General Plan/Zoning	Comments
1	2400 Huntington 8604-012-910 & 8604-012-911	20,345	Multifamily Medium/ R-3	This property is intended to be assembled with developed properties to the east to create larger parcel.
2	1423-1437 Huntington 8530-004-900 8530-004-901	73,965	General Commercial/ CG	Zoned commercial, but is intended to be part of a larger mixed use project with this portion being high density residential.
3	1305 Huntington 8530-004-903	18,023	General Commercial/ CG	Zoned commercial, but is intended to be part of a larger mixed use project.
4	8530-004-902	243	General Commercial/ CG	Zoned commercial, but is intended to be part of a larger mixed use project.

Area 1: 2400 Huntington Drive - The Housing Authority property at 2400 Huntington Drive is a 20,345 square foot property that was acquired with the intent of encouraging assembly with the properties that are to the east for a comprehensive residential development between the Elks Club and Las Brisas homes. If all properties in this area are combined, the developable area would be approximately 1.29 acres in size and would accommodate about 25 residential units at the current zoning.

Areas 2-4: 1305, 1423-1437 Huntington Drive - The Housing Authority acquired these properties over time with the goal of creating a larger mixed use Town Center area. The Successor Agency to the Dissolved Duarte Redevelopment Agency also owns a property in this area (1415 Huntington) and maintains the same goal. The general idea is to develop the eastern portion of the site with approximately 100-140 residential units (35-50 units/acre) and redevelop the existing commercial center by removal of some buildings and façade enhancement of others and focusing on tying the entire project together.

7. Adequacy of Sites to Meet RHNA

Table H 4-6 provides a summary of Duarte's residential sites capacity compared to the City's RHNA for 337 new units, distributed among very low, low, moderate and above moderate income levels. As indicated, the City's Housing Element has identified adequate sites designated at appropriate densities to fulfill its regional housing need for all income levels. (While the City has a shortfall in sites to address moderate income needs, the surplus in sites/units for very low and low income households can be used to offset this need).

**TABLE H-4-6
COMPARISON OF SITES INVENTORY AND RHNA**

Income Category	Entitled Projects (post 2013 occupancy)	Vacant Sites	Gold Line TOD	Santa Teresita	Second Units	Total Unit Capacity	RHNA
Very Low	42		475			525	131
Low					8		53
Moderate	1	9				10	55
Above Moderate	25	49		48		122	142
Total	68	58	475	48	8	657	337

In terms of evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, 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. Allocating Duarte's residential sites inventory based on these density thresholds, combined with the 43 very low and moderate income units known in entitled projects, results in the provision of sites suitable for development of 525 units affordable to lower income households, 10 units affordable to moderate income households, and 122 units for above moderate income households. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Duarte's regional housing needs. (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 can be applied towards moderate income).

It is to Duarte's benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2014-2021 planning period of the element.

8. Availability of Infrastructure and Public Services

The availability of adequate public facilities and services in relation to the sites identified in Table H 4-6 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

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 upon the availability of financial resources for implementation.

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.

In 2005, Duarte adopted an Inclusionary Housing Ordinance which requires 15% 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 allows 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. The in-lieu fee amount is currently \$6.50 per square foot of gross building area for both single and multi-family projects. The Housing Trust Fund currently (September 2013) has a balance of \$497,000.

Duarte will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of potential new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.
- SCAG Sustainability Program 2013-2014 Call for Proposals. This new local assistance planning program combines Compass Blueprint assistance for integrated land use and transportation planning with new Green Region initiative assistance for bicycle and pedestrian planning.

Table H 4-7 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Duarte.

TABLE H 4-7: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Duarte receives approximately \$150,000 in CDBG funds from LACDC on an annual basis, but may be subject to additional federal cutbacks.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC) <i>www.treasurer.ca.gov/ctcac</i>	State and Federal tax credits to enable sponsors/ 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.	▪ New Construction ▪ Acquisition/Rehabilitation

TABLE H 4-7: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Affordable Housing Innovation Fund www.hcd.ca.gov/fa	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements

TABLE H 4-7: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Housing Related Parks Program <i>www.hcd.ca.gov/hpd/hrpp/</i>	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	Grants for creation of new parks, or rehabilitation or improvements to existing parks.
Transit-Oriented Development Program <i>www.hcd.ca.gov/fa/tod/</i>	Funding for housing and related infrastructure within one-quarter mile of transit stations. Upon funding of the future Gold Line extension, the State TOD program may be applicable to facilitate development around the planned station in Duarte.	- Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit - Land acquisition
CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i>	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	- Site acquisition - Pre-development costs
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). With the dissolution of redevelopment agencies, HACoLA has been designated the successor agency, and is responsible for dispersing the remaining \$38 million in City of Industry Funds for affordable housing.	- Acquisition - Rehabilitation - New Construction - Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	First-Time Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; and low downpayment mortgages for homes in underserved areas.	Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction

TABLE H 4-7: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, 2013.

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) and provides the data needed to the County, which in turn prepares the HUD required Consolidated Five-Year and Annual Action Plans for the expenditure of CDBG funds. In addition, the Department is responsible for oversight of the housing assets of the former Redevelopment Agency.

2. Los Angeles County Housing Authority and Community Development Commission (CDC)

The City of Industry Fund, referenced in the prior section, is administered by the Los Angeles County Housing Authority. The Los Angeles County Community Development Commission also administers the non-entitlement Community Development Block Grant funds for Los Angeles County cities with populations under 50,000, of which Duarte is one. Duarte has and will continue to participate in the CDC's "First-Time Homebuyers Programs", through the Home Ownership Program (HOP) which provides lower interest rates to low income first-time homebuyers.

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, 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.

- **The Share Mentoring Program** matches young people with trained mentor adults from the community for a minimum six month period. The Program conducts monthly activities as recommended by the Share Mentor Advisory Board.

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. Southern California Presbyterian Homes (SCPH)

SCPH is an experienced non-profit housing developer, and has been providing housing and healthcare services to seniors for over 50 years. SCPH owns and operates two affordable senior housing projects in Duarte – the 80 unit Andres Duarte Terrace and 75 unit Royal Vista Terrace. These projects were funded through a combination of HUD Sections 202 and 221, local redevelopment housing set-aside funds, and City of Industry funds. SCPH also purchased Westminster Gardens, a market rate retirement community in Duarte comprised of individual cottages. SCPH's development of Andres Duarte Terrace II will provide 42 additional rental units for extremely low and very low income seniors in the community.

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. 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 multifamily 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 the 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, and complies with state laws including the use of solar panels and is therefore less stringent in restricting their use. Several years ago, the Las Brisas housing project, completed in partnership with the prior Duarte Redevelopment Agency, won a Building Industry Association award for energy conservation and a second award for best design of small homes for moderate income.

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.

2. Regional Energy Efficiency Programs

LA County PACE Program

In 2011, the City of Duarte adopted a resolution giving non-single family residential property owners the choice to participate in the LA County PACE Program. Property Assessed Clean Energy (PACE) financing is a financing option available to Los Angeles County multi-family, commercial and industrial property owners to fund improvements that are proven to save water or energy, or to create renewable energy onsite. Unlike a traditional loan, the financing is paid back twice a year through an assessment on the property taxes.

HERO Financing Program

The City is pursuing becoming a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program for single-family property owners. This program would providing 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.

Future PACE Program Opportunities for Single Family Property Owners

In September 2013, Governor Jerry Brown introduced a proposal to the Federal Housing Finance Agency (FHFA) to create a state-backed reserve fund to advance residential Property Assessed Clean Energy (PACE) programs in California. Under the proposal, a municipality, county or joint powers authority (JPA) would be required to enter into an agreement whereby the program would recover Fannie Mae's or Freddie Mac's losses should they suffer losses from a PACE loan. Should the FHFA accept the Governor's proposal, it would remove a large remaining impediment for the growth of the residential LA County PACE program. The FHFA is considering the proposal, and pending its acceptance, the City will pursue participation to expand the options available under the current LA County PACE Program to single-family property owners.

3. Energy Conservation Programs Offered through Local Utilities

The City of Duarte is partnering with Southern California Edison 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 (SCE) 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 the 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 20% bill discount under the California Alternate Rates for Energy (CARE) program.

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.

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 2008-2014 Housing Element and then presents Duarte's Housing Plan for the 2014-2021 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 five-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 2008-2014 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 2014-2021 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 2008-2014 HOUSING ELEMENT

Program	Accomplishments
Programs to Preserve and Improve Existing Housing	
1. Housing Code Enforcement and Abatement <u>2008-14 Objective:</u> Emphasize enforcement activities in south of Huntington Drive target area. Provide referrals to rehab programs (Programs 2 and 3).	<u>Progress:</u> The City continues to implement the code enforcement program. <u>Effectiveness:</u> The program has been effective in maintaining safe and sanitary housing in Duarte. <u>Appropriateness:</u> As Duarte's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing stock. This program will be continued in the updated Housing Element.
2. City Housing Rehabilitation Program <u>2008-14 Objective:</u> Assist an average of 15 households annually, totaling 78 households over the planning period, including 16 ELI, 30 VLI, and 32 LI.	<u>Progress:</u> Between 2008 and 2012, 54 income qualified homeowners were provided CDBG funded grants to rehabilitate their homes. The income levels of households assisted include: 13 Extremely Low income (30% AMI), 24 Very Low income (50% AMI) and 17 Low income (80% AMI). <u>Effectiveness:</u> The level of assistance provided equates to an average of 6 grants per year, thereby falling short of the City's goal to assist 15 households annually. <u>Appropriateness:</u> The program has been successful in previously funded years, however federal funding has been reduced significantly with 45% reduction over the past 10 years. Also, the administrative burden has become costly and the City is no longer able to subsidize the program's administration. Due to these constraints, in 2012 the City ended the program. In March 2012, Duarte applied for Cal Home funds in an attempt to re-fund a housing rehab program, but was unsuccessful in its application. A housing rehab program remains appropriate in the Element, but will consist of programs funded through the County and State.
3. County Rehabilitation Loan Program <u>2008-14 Objective:</u> Provide brochures at City Hall and advertise on City website. Promote in conjunction with code enforcement program.	<u>Progress:</u> The City continues to provide a brochure explaining the County rehabilitation assistance program. <u>Effectiveness:</u> The County reports that there is significant interest in the program, but has not reported specific numbers for participation by Duarte residents. <u>Appropriateness:</u> It remains appropriate for the City to continue to disseminate County Loan Program information.
4. Multi-family Substantial Rehabilitation Program <u>2008-14 Objective:</u> Identify potential properties through code enforcement program. Seek to complete one project during the planning period.	<u>Progress:</u> No multi-family properties were rehabilitated with Agency assistance. The Agency focused its resources on affordable new construction during the planning period, until the Statewide dissolution of Redevelopment Agencies in January 2012. <u>Effectiveness:</u> This program was not implemented. <u>Appropriateness:</u> Due to a lack of program funding, this program no longer remains appropriate to the updated Housing Element.
5. Preservation of Assisted Rental Housing <u>2008-2014 Objective:</u> Maintain contact with owners of at-risk properties, and provide technical, regulatory and financial assistance as necessary to preserve 295 at-risk units.	<u>Progress:</u> The City has contacted property managers at three of the four at-risk properties, and is continuing to attempt to contact the fourth property manager. All properties have continued to renew their Section 8 contracts, and none have converted to market rate. <u>Effectiveness:</u> The program has been effective in preserving all 295 at-risk units. <u>Appropriateness:</u> Two of the at-risk properties are considered at very high risk of conversion, with Section 8 contracts up for renewal in 2014. This program and continued dialogue with the property owners remains appropriate to the updated Housing Element.

Program	Accomplishments
Programs to Remove Governmental Constraints	
6. Affordable Housing Density Bonus <u>2008-2014 Objective:</u> Promote use of density bonus through City website and in discussions with development applicants.	<u>Progress:</u> The City website contains information on Duarte's density bonus program, and City staff discusses opportunities for density bonuses with developers. In December 2010, the City Council approved a density bonus to allow construction of 42 additional extremely low income and very low income senior units within the Andres Duarte Specific Plan, increasing densities from 28 to 52 units per acre. <u>Effectiveness:</u> The density bonus program has been an effective tool to facilitate affordable housing. <u>Appropriateness:</u> This program remains appropriate to the updated Housing Element.
7. Zoning for Special Needs <u>2008-2014 Objective:</u> Provide for a variety of housing types and populations through implementation of the Development Code.	<u>Progress:</u> In November 2010, the City adopted a comprehensive update to the Development Code, including provisions for emergency shelters, transitional and supportive housing consistent with SB 2. A more inclusive definition of "family" was also added to the Code so as not to constrain special needs housing. <u>Effectiveness:</u> This program was effective in providing zoning for a variety of housing types. <u>Appropriateness:</u> This program has been implemented and is therefore no longer necessary in the updated Housing Element.
8. Monitor Application of Design Review Process <u>2008-2014 Objective:</u> Review on a project level basis and in conjunction with Annual Housing Element Report to HCD. Modify procedures as appropriate.	<u>Progress:</u> The City entitled the Andres Duarte Terrace II affordable senior project, including a zone change and specific plan amendment, in under four months (application submitted Sept 1, Council approval Dec 14). The design review for the 43 lower income senior housing units in Andres Duarte Terrace II was completed in November 2012. The design review process took four months and included a zoning change to specific plan. <u>Effectiveness:</u> Through the recent experience in processing the Andres Duarte Terrace II project, the City has been able to confirm that its design review process does not result in any disproportionate costs or project delays. <u>Appropriateness:</u> While the City will continue to maintain an efficient design review process, a separate program in the Housing Element update is no longer necessary.
Programs to Ensure Equal Housing Opportunities and to Address Special Housing Needs	
9. Fair Housing Program <u>2008-2014 Objective:</u> Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.	<u>Progress:</u> The City continues to distribute fair housing information at the public counter and through the community newsletter, and refers fair housing related complaints to the Housing Rights Center. <u>Effectiveness:</u> This program has been effective in educating residents on their rights under Fair Housing Law, and in providing referrals for services. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.

Program	Accomplishments
10. Accessible Housing <u>2008-2014 Objective:</u> Implement reasonable accommodation procedures and inform the public about the new process.	<u>Progress:</u> In 2010, the City adopted Section 19.120 of the Development Code related to the granting of reasonable accommodations to disabled individuals. The City has developed educational materials on reasonable accommodation which it provides as a handout and on the City website. <u>Effectiveness:</u> The program has been effective in establishing a clear and defined process for requesting a reasonable accommodation from land use and zoning regulations, policies and practices. The City processed and approved a request in April 2009 for a property on the 2000 block of Citrusview Avenue. <u>Appropriateness:</u> A program for accessible housing remains appropriate to the updated Housing Element.
11. Senior Shared Housing <u>2008-2014 Objective:</u> Research shared housing programs and develop a program to serve Duarte's seniors.	<u>Progress:</u> The City has not begun researching a shared housing program due to limited staffing. <u>Effectiveness:</u> This program was not implemented. <u>Appropriateness:</u> Given the significant and growing need for a variety of housing options for seniors, shared housing will be incorporated into an overall program for senior housing opportunities in the updated Element.
12. Homeless Services Strategy <u>2008-2014 Objective:</u> Support implementation of SGVCOG regional Homeless Services Strategy.	<u>Progress:</u> Duarte participates in SGVCOG meetings to address regional homeless needs. One of the key recommendations of the Homeless Services Strategy has been realized – establishment of a Valley-wide Housing and Homelessness Coordinating Council. <u>Effectiveness:</u> The City has been effective in coordinating with regional agencies and promoting services available to the homeless. The Public Safety Officers and Sheriff officers routinely provide referral information directly to homeless individuals they may encounter while on patrol. <u>Appropriateness:</u> While the City will continue to participate with the San Gabriel Valley Consortium on Homelessness, through due to limitations in funding, no funds are anticipated to be provided to homeless service providers.
Programs to Assist in the Development of Affordable Housing	
13. Affordable Housing Development Assistance <u>2008-14 Objective:</u> Assist in development of 42 ELI and VLI senior units, and 80-100 ELI, VLI and LI families.	<u>Progress:</u> The City assisted in the development of 42 extremely low and very low income senior units in the Andres Duarte Terrace II project through: provision of a land write-down; initiation of a zone change and specific plan amendment; granting a 100% density bonus; allowance for reduced parking and setbacks; and elimination of the specific plan's CUP requirement. <u>Effectiveness:</u> The City was effective in facilitating the development of affordable senior housing, however development of affordable family units did not occur within the planning period. <u>Appropriateness:</u> This program remains appropriate to the updated Housing Element, but due to the elimination of redevelopment funds, assistance will focus on regulatory incentives.

Program	Accomplishments
14. Inclusionary Housing Ordinance <u>2008-14 Objective:</u> Implement inclusionary requirements, and utilize in-lieu fees to support affordable production.	<u>Progress:</u> During the planning period, several projects met the ten unit threshold for application of the City's inclusionary requirements. With the exception of the affordable Andres Duarte Terrace II project, all projects have chosen to pay the inclusionary housing in-lieu fee. The August 2013 balance in the Housing Trust Fund is \$497,000, which the City plans to use on one of its upcoming affordable housing projects. <u>Effectiveness:</u> The Inclusionary program has been effective in generating fund in support of affordable housing. <u>Appropriateness:</u> With the absence of redevelopment housing funds, the Inclusionary program is Duarte's primary mechanism for achieving affordable units, and remains appropriate to the updated Housing Element.
15. Homeowner Assistance <u>2008-14 Objective:</u> Develop brochure in 2012 identifying available homebuyer programs. Apply to State in conjunction with future City assisted workforce housing.	<u>Progress:</u> Due to staffing constraints, the City has not yet implemented this program. <u>Effectiveness:</u> This program was not implemented. <u>Appropriateness:</u> Due to a lack of program funding, this program no longer remains appropriate to the updated Housing Element.
16. Section 8 Rental Assistance <u>2008-14 Objective:</u> Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	<u>Progress:</u> The City continues to participate in the Section 8 program administered by HACoLA, and assists in advertising the program to residents. <u>Effectiveness:</u> The Section 8 program is effective in providing needed rental assistance to lower income households, although limited Section 8 funding restricts the number of residents that can be assisted. <u>Appropriateness:</u> The Section 8 program provides decent and safe living conditions to those who may not otherwise be able to afford it and remains appropriate to the Element.
17. Sustainable Development and Green Programs <u>2008-14 Objective:</u> Implement Sustainable Development Practices in new development, and promote green programs among residents and businesses.	<u>Progress:</u> The City has adopted Sustainable Development Practices (Chapter 19.52) within its Development Code, and all new development is required to implement sustainable practices as defined by the Code. The City promotes "green" programs to residents and businesses on its website. <u>Effectiveness:</u> The City has been effective in implementing a comprehensive green building program. <u>Appropriateness:</u> Continuing with ongoing education of the public on green building and sustainability practices remains appropriate to the Housing Element update.

Policy/Program	Accomplishments
Programs to Provide Adequate Sites	
18. Rezoning to Accommodate Higher Densities <u>2008-14 Objective:</u> Adopt specific plans/ rezoning and complete environmental review to entitle three rezone sites identified in Housing Element. 2010 – Hunt Dr/ Pops Road 2011 - Santa Teresita 2013 - Gold Line TOD	<u>Progress:</u> The City has completed the zoning and Specific Plans for Huntington Drive/Pops Road and for Santa Teresita. The draft Duarte Station Specific Plan has been completed and approved by the Planning Commission, and is scheduled for adoption at the November 26, 2013 City Council meeting. <u>Effectiveness:</u> The City was effective in providing suitable sites for a range of economic segments through rezoning.. <u>Appropriateness:</u> This program was implemented and is no longer necessary for the updated Housing Element.
19. Second Dwelling Units <u>2008-14 Objective:</u> Disseminate educational materials on second units. Seek to achieve 10 units between 2010-2014.	<u>Progress:</u> The City provides a brochure explaining the second unit program, as well as providing information on its website. During the prior planning period (2006-2013), the City issued permits for seven second units. <u>Effectiveness:</u> The City's ordinance has been effective in accommodating second units. <u>Appropriateness:</u> The second unit programs remains appropriate to the updated Element.

Table H 5-2 below summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

TABLE H 5-2
SUMMARY OF QUANTIFIED OBJECTIVES 2008-2014 HOUSING ELEMENT

Income Level	New Construction		Rehabilitation		Conservation and Preservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	46		16	13	147	147
Very Low	46	80	30	24	148	148
Low	58	7	32	17		
Moderate	63					
Above Moderate	154	86				
Totals	367	175	78	54	295	295

New Construction: Goal reflects RHNA. Progress reflects net building permits issued between 1/2006-

7/2013. Affordable units include the 80 unit Andres Duarte Terrace I, and seven second units.

Rehabilitation: Reflects City Residential Rehabilitation 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

Preserve the character and quality of existing residential neighborhoods.

Policy 1.1.2 Property and Housing Conditions

Support the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.

Policy 1.1.3 Neighborhood Involvement

Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

Policy 1.1.4 Protection of Existing Affordable Housing

Work with property owners, tenants and non-profit purchasers to preserve assisted rental housing at-risk of conversion to market rents.

Policy 1.1.5 Conservation of Mobile Home Parks

Encourage retention of Duarte's mobile home parks as a relatively affordable form of housing.

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.

Policy 3.1.3 Housing for Persons with Disabilities

Support the provision of permanent, affordable and accessible housing that allows persons with disabilities to live independent lives.

Policy 3.1.4 Homeless Housing and Services

Work cooperatively with the San Gabriel Valley Council of Governments and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

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 to facilitate the development of affordable housing. Prioritize local funding resources for projects which include a portion of units affordable to extremely low income households.

Policy 4.1.2 Mixed Income Housing

Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments.

Policy 4.1.3 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 4.1.4 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.

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 337 housing units during the 2014-2021 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 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.

Policy 5.1.4 Secondary Dwelling Units

Encourage and facilitate the provision of second 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 5-3 located at the end of this section specifies the following for each program: program goal; 2014-2021 objectives; funding sources; agency responsible for implementation; and time frame. Table H 5-4 provides a numeric summary of these objectives.

EXISTING HOUSING QUALITY AND AFFORDABILITY

1. Housing Code Enforcement and Abatement: Duarte maintains an active code enforcement program and will continue to inspect potentially substandard residences and abate those needing to be brought into code compliance. The City is divided into three geographic areas, with one code enforcement officer responsible for each area.

2014-2021 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. County Single-Family Rehabilitation Loan Program: As a participating city in the County's CDBG program, Duarte residents have access to the County's residential rehabilitation program; the City has entered into a Memorandum of Understanding with the County to offer this program to its low income (80% AMI) homeowners. The County's program provides low interest loans of up to \$25,000 for single-unit properties, and up to \$50,000 for two-unit properties. Two types of financing are available to borrowers: A deferred loan, which has a 10-year term with no monthly payments. Loans will be due and payable on the sale, transfer, or refinancing of the property. The other loan option is an amortized loan which has a 15-year term with monthly payments.

2014-2021 Objective: *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.*

3. Preservation of Assisted Rental Housing: Duarte contains four projects, totaling 295 rent restricted units, considered at-risk of conversion to market rate during the 2013-2023 period. Affordability in these projects is tied to annual Section 8 contract renewals by HUD – Duarte Park Apartments (100 units), Royal Vista Terrace (74 units), Duarte Manor (42 units), and Andres Duarte Terrace (70 units). As presented in Section II: Needs Assessment, preservation of these projects through transfer of ownership to a non-profit or provision of rent subsidies is more cost effective than replacing affordable units through new construction. The following are strategies the City will undertake to preserve its 295 units of at-risk rental housing:

- **Monitor At-Risk Units:** Contact property owners within at least one year of the affordability expiration date to discuss the City's desire to preserve as affordable housing.
- **Economic Analyses:** Where property owners express an interest in preservation, conduct an economic analyses to determine the present-value cost of buying-down rents.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- **Negotiate with Property Owners:** Present options to owners for a one-time rent buy-down, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions.
- **Tenant Education:** Property owners are required to give a twelve-month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

2014-2021 Objective: *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. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.*

REMOVE GOVERNMENTAL CONSTRAINTS

4. Density Bonus: Pursuant to current state density bonus law (*Govt 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:

- ✓ 10 percent of the total units for lower income households; or
- ✓ 5 percent of the total units for very low income households; or
- ✓ A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- ✓ 10 percent of the total dwelling units in a condominium for moderate income households.

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 1-3 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 proposed by the applicant or the City that would result in identifiable 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, 2 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms.

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.

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.*

5. 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 AB884, 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 Mixed Use and High Density Residential districts of the Duarte Station Specific Plan. 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. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

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.

2014-2021 Objective: *Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Utilize categorical exemptions under CEQA on a case by case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.*

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

6. 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.

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.*

7. Senior Housing Opportunities: Senior citizens (age 65+) have grown to comprise nearly 30 percent of Duarte's households, and one-third of the City's seniors live with some type of disability. Of Duarte's' approximately 1,100 senior homeowners, one-third live alone. Addressing the housing needs of seniors

requires strategies which foster independent living (such as accessibility improvements, second 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.

The City-assisted Andres Duarte Terrace II, being developed by Southern California Presbyterian Homes, will provide 42 additional independent apartment units for very low income seniors. A shared housing program can help to address the needs of elderly homeowners living alone, while promoting the efficient use of the existing housing stock.



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.*

8. Housing Opportunities for Persons Living 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 currently provides services to 196 developmentally disabled residents within the 91010 Duarte zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, 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. The City will coordinate with the SGPRC to implement an outreach program informing Duarte families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

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 all 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 Density Bonuses and Affordable Housing Development Assistance.

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.*

9. Homeless Services Strategy: The San Gabriel Valley Council of Governments (SGVCOG) has undertaken a consensus building process involving the 19 valley cities, the County, and community and faith-based organizations to develop a regional Homeless Services Strategy. The Strategy provides an intervention plan to address unmet housing and service needs to be implemented over a one to five year period. San Gabriel Valley communities were divided into four cluster groups, each developing its own subregional priorities, programs and production targets. Duarte participated in the Strategy development, and as part of Cluster Group One, has defined the following five-year priorities:

- **First Priority - Permanent Supportive Housing.** Focus on creating mixed population affordable housing developments with set-asides of supportive housing for formerly homeless tenants, with a goal of developing 47 units. Also utilize scattered site rent-subsidized units leased in the private rental market, with a goal of 100 units.
- **Second Priority – Transitional Housing.** Increase the number of transitional housing beds for single individuals by 40 to 60. Provide scattered site, master leased short term housing for 125 families.
- **Third Priority – Emergency Shelter.** Increase the number of emergency shelter beds for single individuals by 60 to 90.

One of the Strategy's primary recommendations is establishment of a Valley-wide Housing and Homeless Services coordinating Council to link and expand services; formation of the Council was implemented in 2010.

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

PROVISION OF AFFORDABLE HOUSING

10. 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 as described in Program 4;
- City support in affordable housing funding applications; and
- Financial and land write-down assistance, as available, through the former RDA Housing Asset Fund.

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. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

Within one year of Element adoption, the City will develop an Affordable Housing Brochure and downloadable web page handout which describes the various resources and incentives available to support affordable housing in the community.

2014-2021 Objective: *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% of application processing fees for projects with a minimum 10% ELI units..*

11. Inclusionary Housing Ordinance: Chapter 19.30 of the Development Code requires that 15 percent of units in newly constructed or substantially rehabilitated projects be set-aside for very low, low and moderate income households. Ownership projects with four or more units, and multi-family rental projects with ten or more units are subject to the ordinance. The City provides flexibility in implementation of the ordinance by allowing developers the option of paying a fee in-lieu of providing the required inclusionary units.

The City has accumulated approximately \$500,000 in its Inclusionary Housing Trust Fund, and with the elimination of Redevelopment housing funds, these monies represent Duarte's only dedicated funding source to support affordable

housing. In order to ensure the strategic expenditure of limited Trust Fund resources, the City will establish implementing regulations which establish parameters for allocation of funds towards projects.

2014-2021 Objective: *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.*

12. Homeownership Assistance: 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).** This program offers deferred payment, 0% interest loans (up to \$60,000) for downpayment and/or closing cost assistance for low income (80% AMI) first-time homebuyers. The HOP Program is available for existing, new construction, approved short sales and real estate owned (REO) properties. Duarte is a participating jurisdiction in the HOP program, and has for-sale housing stock which falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC), or the Southern California Home Financing Authority (SCHFA) Program. Borrowers must complete an 8-hour homebuyer education seminar from an approved HUD counseling agency.
- **Southern California Home Financing Authority (SCHFA) Mortgage Revenue Bond Program.** SCHFA is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low- to moderate-income households. The single-family mortgage revenue bond program offered by SCHFA provides 30 year, below-market fixed rate mortgage loans and a grant for downpayment and closing costs assistance. Eligibility includes maximum household incomes of approximately \$100,000, and sales price limits of approximately \$670,000. While the LA CDC administers the program, applicants work directly with participating lenders.
- **Mortgage Credit Certificate (MCC).** The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. The program helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings.

In addition to these programs offered directly to qualifying first-time homebuyers, the City has access to several competitive grant programs offered through the State Department of Housing and Community Development (HCD) it can use for

homebuyer assistance, including the BEGIN (Building Equity and Growth in Neighborhoods) and CalHome programs.

2014-2021 Objective: *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.*

13. Section 8 Rental Assistance: The City will continue to advertise opportunities for residents to participate in Housing Authority of the County of Los Angeles' (HACoLA) Section 8 rental assistance program. This program provides 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) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. This program assists extremely low and very low income households.

2014-2021 Objective: *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.*

14. 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.

Duarte participates in the LA County Property Assessed Clean Energy (PACE) program, providing financing to multi-family property owners for energy efficiency improvements, and is pursuing participation in the California Home Energy Renovation Opportunity (HERO) Program to extend financing to single-family property owners.

2014-2021 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. Pursue participation in the HERO program to extend financing for energy and water efficiency improvements to single-family property owners.*

ADEQUATE HOUSING SITES

15. Duarte Station Specific Plan: The 19 acre Duarte Station Specific Plan 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 475 units at densities of 40-70 units/acre, including a minimum of 175 units in the 2.5 acres designated High Density Residential, with the remainder of the units permitted by right within the 12 acres designated for Mixed Use. Adoption of the Specific Plan creates zoning entitlements and CEQA approvals, and combined with the opening of the Gold Line station in 2016, will serve as a significant stimulus to development.

2014-2021 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.*

16. Second Units: A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units provide housing for

either persons related to the primary resident on the property or to those that qualify in the categories of low or very low income households.

Chapter 19.60.150 of the City's Development Code allows second units by right on R-1 zoned properties with a minimum lot size of 6,000 square feet. The maximum size of the dwelling unit is 700 square feet, with units up to 1,200 square feet in size are also permitted provided the unit is deed restricted to be affordable to low income households. In addition to eliminating the prior CUP requirement, the City has further facilitated second unit development by eliminating the need for additional covered parking, allowing the one additional parking space to be uncovered and provided in tandem with existing off-street parking.



As described previously, the rent structure for second units provides affordability at the low income level. Duarte has significant additional capacity to accommodate second units, and the market supports their development, with seven second units receiving building permits during the last Housing Element cycle. Projecting a similar rate of second unit construction during the 2014-2021 planning period, the City anticipates an additional eight second units to be constructed.

2014-2021 Objective: *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.*

**TABLE H 5-3
2014-2021 HOUSING PROGRAM SUMMARY**

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
EXISTING HOUSING QUALITY AND AFFORDABILITY					
1. Housing Code Enforcement and Abatement	Bring all housing into code compliance.	Monitor housing conditions and respond to complaints. Provide referrals to rehab programs available through the County.	CDBG in target area; General Fund in other locations	Public Safety	2014-2021
2. County Rehabilitation Loan Program	Provide low interest loans to assist owners in making needed repairs and add bedrooms to address overcrowding.	Provide brochures at City Hall and advertise on City website. Promote in conjunction with code enforcement program. Seek to achieve 5 loans annually.	LA County CDBG funds	LA County CDC; Community Development Department	2014-2021
3. Preservation of Assisted Rental Housing	Preserve the existing housing stock affordable to very low income household at risk of conversion to market rate.	Maintain contact with owners of at-risk properties, and provide technical, regulatory and financial assistance as necessary to preserve 295 at-risk units.	Section 8; HOME; other State and Federal funds	Community Development Department	Contact property owners within one year of potential expiration.
REMOVE GOVERNMENTAL CONSTRAINTS					
4. Affordable Housing Density Bonus	Provide density and other 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	Add to City website and Affordable Housing Brochure (see program 10) in 2014.
5. Efficient Project Review <i>(new)</i>	Minimize the time required for project approvals, thereby reducing the cost of development.	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.	General Fund	Community Development Department	2014-2021

Housing Programs Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
6. Fair Housing Program	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.	General Fund	Los Angeles County CDC; Housing Rights Center; City Manager's Office	2014-2021
7. Senior Housing Opportunities <i>(new)</i>	Provide a range of housing options to address the diverse needs of Duarte's growing senior population.	Actively pursue senior housing opportunities. Research shared housing programs and pursue establishment of a program to serve Duarte's seniors.	Inclusionary Housing Trust Fund; CDBG; other State and Federal funds	Community Development Department	Research programs – 2015 Establish local program - 2016
8. Housing Opportunities for Persons Living with Disabilities <i>(new)</i>	Support a range of housing options for persons with developmental disabilities.	Coordinate with SGPRC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Low Income Housing Tax Credits; other State and Federal funds.	Community Development Department	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.
9. Homeless Services Strategy	Assist the homeless and persons at-risk of homelessness in obtaining shelter and services.	Support implementation of SGVCOG regional Homeless Services Strategy.	General Fund	Community Development Department	2014-2021
PROVISION OF AFFORDABLE HOUSING					
10. Affordable Housing Development Assistance <i>(expanded)</i>		Provide regulatory incentives and available financial assistance for affordable housing. Create and disseminate an Affordable Housing brochure to provide info on incentives. Update the Code to specify the waiver of application fees for projects with a minimum 10% ELI units.	Former RDA Housing Asset Fund; Inclusionary Housing Trust Fund; other outside sources.	Community Development Department	Complete the Affordable Housing Brochure, and amend the Code for ELI units in 2014.

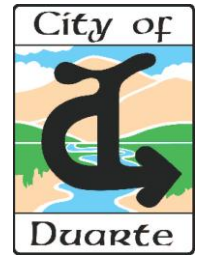
Housing Programs Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
11. Inclusionary Housing Ordinance <i>(expanded)</i>	Integrate affordable housing within market rate developments and generate in-lieu fees for affordable units.	Implement inclusionary requirements to produce affordable units. Establish implementing regulations for the Inclusionary Housing Trust Fund.	Inclusionary Housing Trust Fund	Community Development Department	Establish Trust Fund regulations in 2015.
12. Homeowner Assistance	Expand homeownership opportunities to low and moderate income households.	Develop brochure identifying available homebuyer programs. Apply to State in conjunction with future City assisted workforce housing.	General Fund; State and County funds	Community Development Department LA County CDC; State HCD	Develop and disseminate brochures by 2014. Apply to State as workforce projects are proposed.
13. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	HUD Section 8	HACoLA	2014-2021
14. Sustainable Development and Green Programs	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	2014-2021
ADEQUATE HOUSING SITES					
15. Duarte Station Specific Plan <i>(new)</i>	Provide expanded sites for multi-family residential and mixed-use housing development.	Facilitate residential and mixed-use development in the Transit Station TOD, including incentives for the inclusion of affordable units.	General Fund	Community Development Department	2014-2021
16. Second Dwelling Units	Provide additional sites for rental housing within existing neighborhoods.	Disseminate educational materials on second units. Seek to achieve 8 units between 2010-2014.	General Fund	Community Development Department	In 2014, prepare educational materials and advertise.

The following Table H 5-4 summarizes Duarte's quantified objectives for the 2014-2021 Housing Element planning period. The City's new construction objectives reflect its regional housing needs (RHNA); its rehabilitation objectives reflect participation in the County's Residential Rehabilitation Program; and its conservation objectives reflect conserving the 295 units at potential risk of conversion to market rate.

**TABLE H 5-4
SUMMARY OF QUANTIFIED OBJECTIVES: 2014-2021**

Income Level	New Construction	Rehabilitation	Conservation
	Goal	Goal	Goal
Extremely Low	44	10	147
Very Low	87	15	148
Low	53	15	
Moderate	55		
Above Moderate	142		
Totals	337	40	295



APPENDIX

PUBLIC PARTICIPATION

COMMUNITY WORKSHOP MATERIALS

HOUSING NEEDS SURVEY

PUBLIC WORKSHOP



Notice of a Public Workshop Hosted by the Duarte Planning Commission to discuss the 2014-2021 Housing Element Update

The City of Duarte has initiated the process to update the Housing Element of the General Plan for the 2014-2021 period as required by State law. The Housing Element establishes policies and programs to address existing and projected housing needs, including the city's fair share of the regional housing needs (RHNA).

The workshop will be held on **Monday, October 21, 2013 at 7:00 pm in the City Council Chambers, 1600 Huntington Drive**. At the meeting, an informational presentation will be provided to address: an overview of the Housing Element process, accomplishments of the most recent housing element cycle, proposed new and existing programs for the city and the City's RHNA requirements.

We encourage you to attend the meeting if you are interested in contributing to Duarte's 8 year Housing Plan. Residents are also welcome to complete the City's on-line Housing Needs Survey at www.accessduarte.com.

If you have any questions concerning the study session, or if you cannot attend but wish to submit comments, please contact Craig Hensley, AICP Community Development Director at 626.357.7931 or by e-mail at chensley@accessduarte.com.

**Duarte 2014-2021 Housing Element Workshop
Direct Notification List**

<u>Contact Type</u>	<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
Non-Profit Developer	San Gabriel Valley Habitat for Humanity	400 S. Irwindale Ave	Azusa	91702
Non-Profit Developer	Southern California Presbyterian Homes	516 Burchett Street	Glendale	91203
Non-Profit Developer	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	90015
Non-Profit Developer	Mercy Housing	1500 South Grand Ave., Suite 100	Los Angeles	90015
Non-Profit Developer	National CORE	9065 Haven Ave., Suite 1000	Rancho Cucamonga	91730
Non-Profit Developer	Heritage Housing Partners	834 East California Blvd	Pasadena	91106
Religious organization	Santa Teresita Hospital/senior housing			
Service Provider	Santa Anita Family Services			
Serve disabled	San Gabriel/Pomona Regional Center	761 Corporate Center Drive	Pomona	91768
Serve/House disabled	Ability First	1300 Green Street	Pasadena	91106
Local Housing Facility	Duarte Manor	1235 Highland Ave.	Duarte	91010
Local Housing Facility	Duarte Park Apartments	1901 Buena Vista St.	Duarte	91010
Local Housing Facility	Royal Vista Terrace	1310 Royal Oaks Dr.	Duarte	91010
Local Housing Facility	Andres Duarte Terrace	1730 Huntington Drive	Duarte	91010
Local Housing Facility	Heratige Park Apartments	915 Highland Ave..	Duarte	91010

City of Duarte 2014-2021 Housing Element

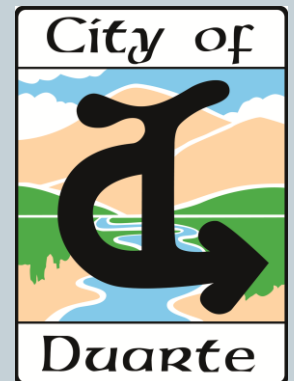


**Planning Commission Workshop
October 21, 2013**

Presentation Overview



- **Why a Housing Element?**
- **Duarte's Housing Needs**
- **RHNA and Residential Sites**
- **Housing Element Accomplishments**
- **Community Input**



Housing Element 101



- **Part of City's General Plan** - statutes mandate that local governments ***“adequately plan to meet existing and projected housing needs of all economic segments of the community”***
- **Unlike other General Plan Elements, Housing Element required to undergo **State HCD review** for compliance with State law.**
- **Unlike other General Plan Elements, Housing Element required to be updated according to a defined **statutory schedule**.**

What is in a Housing Element?



Review of accomplishments under current Housing Element



Assessment of population and housing needs



Analysis of sites and other resources available to provide housing



Analysis of potential constraints to providing housing



Housing Plan: Goals, Policies and Programs

5th Cycle Housing Element Timing



SCAG jurisdictions – *Oct 15, 2013 adoption due date + 120 day grace period - Feb 12, 2014*

NEW - SB 375 Impact on Timing

- ❖ **Penalty for being late.** *If Element not adopted within 120 days of due date, jurisdiction subject to update every 4 years instead of 8*

“If you want eight,

Don’t be late”



Duarte Housing Element Schedule



Milestone	Time Frame
On-Line Housing Needs Survey	Sept - Oct
Planning Commission Workshop	October 21
Public Review Draft Housing Element	November
HCD 60-day Review of Draft Element	November - December
Gold Line Specific Plan adoption	November 26
Planning Commission Public Hearing City Council Public Hearing	December 16 January 14
Element Adoption/Submittal to HCD	by Feb 12

Benefits of HCD Compliance



- Presumption of **legally adequate** Housing Element in courts
- If courts invalidate Element, **loss of local control**
 - ✓ Moratorium on building permits
 - ✓ Suspension of discretionary land use authority
- Potential **settlement agreements** with litigants
 - ✓ Mandatory rezonings, affordable production requirements
- Maintain **discretionary review** over affordable housing projects
- Maintain eligibility for **State housing and related funds**
- Don't face **RHNA carry-over** into next Housing Element cycle

1990-2010 Demographic Trends



Families with children (from 39% to 29%)



Racial diversity (48% Hispanic, 16% Asian residents)

Continuing shift towards older population

- ❖ Median age ↑ from 32.1 to 39.9 years
- ❖ Loss of young adults (age 25-44),
↑ in middle age & senior cohorts

**HOUSEHOLDS AGING IN PLACE,
HOUSING COSTS BARRIER TO YOUNG
FAMILIES**



Special Needs Households



Continued growth in senior population

28% Duarte households age 65+

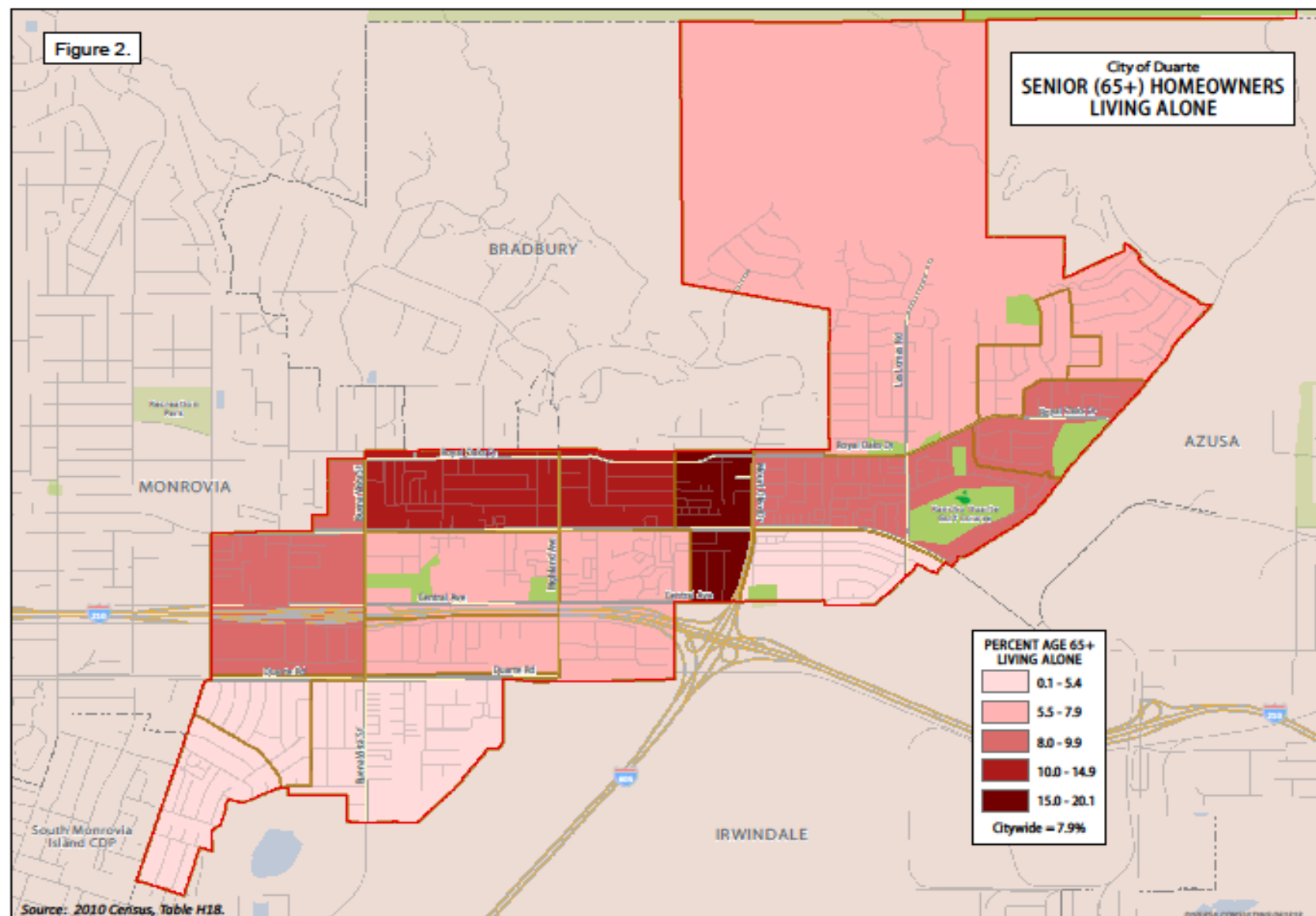
- ❖ 1/2 of seniors age 75+
- ❖ 1/3 seniors have one or more disabilities
- ❖ 1,100 senior homeowner hh, 800 senior renter hh
- ❖ 1/3 of Duarte senior homeowners live alone



HOUSING NEEDS OF DUARTE SENIORS:

- ✓ Home accessibility/housing maintenance assistance
- ✓ Second units, shared housing to prolong independent living
- ✓ Multi-generational housing development
- ✓ Supportive living environments

Figure 2.



Special Needs Households



10% of City's population living with disabilities

Of these 2,100 disabled persons:

- 1,100 have an ambulatory disability
- 800 have a cognitive disability
- 700 have self-care limitations
- 50% are seniors



San Gabriel Valley Regional Center serves 196 Duarte residents with developmental disabilities

HOUSING NEEDS OF CITY'S DISABLED POPULATION

- ✓ Home Accessibility Improvements
- ✓ Supportive Housing
- ✓ Community Care Facilities

2013 Los Angeles County Income Thresholds



Household Size	Extremely Low Income ($\leq 30\%$ AMI)	Very Low Income ($31-50\%$ AMI)	Low Income ($51-80\%$ AMI)	Moderate Income ($81-120\%$ AMI)	Above Moderate Income ($>120\%$ AMI)
3-person Area Median Income: \$58,300	Less than \$23,050	Up to \$38,450	Up to \$61,500	Up to \$70,000	Over \$70,000

Married preschool teacher and nurses aide with one child.
\$58,500 annual income.



Married bookkeeper and retail salesperson with one child.
\$67,000 annual income.

Housing Costs & Affordability



Duarte Rental Market *(July 2013)*

- \$860 1 bdrm, \$1,350 2 bdrm, \$1,860 3 bdrm
- Few 3 bdrms, other than single-family (\$)



**➡ Median Rents Exceed Affordability for Very Low Income HH.
3 Bedrooms Exceed Low and Moderate Income Affordability**

Duarte For-Sale Market *(June 2012 – May 2013)*

- 162 single-family homes sold - \$340,000 median
- 75 condominiums sold - \$289,000 median

**➡ Median Sales Prices for 2 & 3 bedroom Homes and Condos
Affordable to Moderate Income Households**

55 units in various states of foreclosure *(June 2013)*

In Summary, Who in Duarte Needs Affordable Housing?

- **People who work in town and cannot afford to live here**

Teachers, nurses, retail and hospitality workers, childcare providers



- **Special needs households**

Senior citizens, disabled persons, single-parent households



- **Children of long-time Duarte residents**

Regional Housing Needs (RHNA)



- **RHNA = Regional Housing Needs Assessment**
- **Requires cities to zone for “fair share” of region’s housing needs**
 - ✓ Based on State population growth
 - ✓ Mix of housing for economic segments
 - ✓ Affordability linked to zoning & density
- **RHNA is a planning target, not a building quota**



Duarte's 2014-2021 RHNA



Income Level	2013 Income (3 person hh)	2014-2021 RHNA	“Default Density”
Very Low (<50% AMI)	\$38,450	131 units	Min. 30 du/acre
Low (51-80% AMI)	\$61,500	53 units	Min. 30 du/acre
Moderate (81–120% AMI)	\$70,000	55 units	Min. 10-12 du/acre
Above Moderate (>120% AMI)	> \$70,000	142 units	
Total		337 units	

2008-2014 Housing Element “Highlights”



HOUSING PRODUCTION

- RDA assistance in development of 80 affordable units in Andres Duarte Terrace I, with 42 additional units to be built in Phase II.
- Development of 7 second units/granny flats
- Contribution of \$500,000 to Affordable Housing Trust Fund from inclusionary in-lieu fee revenues

Income Level	2006-2014 RHNA	2006-2013 Progress
Very Low	86 units	80 units
Low	58 units	7 units
Moderate	63 units	0 units
Above Mod	154 units	86 units

2008-2014 Housing Element “Highlights”



- **Provision of Housing Rehabilitation** grants to 54 lower income, senior and disabled homeowners.
- Adoption of written procedures for granting “**Reasonable Accommodations**” for persons with disabilities
- Adoption of Zoning for **Special Needs Housing**:
 - Adoption of a more inclusive definition of “family”
 - Treatment of Transitional and Supportive Housing as residential use
 - Allowance for Emergency Shelters by right in M, P-F and H zones



Elimination of Redevelopment



- **Loss of Redevelopment elimination of Low-Moderate Income Housing Funds**
- **Effect on City's existing housing programs**
- **Future funding options:**
 - **City Housing Trust Fund** from inclusionary housing in-lieu fee payments
 - New **City Housing Asset Fund**, proceeds from certain RDA Low/Mod assets (land, loan repayments, etc.)
 - State legislation pending for **permanent funding source** (*SB 391 – California Home and Jobs Act*)
 - HCD approved Element provides **access to State funds**



Duarte Housing Element Survey – Preliminary Results



Characteristics of respondents (109 surveys):

- ✓ 87% reside in single-family homes, 91% homeowners
- ✓ 80% have lived in Duarte more than 10 years

Housing Conditions

- ✓ 55% indicate unit in need of minor to major repairs

Greatest housing needs in Duarte:

3.10 Property Maintenance/ Code Enforcement	2.61 Multi-family and mixed use housing near Gold Line station
2.92 Housing for Senior Citizens	2.46 Rehabilitation for Apartments
2.85 Single-Family Rehabilitation	2.35 Provision of second units
2.84 Housing for Young Families	2.33 Rehab Assistance for Mobilehomes
2.80 First-time Homebuyer Assistance	2.22 Rental Assistance
2.71 Improvements for Handicapped Access	

Community Input – A Sampling of Survey Comments

“Need better code enforcement and improved maintenance of existing housing”

“Need affordable apartments for senior citizens”

“Don’t need more housing, need more businesses. Exception would be housing connected directly to the Gold Line Station.”

“Quality, higher density housing should be considered like in Monrovia, ideally with ground floor retail”

“All new housing developments should be smoke free. It reduces fire hazards and improves the quality of life for all residents”

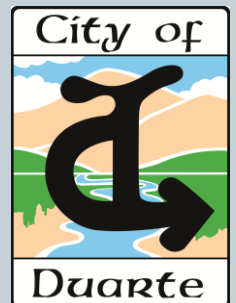
“Provide condos with yard space or terrace balcony”

Provide Us Your Input



What are Duarte's Most Important Housing Needs?

What programs should the City Pursue to Address Its Housing Needs?



City of Duarte

2014-2021 Housing Element



Planning Commission Workshop
October 21, 2013

DUARTE 2014-2021 HOUSING ELEMENT UPDATE

FREQUENTLY ASKED QUESTIONS



1. Why does Duarte have to plan for more housing?

State Housing Element law requires each city and county to plan for their “fair share” of the state’s housing growth needs. The Southern California Association of Governments (SCAG) is the regional agency responsible for defining the fair share allocation among its six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura) and 187 cities in the Southern California region. Based on economic and demographic forecasts, the State has determined that the SCAG region needs to accommodate 412,137 housing units between 2014 and 2021 to meet housing demand.

2. How much housing does Duarte have to plan for in order to comply with Housing Element law? What is the City’s obligation to accommodate its Regional Housing Need (RHNA), and what happens if at the end of the Housing Element cycle if the City falls short of its RHNA goals?

SCAG has allocated the region’s 412,137 housing unit growth needs to each city and county through a process called the Regional Housing Needs Assessment (RHNA). Duarte’s RHNA for the 2014-2021 period is 337 units, distributed among the following income categories:

Income Level	Percent of Area Median Income (AMI)	Units	Percent
Extremely Low	0-30%	44	13%
Very Low	31-50%	87	13%
Low	51-80%	53	16%
Moderate	81-120%	55	17%
Above Moderate	120%+	142	42%
Total		337	100%

The RHNA represents the minimum number of housing units Duarte is required to plan for in its housing element by providing “adequate sites” through general plan and zoning. As the RHNA represents a planning target and not a building quota, so long as the City provides sufficient sites and does not impose constraints to development, the City is not penalized for falling short of its RHNA goals.

3. In addition to providing sufficient sites to address the total RHNA, how does the City’s zoning translate to providing adequate sites for each RHNA income category?

Housing Element law provides for the use of “default densities” to assess affordability when evaluating the adequacy of sites to address the RHNA affordability targets. Based on its population within Los Angeles County, Duarte falls within the default density of 30 units per acre for providing sites suitable for development of housing for very low and low income households, and 10-12 units/acre for sites suitable for moderate income households.



4. How is affordable housing defined?

State and Federal definitions of housing affordability are generally based on the standard of spending no greater than 30% of household income on housing costs, including utility payments, taxes, insurance, homeowner association fees, etc. Affordable housing is relative to the amount households of different income levels and sizes can afford to pay for housing. For example, the 2013 maximum affordable rent for a very-low income, 2-person household (1 bedroom unit) in Los Angeles County is approximately \$750, whereas affordable rent for a 2- person, low-income household is approximately \$1,260.

5. What do communities do when they run out of vacant land to address their RHNA?

In communities with little or no remaining vacant land, the Housing Element may evaluate underutilized sites available for intensification and/or non-residential sites for potential re-designation for housing or mixed-use development. Examples of land with potential for recycling may include scattered sites suitable for assembly, publicly owned surplus land, areas with mixed use potential, and blighted areas with abandoned or vacant buildings. Second units also provide a means of accommodating additional housing in built out communities.

6. What happens if Duarte does not have an Element certified by the State Department of Housing and Community Development (HCD)?

There are several potential consequences, the greatest of which is the risk of litigation based on a legally inadequate General Plan. Courts can impose a range of sanctions if they rule the housing element invalid, including a moratorium on all development and local land use authority until the housing element is brought into compliance. Furthermore, the jurisdiction is responsible for paying the litigant's attorney fees. Settlement agreements between the parties often include stipulations for mandatory rezoning and affordable housing production requirements. The "anti-NIMBY Law" prohibits denial of affordable projects without an HCD approved Housing Element, even where such projects are inconsistent with General Plan and zoning. State housing and related infrastructure funds typically require housing element compliance for eligibility. And where a jurisdiction's prior housing element failed to identify adequate sites to address the RHNA, AB 1233 now requires this unmet RHNA carry over to future housing element cycles, rendering HCD compliance in future housing element cycles extremely difficult.

CITY OF DUARTE
2014-2021 HOUSING ELEMENT SURVEY



The City of Duarte is starting a new planning process to update its General Plan Housing Element. The Housing Element will set forth Duarte's strategy for the 2014-2021 period to address the existing and projected housing needs of all economic segments of the community.

The first step in this process is to ask you, the resident, what you see as the community's most important housing needs.

If you are a Duarte resident, please complete the following short survey to provide us with your input. When you are finished with the survey, please click the "Submit" Button at the bottom of the page to send your responses to the Community Development Department. All responses are kept completely confidential, and are only reported in the aggregate.

The City sincerely appreciates your assistance. Feel free to contact Craig Hensley, the City's Community Development Director at hensleyc@accessduarte.com or (626)357-7391 with any questions or comments.

1. How long have you lived in Duarte?

1-5 years	11-20 years
6-10 years	21+ years

2. What type of housing unit do you live in?

Single-family home	Mobile Home
Townhome/Condominium	Second Unit/ "Granny Flat"
Apartment	

3. Do you own or rent the unit in which you live?

Own	Rent
Own mobilehome, but pay mobilehome park space rent	
Rent a mobilehome unit	

4. How would you rate the physical condition of the unit you live in?

Excellent condition
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc)

5. Do you plan to stay in your current housing well into the foreseeable future?

Yes	No	Not sure
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Please check the appropriate box below for each category showing what you think are the greatest housing needs in Duarte. Please provide your input for all items.

HOUSING NEEDS CATEGORY	High	Medium	Low	No Such Need
MAINTENANCE OF HOUSING/NEIGHBORHOOD CONDITIONS				
Property Maintenance/ Code Enforcement				
Rehabilitation Assistance for Single-Family Homes				
Rehabilitation Assistance for Mobile Homes				
Rehabilitation Assistance for Apartments				
Improvements for Handicapped Accessibility				
MAINTENANCE OF HOUSING AFFORDABILITY				
First-Time Homebuyer Assistance				
Rental Assistance				
DEVELOPMENT OF NEW HOUSING				
Housing for young families				
Housing for senior citizens				
Multi-family and mixed use housing near the future Gold Line station				
Provision of second units or "granny flats"				

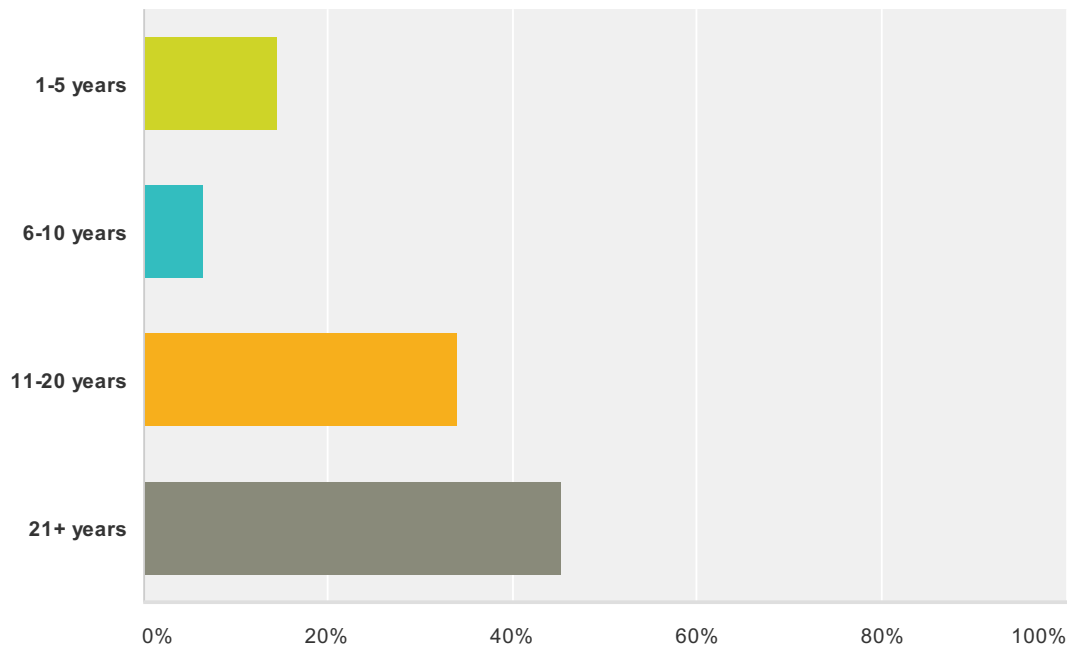
Additional Comments Regarding Housing Needs and Preferences:

**Attend the public workshop before the Planning Commission
for further discussion of Duarte's 2014-2021 Housing Plan**

**Monday, October 21st at 7 pm
Duarte City Hall
1600 Huntington Drive**

Q1 How long have you lived in Duarte?

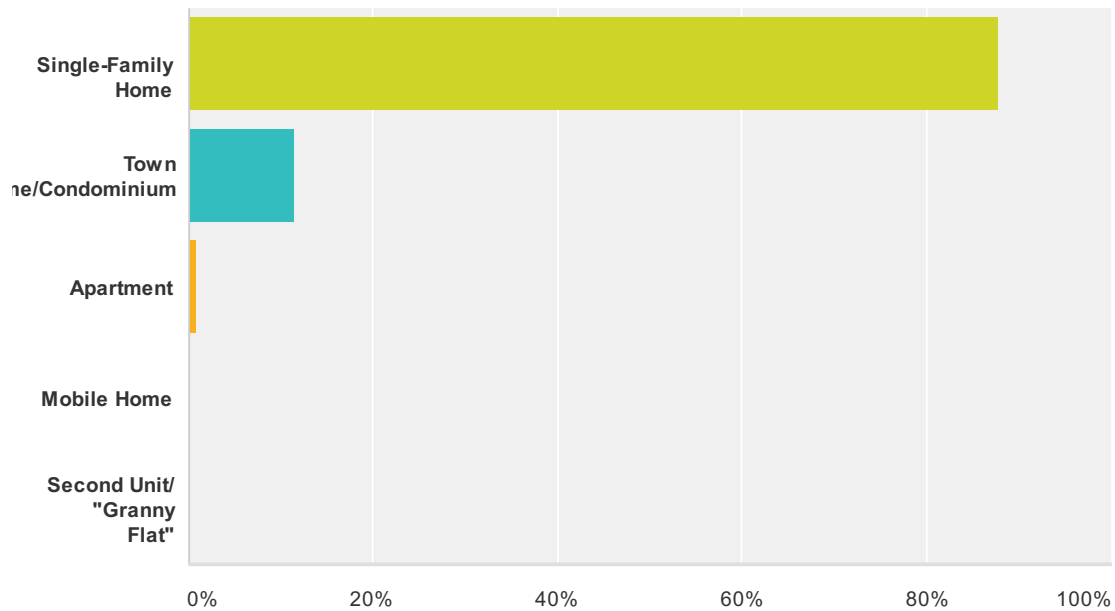
Answered: 124 Skipped: 1



Answer Choices	Responses	
1-5 years	14.52%	18
6-10 years	6.45%	8
11-20 years	33.87%	42
21+ years	45.16%	56
Total		124

Q2 What type of housing unit do you live in?

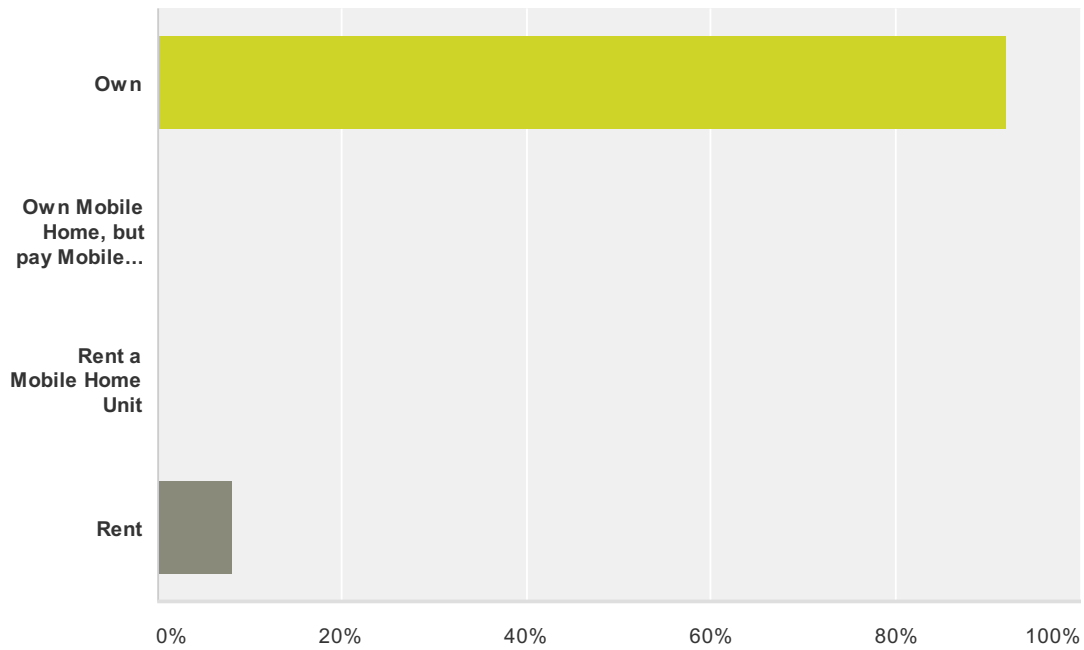
Answered: 122 Skipped: 3



Answer Choices	Responses	
Single-Family Home	87.70%	107
Town Home/Condominium	11.48%	14
Apartment	0.82%	1
Mobile Home	0%	0
Second Unit/ "Granny Flat"	0%	0
Total		122

Q3 Do you own or rent the unit in which you live?

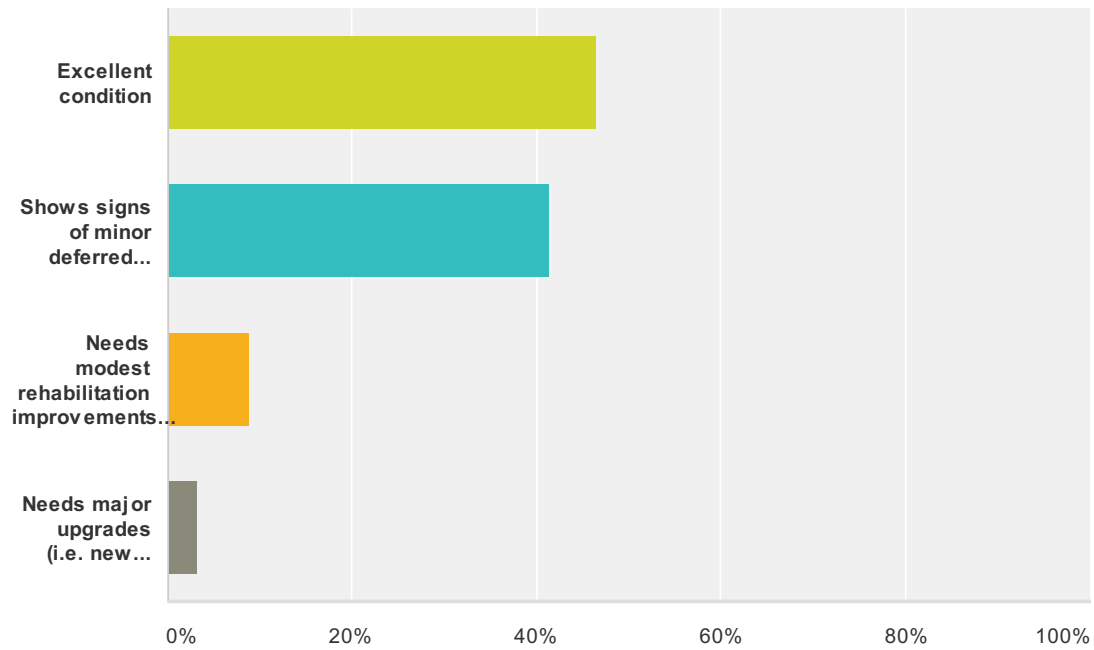
Answered: 124 Skipped: 1



Answer Choices	Responses	
Own	91.94%	114
Own Mobile Home, but pay Mobile Home park space rent	0%	0
Rent a Mobile Home Unit	0%	0
Rent	8.06%	10
Total		124

Q4 How would you rate the physical condition of the unit you live in?

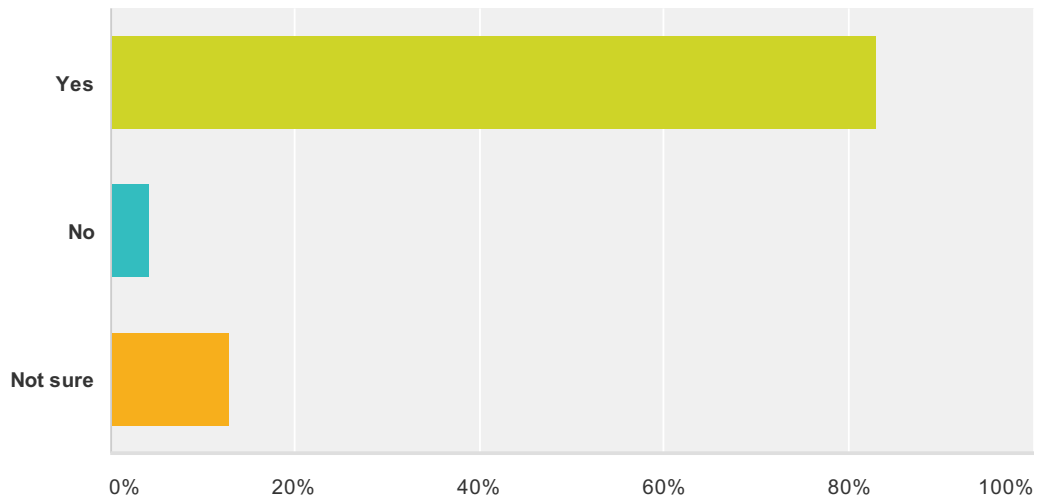
Answered: 123 Skipped: 2



Answer Choices	Responses	
Excellent condition	46.34%	57
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)	41.46%	51
Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc)	8.94%	11
Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc)	3.25%	4
Total		123

Q5 Do you plan to stay in your current housing well into the foreseeable future?

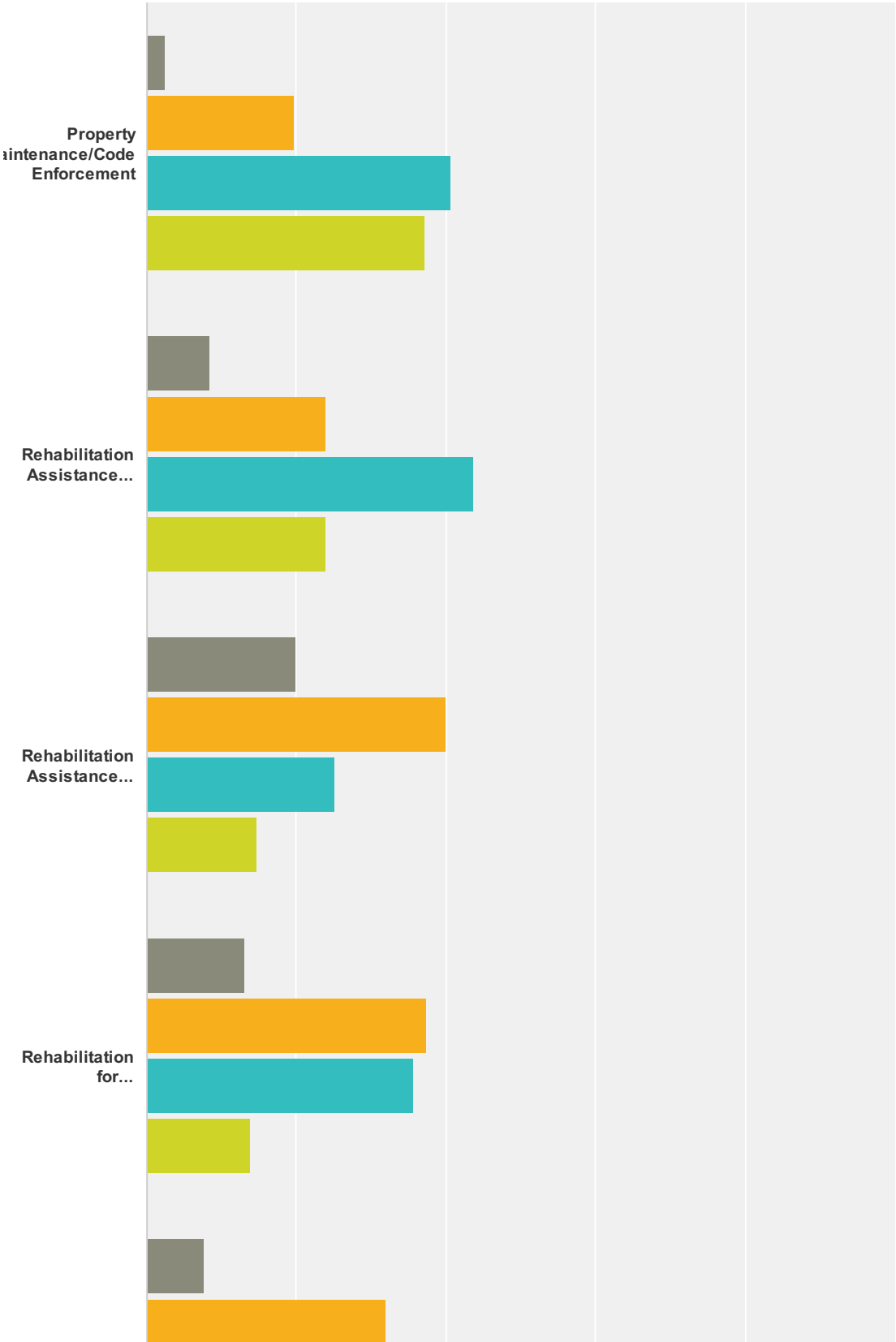
Answered: 116 Skipped: 9



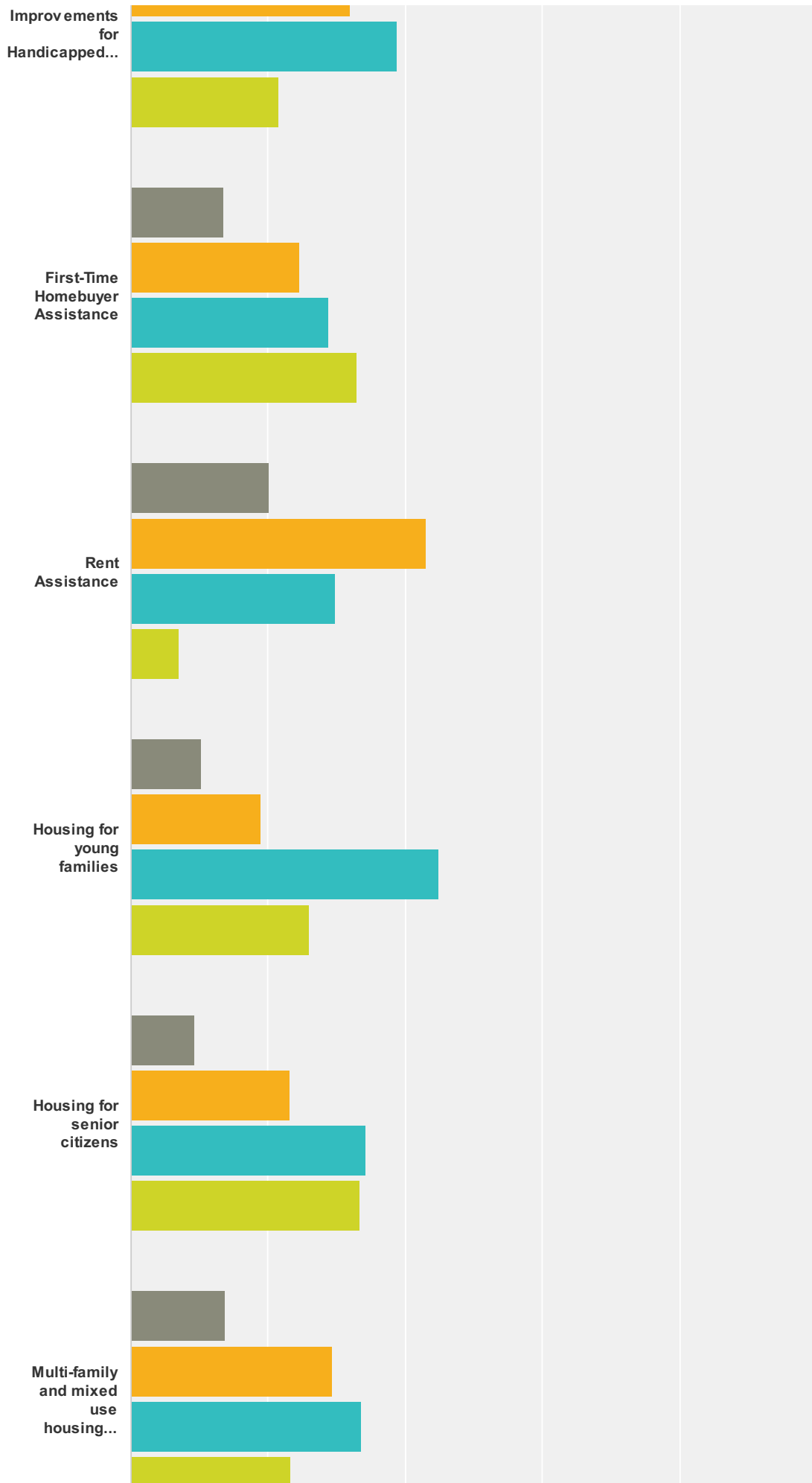
Answer Choices	Responses	
Yes	82.76%	96
No	4.31%	5
Not sure	12.93%	15
Total		116

Q6 Please check the appropriate box below for each category showing what you think are the greatest housing needs in Duarte. Please provide your input for all items.

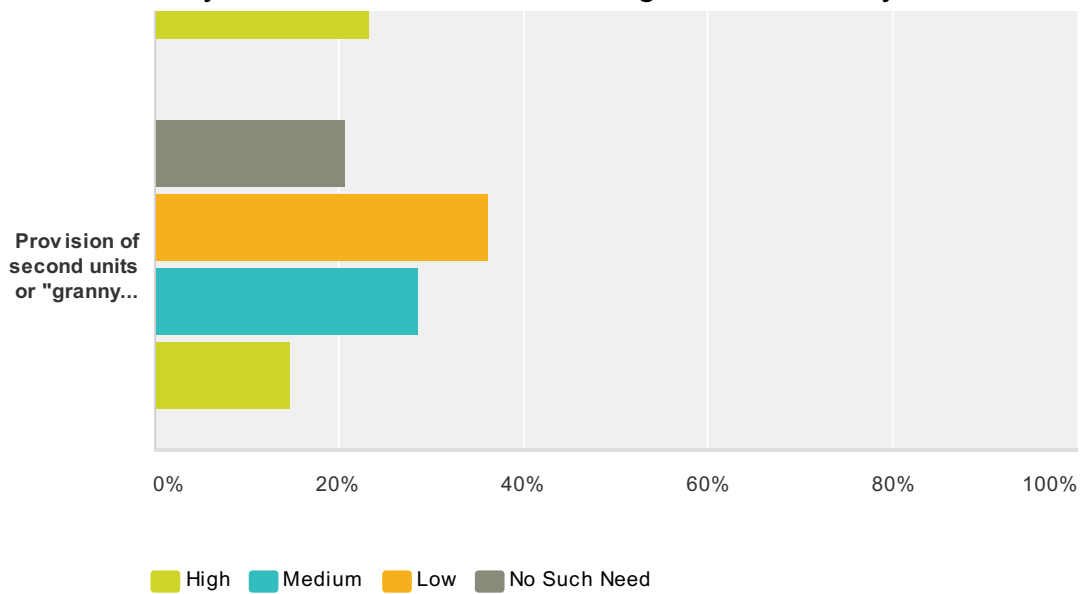
Answered: 119 Skipped: 6



City of Duarte2014-2021 Housing Element Survey



City of Duarte2014-2021 Housing Element Survey



	High	Medium	Low	No Such Need	Total
Property Maintenance/Code Enforcement	37.07% 43	40.52% 47	19.83% 23	2.59% 3	116
Rehabilitation Assistance for Single-Family Homes	23.93% 28	43.59% 51	23.93% 28	8.55% 10	117
Rehabilitation Assistance for Mobile Homes	14.78% 17	25.22% 29	40% 46	20% 23	115
Rehabilitation for Apartments	13.91% 16	35.65% 41	37.39% 43	13.04% 15	115
Improvements for Handicapped Accessibility	21.55% 25	38.79% 45	31.90% 37	7.76% 9	116
First-Time Homebuyer Assistance	33.05% 39	28.81% 34	24.58% 29	13.56% 16	118
Rent Assistance	7.02% 8	29.82% 34	42.98% 49	20.18% 23	114
Housing for young families	25.86% 30	44.83% 52	18.97% 22	10.34% 12	116
Housing for senior citizens	33.33% 39	34.19% 40	23.08% 27	9.40% 11	117
Multi-family and mixed use housing near the future Gold Line station	23.28% 27	33.62% 39	29.31% 34	13.79% 16	116
Provision of second units or "granny flats"	14.66% 17	28.45% 33	36.21% 42	20.69% 24	116