

City of Walnut 2021-2029 Housing Element



March 2022

City of Walnut
Community Development Department
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Table of Contents

1. Introduction.....	1
1.1 Community Context.....	1
1.2 Purpose and Organization of the Element.....	2
1.3 Data Sources and Methods.....	3
1.4 Community Participation.....	3
1.5 General Plan Consistency.....	4
2. Community Profile.....	5
2.1 Demographic Profile.....	5
2.2 Household Characteristics.....	10
2.3 Special Needs.....	13
2.4 Housing Stock Characteristics.....	22
2.5 Affordable Housing.....	27
2.6 Estimate of Housing Needs.....	29
3. Housing Constraints.....	33
3.1 Market Constraints.....	33
3.2 Governmental Constraints.....	36
3.3 Environmental and Infrastructure Constraints.....	68
4. Housing Resources.....	71
4.1 Residential Development Potential.....	71
4.2 Financial Resources.....	79
5. Housing Plan.....	82
5.1 Goals and Policies.....	82
5.2 Implementing Programs.....	84
5.3 Quantified Objectives.....	95
Appendix A: Public Participation.....	A-1
Appendix B: Review of Past Accomplishments.....	B-1
Appendix C: Sites Inventory.....	C-1
Appendix D: Assessment of Fair Housing.....	D-1
D.1 Introduction and Overview of AB 686.....	D-1
D.2 Assessment of Fair Housing Issues.....	D-1
D.3 Identification and Prioritization of Contributing Factors.....	D-18

List of Tables

Table 1: Population Growth in Walnut (1990 - 2019)	5
Table 2: Population Trends in Nearby Communities	6
Table 3: Age Distribution in Walnut (2000-2019)	7
Table 4: Race and Ethnicity in Walnut (2000-2019)	7
Table 5: Principal Employers (2020).....	9
Table 6: Annual Average Salary by Occupation (2020)	10
Table 7: Household Type (2000 - 2019)	11
Table 8: Special Needs Groups in Walnut	13
Table 9: Disabilities Tallied (2019)	15
Table 10: Changes in Housing Stock (2000 - 2019).....	23
Table 11: Housing Tenure and Vacancy (2000 - 2019).....	24
Table 12: Housing Age (2019).....	25
Table 13: Changes in Median Home Sale Prices (March 2020 and 2021) ..	26
Table 14: Median and Average Rents by Number of Bedrooms (2021) ..	26
Table 15: Housing Affordability Matrix (2020)	28
Table 16: Overcrowding in Households (2000 - 2019).....	29
Table 17: Overcrowding by Tenure and Severity (2000 - 2019).....	30
Table 18: Housing Assistance Needs of Lower Income Households (2013- 2017).....	32
Table 19: Disposition of Home Purchase Loan Applications (2017)	36
Table 20: Land Use Categories Permitting Residences	43
Table 21: Residential Development Standards (Existing)	44
Table 22: Off-Street Parking Requirements	47
Table 23: District Overlay Development Standards.....	48
Table 24: Housing Types by Residential Zone Category	50
Table 25: Planning and Development Fees for Residential Projects.....	62
Table 26: Planning and Development Fees in the Region*	63
Table 27: Projection of ADU Activities	72
Table 28: Progress toward RHNA.....	73
Table 29: RHNA versus Residential Development Capacity.....	77
Table 30: Summary of Quantified Objectives.....	95

List of Maps and Figures

Figure 1: Employment by Occupation (2019)	8
Figure 2: Median Household Income (2019)	12

1. Introduction

1.1 Community Context

The City of Walnut encompasses approximately 8.9 square miles and is surrounded by the cities of West Covina to the west and north, Pomona to the east, and Industry to the south. In addition, two (2) County islands are adjacent to the City's northern and southeastern boundaries.

Incorporated in 1959, Walnut has developed as a low-density, semi-rural residential community, reflecting the presence of severe environmental constraints. The City contains large hillside areas with slopes well in excess of twenty-five (25%) percent, which are susceptible to unstable soils and geologic conditions. Landslides have occurred in some of these steeper hillside areas. Earthquakes also pose a danger to Walnut. The San Jose Fault traverses the northern portion of the City and groundshaking, liquefaction, and lurching are all possible hazards. In addition, two (2) landfills are located adjacent to the City's borders. Setback requirements (open space) have been established along the City's western border due to hazardous materials contained in the BKK Landfill. The Spadra landfill located on the eastern border of the City is now closed. Walnut's character as a low-density Community has evolved in recognition of these limitations to development.

During the 1980s, the City experienced an unprecedented population growth of over one-hundred and thirty (130%) percent, increasing from 12,000 to over 29,000 residents. Even in light of these growth pressures, Walnut has maintained its low-density character, reflective both of residents' desires to maintain the area's rural ambience and the presence of topographical and environmental constraints to higher intensity development. Walnut's growth during the 1990s had slowed to just three (3%) percent. Between 2000 and 2010, the population in Walnut decreased to 29,172 residents, representing an approximately three (3%) percent decrease. As of 2021, the City population was estimated at 29,835 by the State Department of Finance, a two (2%) percent increase from 2010.

Demographic shifts are always occurring in the City. In 1980, Asian/Pacific Islanders comprised only ten (10%) percent of the City's population, but by 2019, Asian/Pacific Islanders comprise a majority of Walnut residents (63 percent).

1.2 Purpose and Organization of the Element

The Housing Element is one of the mandatory Elements of the General Plan and is required by State Law to be updated periodically. This update fulfills the 2021 – 2029 update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region. This Housing Element covers the planning period from October 15, 2021 through October 15, 2029. The Housing Element is intended to adequately plan for the existing and future housing needs of the Community, including a “fair share” of the regional housing need. State Law generally provides great flexibility in the content of a General Plan to reflect the values and needs of a community. However, State Law is more specific and clearly defines what must be addressed in Housing Elements. The Housing Element identifies policies, programs, and objectives that focus on the following:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and
- Promoting equal housing opportunities for all Walnut residents.

The Housing Element consists of the following major components:

- An analysis of the demographic, household, and housing characteristics and trends (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 3);
- An evaluation of the land, financial, and administrative resources available to address housing needs (Section 4);
- A statement of the Housing Plan, including goals, policies, and programs to address the identified housing needs (Section 5); and
- An evaluation of the accomplishments achieved under the adopted 2013 Housing Element (Appendix B).

Housing Element Law also requires the State Department of Housing and Community Development (HCD) to review Housing Elements for compliance with State Law and to report their findings to the local government.

1.3 Data Sources and Methods

In preparing this Housing Element, various sources of data were consulted, including, but not limited to:

- Bureau of the Census, 2000 and 2010 Census.
- Bureau of the Census, 2007 - 2011 and 2015 - 2019 American Community Survey (ACS).
- 2021 - 2029 Regional Housing Needs Assessment (RHNA) from the Southern California Association of Governments (SCAG).
- City of Walnut General Plan and Zoning Code.
- Comprehensive Housing Affordability Strategy (CHAS) prepared by the U.S. Department of Housing and Urban Development (HUD), 2013 - 2017..
- Various real estate data from commercial data sources such as CoreLogic and Craigslist.
- Home Mortgage Disclosure Act (HMDA) data from LendingPatterns.com.

1.4 Community Participation

Housing Element Workshops, June 1 and June 2, 2021

The June 1 a workshop was held at Donut Tree to discuss the future of Walnut. Conversations were held with residents to discuss housing and what the needs of the community are going forward, and the Housing Element Survey was shared. On June 2 a Zoom teleconference was held to inform the public on what the Housing Element and the RHNA are. The study areas for the sites inventory and form-based code amendments were also discussed.

Housing Element Community Meeting, August 3, 2021

The Housing Element Community meeting was held on August 3, 2021 and provided the public with information on the Housing Element and RHNA. This meeting also went into more detail on the form-based code amendment and the impact the update will have on the City's sites inventory.

Public Review of Draft Document

The draft Housing element was made available for Public Review Starting September 24, 2021. After two weeks of Public Review the Housing Element will be submitted to the State Department of Housing and Community Development for a 60-day review.

The City will continue its efforts to promote the Housing Element and to conduct additional outreach as the process moves to adoption by making all revisions available to the public before submitting to HCD for certification and providing ample amount of time for comments to be received and addressed. The City will continue to outreach to the public during the adoption process and during the implementation of the certified Housing Element during the planning period.

1.5 General Plan Consistency

The City of Walnut General Plan is comprised of the following chapters:

- Land Use and Community Design.
- Circulation.
- Conservation, Open Space, and Recreation.
- Community Facilities and Infrastructure.
- Public Safety.
- Noise.

This Housing Element builds upon the other General Plan chapters and is consistent with the policies and proposals set forth by the Plan. The City updated its General Plan in 2018. No disadvantaged unincorporated communities are located within the City or within its sphere of influence. The City will be updating (in the near future) its Safety Element again to address recent changes in State Law regard extreme weathers and high fire hazards.

2. Community Profile

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the Community and region. This Section of the Housing Element discusses the major components of housing need including the trends in Walnut's population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

2.1 Demographic Profile

Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

2.1.1 Population Trends

Table 1 shows population growth in the City from 1990 to 2019. Since 1990, growth in the City has slowed dramatically, which is reflective of the sluggish economy during the first half of the 1990s and the relatively limited remaining land available for development. The slower rate of growth is also typical of the region. Between 2000 and 2010, the City's population declined, by about three (3%) percent, to 29,172 residents. Since 2010, the population has only slightly increased to 29,903 residents.

Table 1: Population Growth in Walnut (1990 - 2019)

Year	Population	% Change
1990	29,105	--
2000	30,004	3.1%
2010	29,172	-2.8%
2019	29,903	2.5%

Sources: 1990-2010 Census; 2014-2019 ACS (5-Year Estimates).

Table 1 shows population changes between 1990 and 2019 for Walnut and its neighbors. During the 2000s, Walnut experienced much less growth than nearby communities and Los Angeles County as a whole. The City was also one of the few cities in the area to experience an actual decline in population between 2000 and 2010.

Table 2: Population Trends in Nearby Communities

Jurisdiction	2000	2010	2019	Percent Change	
				2000-2010	2010-2019
Brea	35,410	39,282	42,678	10.9%	8.6%
Pomona	149,493	162,140	152,209	8.5%	-6.1%
Covina	46,837	47,796	48,095	2.0%	0.6%
West Covina	105,080	106,098	106,589	1.0%	0.5%
San Dimas	34,980	33,371	34,048	-4.6%	2.0%
Walnut	30,004	29,172	29,903	-2.8%	2.5%
Los Angeles County	9,580,028	9,818,605	10,081,570	2.5%	2.7%

Sources: 2000-2010 Census; 2015-2019 ACS (5-Year Estimates).

2.1.2 Age Trends

The age distribution of a community is an important factor affecting future housing needs. Traditionally, the younger adult population (ages 18 to 34) prefers low- to moderate-cost, smaller units. Persons between 35 and 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households. Seniors generally prefer smaller units that require less maintenance and are close to public transportation.

Table 3 shows the changes in the age distribution of Walnut residents from 2000 to 2019. This table groups residents according to their implications on household characteristics and associated housing needs. As the City has matured, the population has also aged. The median age of Walnut residents has increased significantly from 37.2 in 2000 to 45.9 in 2019.

The number and proportion of children and adults aged 45 to 54, all decreased. Residents in these age groups are typically members of families. The changes in Walnut’s age composition over time indicate an exodus of families, possibly due to the high costs of housing. However, the number of young adults aged 25 to 34 has increased.

Older adults (aged 55 – 64) and seniors experienced large proportional increases between 2000 – 2010 and 2010 – 2019. However, the housing stock in Walnut has limited options appropriate to persons in these age groups. Smaller units, such as condominiums/townhomes, senior apartments, or assisted living facilities that require limited or no maintenance, are in short supply.

Table 3: Age Distribution in Walnut (2000-2019)

Age Range	2000		2010		2019		Percent Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2000-2010	2010-2019
Preschool ≤ 5	1,466	4.9%	1,276	4.4%	1,218	4.1%	-13.0%	-4.5%
School Age 6 - 17	6,863	22.9%	4,812	16.5%	4,152	13.8%	-29.9%	-13.7%
College Age 18 - 24	2,929	9.8%	3,092	10.6%	2,315	7.7%	5.6%	-25.1%
Young Adults 25 - 34	2,934	9.8%	2,773	9.5%	3,663	12.2%	-5.5%	32.1%
Adults 35 - 44	5,213	17.4%	3,316	11.4%	3,348	11.2%	-36.4%	1.0%
Adults 45 - 54	5,838	19.5%	5,454	18.7%	3,887	13.0%	-6.6%	-28.7%
Adults 55 - 64	2,676	8.9%	4,885	16.7%	5,216	17.5%	82.5%	6.8%
Seniors 65 and over	2,085	6.9%	3,564	12.2%	6,104	20.4%	70.9%	71.3%
Total Population	30,004	100.0%	29,172	100.0%	29,903	100.0%	-2.8%	2.5%
Median Age	37.2		43.1		45.9		15.9%	6.5%

Sources: 2000-2010 Census; 2015-2019 ACS (5-Year Estimates).

2.1.3 Race and Ethnicity

The nature and extent of a community’s housing needs can be affected by the racial/ethnic composition of its population. Table 4 shows the racial and ethnic composition of Walnut residents from 2000 to 2019. Asian residents continue to make up the majority of Walnut residents (63 percent). The White population since 2010 has declined while all other racial and ethnic categories experienced proportional inclines during this time period.

Table 4: Race and Ethnicity in Walnut (2000-2019)

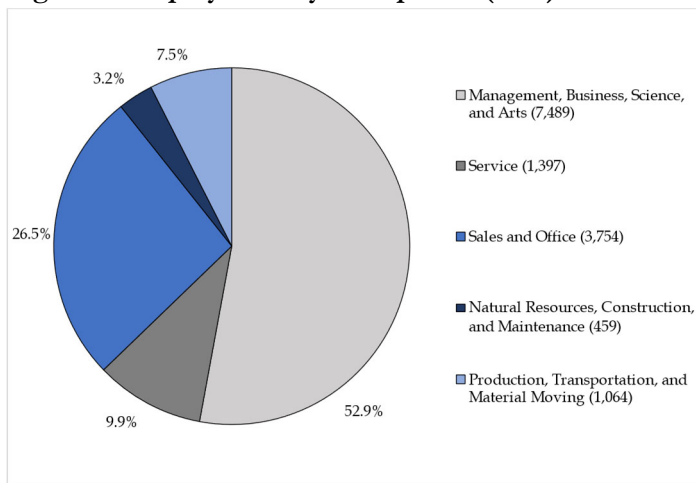
Race/Ethnicity	2000		2010		2019		Percent Change	
	#	%	#	%	#	%	2000-2010	2010-2019
White	8,513	28.4%	3,645	12.5%	3,107	10.4%	-57.2%	-14.8%
Black	1,259	4.2%	786	2.7%	1,263	4.2%	-37.6%	60.7%
Asian	16,752	55.8%	18,445	63.2%	18,703	62.5%	10.1%	1.4%
Other	2,368	7.9%	101	0.3%	139	0.5%	-95.7%	37.6%
Two or more Races	1,112	3.7%	620	2.1%	643	2.2%	-44.2%	3.7%
Total	30,004	100.0%	29,172	100.0%	29,903	100.0%	-2.8%	2.5%
Hispanic*	5,803	19.3%	5,575	19.1%	6,048	20.2%	-3.9%	8.5%

*Hispanic Category is not mutually exclusive of other races.
Source: 2000-2010 Census; 2015-2019 ACS (5-Year Estimates).

2.1.4 Educational Attainment

The distribution of occupations held by Walnut residents is shown in Figure 1. As of 2019, 14,163 persons were employed in the civilian labor force in Walnut. Over one-half (53 percent) of residents in the City held management, business, science, and arts occupations. Sales and office occupations represented the second largest share of employment at twenty-seven (27%) percent.

Figure 1: Employment by Occupation (2019)



Source: 2015-2019 American Community Survey.

Principal employers in Walnut are detailed in Table 5. As shown, Mount San Antonio College is by far the largest employer in the City, with over 3,200 employees. Manufacturing companies are also prominent, representing four (4) out of the top ten (10) employers.

Table 5: Principal Employers (2020)

Employer	Number of Employees	Product/Service
Mount San Antonio College	3,250	Community College
Ninas Mexican Foods, Inc.	140	Manufacturer
Edro Engineering Company	117	Manufacture Mold Bases
Stater Brothers	81	Grocery Store
Vons #2167	76	Grocery Store
Ronsin Photocopy Inc.	75	Photocopy Manufacturer
Applebee's Neighborhood Grill	73	Restaurant
Home Goods #282	72	Retail
Alliance Industrial Refrigeration	66	Industrial Refrigeration
Fairway Injection Molding System	60	Manufacture Mold Bases

Source: City of Walnut, CAFR, 2020.

Table 6 presents the average salary by occupation for the first quarter in 2020 for Los Angeles County. The average salary in Los Angeles County for 2020 was \$62,006. Management occupations, which employ the largest proportion of Walnut residents, tend to command higher salaries, at an average of \$136,326.

Table 6: Annual Average Salary by Occupation (2020)

Employment Category	Los Angeles County
Legal Occupations	\$132,857
Management Occupations	\$136,326
Architecture and Engineering	\$103,804
Computer and Mathematical	\$102,452
Healthcare Practitioners and Technical Occupations	\$100,721
Business and Financial Operations	\$85,015
Education Training and Library	\$71,575
Community and Social Services	\$61,628
Protective Services	\$63,864
Installation, Maintenance, and Repair	\$57,329
Sales and Related Occupations	\$48,351
Office and Administrative Support	\$46,703
Healthcare Support	\$34,776
Production Occupations	\$40,879
Personal Care and Service	\$37,086
Building, Grounds cleaning, and Maintenance	\$38,450
Food Prep and Serving	\$32,238
Total	\$62,006

Source: California Employment Development Department, First Quarter 2020.

2.2 Household Characteristics

A household is defined as all persons occupying a housing unit. Families are a subset of households. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. Household characteristics play an important role in defining Community needs. Household type, income and tenure can help to identify special needs populations as well as other factors that affect the housing needs of a community.

2.2.1 Household Types

Walnut is a family-oriented Community. Table 7 illustrates the changes in household composition (e.g. family household, non-family household, or single household) in Walnut from 2000 to 2019. Of the 9,069 households that resided in Walnut in 2019, eighty-seven (87%) percent were families. Approximately twenty-three (23%) percent of Walnut households were

married couples with children and forty-seven (47%) percent were married couples without children. Since 2010, the proportion of married couples with children has decreased by twenty-one (21%) percent, while the proportion of married couples without children increased by sixteen (16%) percent.

Table 7: Household Type (2000 - 2019)

Household by Type	2000		2010		2019		Percent Change	
	#	%	#	%	#	%	1990-2000	2000-2010
Total Households	8,260	100.0%	8,533	100.0%	9,069	100.0%	3.3%	6.3%
Family Households	7,580	91.8%	7,677	90.0%	7,887	87.0%	1.3%	2.7%
Married-With Children	3,699	44.8%	2,624	30.8%	2,080	22.9%	-29.1%	-20.7%
Married No Children	2,668	32.3%	3,674	43.1%	4,263	47.0%	37.7%	16.0%
Other Families	1,213	14.7%	1,379	16.2%	1,544	17.0%	13.7%	12.0%
Non-Family Households	680	8.2%	856	10.0%	1,182	13.0%	25.9%	38.1%
Singles	477	5.8%	627	7.3%	946	10.4%	31.4%	50.9%
Others	203	2.4%	229	2.7%	236	2.6%	12.8%	3.1%
Average Household Size	3.63		3.41		3.29		-2.2%	-3.5%
Average Family Size	3.74		3.55		3.51		-2.3%	-1.1%

Source: 2000-2010 Censuses. 2015-2019 ACS (5-Year Estimates)

Non-family households, which include single persons and other unrelated persons living together, comprised only thirteen (13%) percent of all households in 2019. The number of single person households has increased significantly (51 percent) since 2010, but this household type still only represents a very small proportion of total households in the City.

The 2015 – 2019 ACS indicates that the average household size and average family size in Walnut have decreased since 2010. However, the average household size is still larger than the County’s (2.98), while the average family size in the City is slightly less than the County’s (3.58).

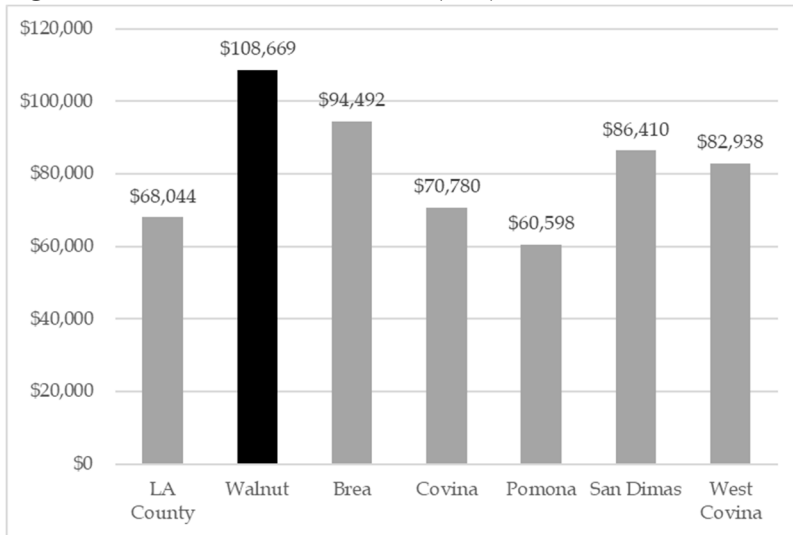
2.2.2 Household Income

Income is one of the most important factor affecting housing opportunities because it affects the ability of households to balance housing costs with other basic necessities.

Many people who work in Walnut do not live in the City and many Walnut residents commute throughout the Greater Los Angeles Area for

work. As shown in Figure 2, the 2019 median household income in Walnut was much higher than the median income of Los Angeles County. Since 2010, the median household income in Walnut has increased from \$101,358 to \$108,669.

Figure 2: Median Household Income (2019)



Source: American Community Survey, 2015-2019.

2.3 Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one’s income, family characteristics, and disability status, among others. In Walnut, persons and households with special needs include seniors, persons with disabilities, large households, single-parent households, farmworkers, residents living in poverty, and the homeless.¹ Table 8 provides a summary of the special needs groups in the City.

Table 8: Special Needs Groups in Walnut

Special Needs Group	# of Persons or HHs	# (%) of Owners	# (%) of Renters	% of Total Persons or HHs
Households w/ Senior Members Age 65+	3,807	--	--	42.0%
Senior Headed Households	2,809	2,604 (92.7%)	205 (7.3%)	31.0%
Seniors Living Alone	354	322 (91%)	32 (9%)	3.9%
Persons with Disabilities	2,520	--	--	8.4%
Large Households	1,443	1,154 (80%)	289 (20%)	15.9%
Single Parent Households	412	--	--	4.5%
Female Headed Households with Children	327	--	--	3.6%
Farmworkers*	19	--	--	0.1%
Residents Living Below Poverty	1,957	--	--	6.6%
Homeless**	0	--	--	0.0%
Students (College/Graduate)	2,888	--	--	9.7%

* All farming, fishing, and forestry occupations.

** LAHSA 2020 Homeless Count by Community/City.

Source: 2015-2019 ACS (5-Year Estimates); LAHSA 2020 Homeless Count by Community/City.

2.3.1 Seniors

Seniors are those individuals aged sixty-five (65) or older. The special housing needs of seniors stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitations. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that arise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

According to the 2015 – 2019 ACS, 2,809 households in Walnut (approximately 31 percent of all households) were headed by seniors. Of these

¹ Although the City of Walnut has no farming operations, State Housing Element Law (Government Code Section 65583(a)(2) or Health and Safety Code Section 17021.6) requires that the City examine the extent of farmworker housing needs.

senior-headed households, the vast majority (93 percent) owned their homes and just seven (7%) percent rented their homes. The number of senior households in Walnut has increased dramatically since 2010, when only eighteen (18%) percent of households were headed by seniors.

Disabilities greatly impacted the City's senior population. In 2011, approximately twenty-nine (29%) percent of Walnut's seniors suffered from at least one disability. As shown in Table 9, over one-half of seniors with disabilities had ambulatory and independent living difficulties.

Resources

The special needs of seniors can be met through a range of services, including congregate care, residential care facilities, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can also be modified with features that help ensure continued independent living arrangements. According to the State Department of Social Services, Community Care Licensing Division, as of June 2021, two licensed residential care facilities provided assisted living, nursing care, and general services to seniors in Walnut. These facilities have a combined capacity of one-hundred and twenty-six (126) beds.

Senior residents can also benefit from programs and services available at the City of Walnut's Senior Citizens Center. Services provided include: help in accessing various health and human services, nutrition programs, support groups, and volunteer opportunities. The Center also offers a wide array of educational and instructional classes, including, health and wellness, socialization, recreation and leisure, arts and crafts, and personal development activities. A daily calendar of the Center's programs and special events can be found on the City's website.

2.3.2 Persons with Disabilities

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Disabled persons have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and Federal legislation mandate that a percentage of units in new or substantially reha-

bilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Table 9 presents the number of disabilities by type for Walnut residents with one (1) or more disabilities. According to the 2015 – 2019 ACS, approximately seven (7%) percent of residents had one or more disabilities. Among the disabilities tallied, independent living and ambulatory difficulties were the most prevalent; however, the frequency of certain types of disabilities varied by age. Specifically, cognitive difficulties were the most common among disabled persons aged 5 – 17, while independent living difficulties were reported the most frequently by seniors.

Table 9: Disabilities Tallied (2019)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	6.5%	26.7%	33.5%	30.5%
With a vision difficulty	0.0%	12.7%	12.7%	12.3%
With a cognitive difficulty	93.5%	46.4%	21.7%	31.7%
With an ambulatory difficulty	9.8%	38.6%	63.9%	54.4%
With a self-care difficulty	9.8%	11.5%	21.8%	26.3%
With an independent living difficulty	--	35.4%	53.7%	46.3%
Total Disabled Persons	92	748	1,680	2,520

Notes:

1. A person can have multiple disabilities.
2. This table does not include persons under the age of 5 with a disability.

Source: 2015-2019 ACS (5-Year Estimates).

Persons with Developmental Disabilities

A recent change in State Law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means:

“A disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As

defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an acceptable estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This translates to four-hundred and forty-eight (448) persons in the City of Walnut with developmental disabilities, based on the City's 2015 - 2019 ACS population.

According to the State's Department of Developmental Services, as of December 2020, approximately one-thousand and forty-four (1,044) Walnut residents with developmental disabilities were being assisted at the San Gabriel/Pomona Regional Center. Most of these individuals were residing in a private home with their parent or guardian and four-hundred and twenty-one (421) of these persons with developmental disabilities were under the age of eighteen (18).

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

As of June 2021, nine (9) adult residential care facilities, with the capacity to serve ninety-six (96) persons with disabilities, are located in Walnut. One (1) group home and one (1) small family home, with a total capacity of eight (8) beds, are also available for disabled children in the City. Residents with disabilities can benefit from various supportive services offered by the City, including, the Greater La Puente Valley Meals on Wheels program and Dial-A-Cab discount travel services.

Persons with disabilities can also benefit from the City's Housing Rehabilitation Program, which provides financial assistance for the installation of special amenities in housing occupied by elderly and disabled households, such as wheelchair ramps, support rail systems, and security/safety devices.

2.3.3 Large Households

Large households are defined as households with five (5) or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two (2) or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

Large households comprise a special needs group because of their need for larger units, which often command higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

The 2015 - 2019 ACS reported 1,443 households in Walnut with five (5) or more members, representing approximately sixteen (16%) percent of total households. Among the City's large households, eighty (80%) percent were homeowners and twenty (20%) percent were renters.

Resources

Large households can benefit from the general programs and services available to all of the City's lower and moderate income households. Lower income large households are eligible to participate in the Section 8 Housing Choice Voucher program, which the City provides through a cooperative agreement with the County of Los Angeles Community Development Commission.

2.3.4 Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other assistance.

In 2019, four-hundred and twelve (412) single-parent households with children lived in Walnut, representing approximately five (5%) percent of all households. Of these single-parent households, seventy-nine (79%) percent were female-headed households with children.

Female-headed households with children in particular are more likely to earn lower incomes, thus limiting housing availability for this group. Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is also a pressing issue for many families with children. Overall, 1,957 persons (7 percent of all residents) in Walnut were living below the poverty level in 2019. By comparison, twenty-one (21%) percent of all female-headed families with children were living below the poverty level.

Resources

Single-parent households can benefit from the general housing programs and services available to all of the City's lower and moderate income households.

In addition, these households can also benefit from programs and services that support the City's youth and teen residents. The Parks and Recreation Department offers after school programs and seasonal day camps for youth residents of all ages. The City's Teen Center provides teens with access to social events, recreational activities, assistance with schoolwork, and various workshop and classes. Families can also benefit from teen/parent counseling offered at the Teen Center. For households with childcare assistance needs, the Salvation Army, Pomona Corps offers three programs: Day Care, Kindergarten, and After School Programs that are available for children age two (2) to twelve (12).

2.3.5 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2015 - 2019 ACS, there were nineteen (19) farmworkers in the City of Walnut. The City is mostly urbanized and there is no agriculturally designated land or active farming operations in the City. Regionally, there were four-hundred and thirteen (413) farms in Los Angeles County, employing 3,266 workers, according to the 2017 USDA Census of Agriculture. Of the four-hundred and thirteen (413) farms, twenty-two

(22) farms were employing three-hundred and ninety-five (395) migrant farmworkers.

Resources

Because there are very few farmworkers recorded in the City of Walnut, no specific programs and resources for this special needs group are necessary. Farmworkers can access programs tailored for lower income households, including extremely low income households, such as the Housing Choice Voucher (HCV) program.

2.3.6 Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2015 - 2019 American Community Survey (ACS) classified approximately seven (7%) percent of all Walnut residents and three (3%) percent of all families as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources

City households living in poverty can benefit from the services offered by various non-profits located in neighboring communities. Assistance is often provided in cases of financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance, utility payments, and referrals to other services. Agencies offering such services include the Walnut Food Bank, ESGVHC Emergency Assistance Center, Inland Valley Council of Churches, Pomona Neighborhood Center, Catholic Charities, House of Ruth, and WINGS Pomona.

2.3.7 Homeless Persons

Assessing a community's homeless population is difficult because of the transient nature of the population. There are essentially three (3) categories of the homeless populations: the chronically homeless, migrant farmworkers, and the situationally homeless. The chronically homeless often have problems that led to their homelessness such as substance abuse and mental illness. They opt to live on the streets rather than participate in a case managed program.

Migrant farmworkers or day laborers live under difficult conditions in encampments often adjacent to farming operations. Because of their tenuous

living conditions, it is very difficult to estimate their numbers. Mostly single adult men from Mexico, migrant farmworkers are paid minimum wage and often choose to send their earnings home to support their families rather than using the money to obtain housing. They also tend to travel from community to community according to the harvesting schedules of crops.

The last category of homeless people, the situationally homeless, often find themselves homeless due to a combination of factors beyond their control, such as rent increases, medical bills or loss of employment. This is also the segment that is most likely to seek help from service agencies and best able to work toward becoming self-sufficient again.

As the cost of housing in Southern California continues to rise, homelessness has become more prevalent, even in affluent communities like Walnut. According to the 2020 Point-in-Time Count of the homeless population conducted by the Los Angeles Homeless Services Authority (LAHSA), there is no homeless persons in Walnut. However, there is another category of homeless in Walnut that does not meet the stereotype of “homeless.” Persons in this category do not live on the street as they have alternative housing arrangements. They may live with relatives or friends, in nearby hotels, or other transitory housing. The City cannot provide an estimate of the persons that fall into this category. Their numbers are difficult to quantify, as they are invisible in the community.

Resources

The City’s Community Development Department is responsible for directing people in need to the appropriate resources. Families that are displaced from their homes are referred to a number of shelters or temporary housing services available in the local area. These include:

- **Walnut Food Bank** – Provides food assistance to individuals and families that are homeless or at-risk of becoming homeless.
- **ESGVHC Emergency Assistance Center** – Provides information and referrals, emergency food and clothing, transportation (bus tokens and taxi vouchers), counseling. Located in Hacienda Heights.
- **Inland Valley Council of Churches** - Provides a centralized location for service provision to homeless persons, as well as emergency shelter and services to homeless women with children and families. Located in Pomona.

- **Pomona Neighborhood Center** – Provides employment services, emergency food and clothing, information and referrals. Located in Pomona.
- **Catholic Charities** – Provides services to homeless and low-income families at risk of becoming homeless such as counseling and poverty services, food, shelter, vouchers, job training referrals. Located in Pomona.
- **House of Ruth** - Provides supportive services to women who are homeless as a result of domestic violence.
- **WINGS Pomona** – Provides emergency housing, food, clothing, and counseling to victims of domestic violence.

In addition, during the winter and inclement weather conditions, homeless persons may be provided hotel vouchers or transported to a local shelter, such as the National Guard Armory in Pomona or the East San Gabriel Valley Coalition for the Homeless. Los Angeles County Department of Mental Health also accepts referrals.

2.3.8 College Students

The largest college in the City of Walnut is Mt. San Antonio College, a Community College serving approximately 40,000 students a year in Walnut and surrounding cities. Most students live outside of Walnut in cities like Pomona, Covina, West Covina, and Diamond Bar and commute to Walnut. California State Polytechnic University, Pomona, is immediately adjacent to the City of Walnut. The large student and faculty population in the City and surrounding cities contributes to the local economy and to housing demand. One of the difficulties for students and faculty members is finding affordable housing in the City. According to the 2015 - 2019 ACS, 2,888 college/graduate students resided in the City, representing approximately ten (10%) percent of the total population in 2019.

Resources

Students can benefit from the general housing services available to all lower and moderate-income residents of Walnut. In addition, the City works with the colleges to encourage the provision of housing for students, faculty, and staff on campus.

2.4 Housing Stock Characteristics

The Census defines a housing unit as any of the following:

- A house;
- An apartment;
- A mobile home or trailer;
- A group of homes; or
- A single room intended for use as separate living quarters.

Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. This Section discusses various housing characteristics and trends that affect housing needs in Walnut. Important characteristics include housing types, tenure, vacancy rates, housing age and condition, and housing cost and affordability.

2.4.1 Housing Growth and Type

Table 10 shows the changes in the City's housing stock by type of housing between 2000 and 2019. Housing growth in Walnut has been relatively steady over the past decade. The 2015 - 2019 American Community Survey recorded 9,542 housing units in the City. This represents an increase of approximately eleven (11%) percent between 2011 and 2019. However, the ACS is a sample survey extrapolated to represent the entire community. According to the State Department of Finance, total housing units in Walnut is 9,074 units as of 2021, only a six (6%) percent increase from 2011. More accurate data would be the 2020 Census, which is not yet released.

The majority of units in Walnut were single-family detached homes, which comprised approximately ninety-six (96%) percent of all units, based on both ACS and DOF estimates. Multi-family units made up the remaining four (4%) percent of all homes. However, new housing units built since 2011 has been mostly single-family housing.

Table 10: Changes in Housing Stock (2000 - 2019)

Housing Type	2000		2011		2019		2021	
	#	%	#	%	#	%	#	%
Single Family	8,157	97.2%	8,242	96.2%	9,136	95.7%	8,723	96.1
Detached	8,038	95.7%	8,163	95.3%	8,993	94.2%	8,607	94.8
Attached	119	1.4%	79	0.9%	143	1.5%	116	1.3
Multi-Family	228	2.7%	320	3.7%	356	3.7%	348	3.8
2-4 Units	36	0.4%	52	0.6%	109	1.1%	45	0.5
5 + Units	192	2.3%	268	3.1%	247	2.6%	303	3.3
Mobile Homes/Other	0	0.0%	4	0.0%	50	0.5%	3	0.0
Total Units	8,395	100.0%	8,566	100.0%	9,542	100.0%	9,074	100.0%

Sources: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates); and 2021 State Department of Finance Population and Housing Estimates.

2.4.2 Housing Tenure and Vacancy

Vacancy rates are often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of five (5%) to six (6%) percent for rental housing and one (1%) to two (2%) percent for ownership housing are generally considered optimum and indicate that there is a balance between the supply and demand for housing. A higher than optimal vacancy rate may indicate an excess supply of units and price depreciation, while a lower than optimal vacancy rate may indicate a shortage of units and escalation of housing prices.

The tenure distribution (owner- versus renter-occupied units) and vacancy rates of the Walnut housing stock between 2000 and 2019 are presented in Table 11. In 2010, approximately eighty-eight (88%) percent of housing units in Walnut were owner-occupied – this proportion remains similar in 2019 with ninety-five (95%) percent being owner-occupied. Countywide, only fifty-one (51%) percent of all housing units were owner-occupied.

Vacancy rates for both ownership and rental housing were significantly lower in Walnut than the County as a whole in 2019. The City’s vacancy rates of three (3%) percent for rental housing and less than one (1%) percent for ownership housing indicate high demand for housing in Walnut.

Table 11: Housing Tenure and Vacancy (2000 - 2019)

	2000	% of Total	2010	% of Total	2019	% of Total
Owner-occupied	7,340	88.9%	7,536	88.3%	7,696	84.9%
Renter-occupied	920	11.1%	997	11.7%	1,373	15.1%
Rental vacancy rate	2.2%		4.4%		3.0%	
Owner vacancy rate	0.7%		0.8%		0.3%	
Overall vacancy rate	1.6%		2.5%		5.0%	
Total Units	8,395	100.0%	8,753	100.0%	9,542	100.0%

Source: 2000-2010 Censuses; 2015-2019 ACS (5-Year Estimates).

2.4.3 Housing Age and Condition

The age and condition of Walnut’s housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over thirty (30) years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. Due to high household income and high housing values in Walnut, housing in the City tends to be better maintained than in many other communities with an older housing stock. However, despite having large equity in their homes, some households (elderly households in particular) have limited incomes and may have difficulty maintaining their homes.

Walnut’s housing stock is relatively newer. The age of the City’s housing stock as defined by the year the units were built is shown in Table 12. As of 2019, only about forty-two (42%) percent of all housing units in Walnut were thirty (30) years old or older (built prior to 1980). A majority of units (58 percent) were built between 1980 and 2019. Housing units in the City are generally well-maintained. As of 2020, it was estimated that approximately ten (10) housing units in the City were in need of substantial rehabilitation, and fewer than five (5) units were deteriorated and in need of replacement. The number of units requiring substantial rehabilitation or replacement is likely the same.

Table 12: Housing Age (2019)

Year Built	No. of Units	% of Total
Built 2010 or Later	156	1.6%
Built 2000 to 2009	465	4.9%
Built 1990 to 1999	565	5.9%
Built 1980 to 1989	4,358	45.7%
Built 1970 to 1979	2,158	22.6%
Built 1960 to 1969	1,384	14.5%
Built 1950 to 1959	298	3.1%
Built 1940 to 1949	54	0.6%
Built 1939 or earlier	104	1.1%
Total Units	9,542	100.0%
Built prior to 1990		87.60%

Sources: 2015-2019 ACS (5-Year Estimates).

2.4.4 Housing Cost and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This Section summarizes the cost and affordability of housing to Walnut residents.

Ownership Market

According to CoreLogic, a company that collects real estate data, the median home price in Walnut was the highest among neighboring jurisdictions. As of March 2021, the City's median home sales price of \$865,000 was higher than the County median price of \$750,000.

Since 2020, home prices in the region and Los Angeles County as a whole have increased. Between 2020 and 2021, Walnut and many surrounding jurisdictions experienced double digit increases in home prices, including Los Angeles County as a whole, which experienced a seventeen (17%) percent increase (Table 13).

Table 13: Changes in Median Home Sale Prices (March 2020 and 2021)

Jurisdiction	2021	2020	% Change
Covina	\$633,750	\$560,000	13.2%
Diamond Bar	\$680,000	\$745,000	-8.7%
La Puente	\$550,000	\$507,500	8.4%
Rowland Heights	\$745,000	\$635,000	17.3%
Walnut	\$865,000	\$728,000	18.8%
West Covina	\$660,000	\$590,000	11.9%
County of Los Angeles	\$750,000	\$640,000	17.2%

Source: CoreLogic, 2021.

Rental Costs

Advertised rents for apartments and single-family homes, based on an Internet search conducted in the summer of 2021, are summarized in Table 14. The majority of units advertised for rent were single-family homes. Generally, median rents increased as the size of the unit increased. In Walnut, average rents ranged from \$1,425 for a one-bedroom unit to \$2,990 for a five (5) bedroom unit. Apartments offer the most affordable rental option but the number of apartments available for rent was limited.

Table 14: Median and Average Rents by Number of Bedrooms (2021)

Number of Bedrooms	Number Listed	Average Rent
1	7	\$1,425
2	14	\$1,790
3	9	\$2,300
4	2	\$2,500
5+	2	\$2,990
Totals	34	\$2,201

Source: Craigslist.org, June 2021.

Housing Affordability by Income

Housing affordability is an important indicator of quality of life in Walnut. If residents pay too much for housing they will not have sufficient income for other necessities such as health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. State Law requires that the City facilitate provision of housing opportunities that are affordable to all economic segments of the Community.

Based on the California Department of Housing and Community Development's 2020 income limits for Los Angeles County and current real estate prices, homeownership in Walnut is beyond the reach of most lower and moderate income households. Housing options for extremely low and very low income households are virtually non-existent unless public assistance is involved. As shown in Table 15, moderate income households can generally afford market rate rents for some of the City's smaller apartments but appropriately sized affordable units may still be difficult to find.

2.5 Affordable Housing

2.5.1 Affordable Housing Inventory

The City of Walnut has assisted in the development of two (2) affordable housing projects within the last decade. These include the one-hundred and eight (108) unit Walnut Grove, an affordable senior condominium project, and eight (8) single-family detached homes at Magnolia for seniors. The Walnut Grove project was completed in 2004 and is affordable to very low, low, and moderate income seniors. The eight (8) single-family homes are affordable to moderate income seniors.

2.5.2 At-Risk Housing

State Law requires that the Housing Element evaluates the potential conversion of publicly assisted rental housing from low-income use to market-rate housing. The City of Walnut does not currently have any publicly assisted rental housing complexes. Therefore, over the next ten (10) years (between 2021 and 2031), no projects are considered to be at risk of conversion to market rate housing.

Table 15: Housing Affordability Matrix (2020)

Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Median Income (81-100% AMI)						
1-Person	\$54,100	\$1,353	\$151	\$473	\$1,202	\$191,981
2-Person	\$61,850	\$1,546	\$166	\$541	\$1,380	\$221,130
3-Person	\$69,550	\$1,739	\$190	\$609	\$1,548	\$247,693
4-Person	\$77,300	\$1,933	\$223	\$676	\$1,710	\$272,361
5-Person	\$83,500	\$2,088	\$264	\$731	\$1,824	\$288,020
Moderate Income (101-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325

Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.

2.6 Estimate of Housing Needs

Typical housing needs/problems include cost burden, overcrowding, and substandard housing. Most lower and moderate income households cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit.

2.6.1 Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. It can also occur when there is a lack of adequately sized housing units for large households. Overcrowding can potentially lead to rapid deterioration of the City’s housing stock, additional traffic, and a shortage of on-site parking. As defined by the State Department of Housing and Community Development (HCD), overcrowding occurs when a household has more than one (1) person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there are more than 1.5 persons per room.

A summary of overcrowding in Walnut between 2000 and 2019 is presented in Table 16. The number of overcrowded housing units has decreased dramatically in both the City and the County since 2000. In 2019, just two (2) percent of total households in the City were overcrowded, compared to eleven (11%) percent countywide.

Table 16: Overcrowding in Households (2000 - 2019)

Persons per Room	2000	2011	2019	Percent Change	
				2000-2011	2011-2019
1.00 or Fewer Occupants per Room	7,551	7,981	8,878	5.7%	11.24%
1.01 or More Occupants per Room	709	278	191	60.8%	31.29%
Total Units	8,260	8,259	9,069	0.0%	9.81%
Overcrowded Units as a % of Total Units	8.6%	3.4%	2.1%	---	---
Los Angeles County					
Overcrowded Units as a % of Total Units	22.9%	12.0%	11.3%	---	---

Source: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates).

Table 17 shows the extent of overcrowding in Walnut by tenure (owner versus renter) from 2000 to 2019. The overall rate of overcrowding is

higher among renter-occupied units (five (5%) percent) than owner-occupied units (two (2%) percent). Furthermore, less than one (1%) percent of owner-occupied units were severely overcrowded similar to renter-occupied units severely overcrowded.

Table 17: Overcrowding by Tenure and Severity (2000 - 2019)

Tenure/Persons per Room	2000		2010		2019	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied						
Total Overcrowded (>1.0 person/room)	579	7.9%	169	2.3%	121	1.6%
Moderately Overcrowded (1.01-1.5 person/room)	452	6.2%	151	2.0%	111	1.4%
Severely Overcrowded (>1.5 persons/room)	127	1.7%	18	0.2%	10	0.1%
Renter-Occupied						
Total Overcrowded (>1.0 person/room)	130	14.1%	109	13.2%	70	5.1%
Moderately Overcrowded (1.01-1.5 person/room)	75	8.2%	50	6.0%	65	4.7%
Severely Overcrowded (>1.5 persons/room)	55	5.9%	59	7.1%	5	0.4%

Source: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates).

2.6.2 Cost Burden

Housing cost burden is defined as a housing cost that exceeds thirty (30%) percent of a household’s gross income. A severe cost burden is a housing cost that exceeds fifty (50%) percent of a household’s gross income. Housing cost burden is particularly problematic for low and moderate income households in that it leaves little resources for a household to pay for other living expenses.

When a household spends more than thirty (30%) percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

The 2013 - 2017 CHAS data estimated that thirty-eight (38%) percent of owner-households and fifty-five (55%) percent of renter-households in the City were overpaying for housing. Because housing cost burden tends to

concentrate among the most vulnerable populations, reducing cost burden is an important housing goal for the City of Walnut.

Table 18 shows the proportion of households with housing cost burden by income level, tenure, and household type. Overall, thirty-four (34%) percent of all households in the City experienced a housing cost burden. Elderly households were more likely than other household types to have a housing cost burden.

The incidence of housing cost burden also varied by household income. Housing cost burden was generally the most prevalent among the City's very low income households, rather than in its extremely low income households, potentially because more extremely low income households in Walnut were receiving some form of housing assistance. In addition, extremely low income households in Walnut are more likely to be long-time residents that have owned their homes for a long time.

Table 18: Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	50	40	260	240	280	10	630	890
With any housing problem	60.0%	100.0%	43.8%	81.3%	69.6%	100.0%	71.4%	63.4%
With cost burden >30%	40.0%	100.0%	40.0%	83.3%	69.6%	100.0%	72.1%	62.7%
With cost burden > 50%	40.0%	100.0%	30.4%	56.3%	55.4%	100.0%	54.8%	47.6%
Very Low Income (31-50% AMI)	115	55	270	340	270	75	705	975
With any housing problem	95.7%	81.8%	72.2%	51.5%	92.6%	86.7%	70.1%	70.7%
With cost burden >30%	95.7%	81.8%	72.2%	51.2%	92.6%	78.7%	69.1%	69.9%
With cost burden > 50%	95.7%	81.8%	72.2%	39.7%	68.5%	73.3%	53.8%	58.9%
Low Income (51-80% AMI)	155	40	214	340	560	100	1,075	1,289
With any housing problem	100.0%	100.0%	93.0%	33.5%	63.4%	80.0%	56.7%	62.7%
With cost burden >30%	100.0%	75.0%	88.3%	32.1%	62.5%	74.0%	55.2%	60.7%
With cost burden > 50%	29.0%	0.0%	21.0%	24.7%	36.6%	4.0%	32.8%	30.9%
Moderate & Above Income (>80% AMI)	420	149	719	1,180	3,110	680	5,210	5,929
With any housing problem	25.0%	23.5%	22.9%	15.6%	19.1%	25.0%	19.7%	20.1%
With cost burden >30%	23.8%	16.8%	20.9%	15.5%	19.0%	13.2%	17.9%	18.3%
With cost burden > 50%	0.0%	0.0%	0.0%	2.0%	2.1%	2.2%	2.2%	1.9%
Total Households	740	284	1,463	2,100	4,220	865	7,620	9,083
With any housing problem	54.1%	56.3%	46.0%	31.8%	33.1%	37.6%	33.8%	35.8%
With cost burden >30%	52.0%	49.3%	43.6%	31.7%	32.8%	26.9%	32.4%	34.2%
With cost burden >50%	23.6%	29.9%	21.8%	18.0%	14.5%	9.7%	15.6%	16.6%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins are errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

3. Housing Constraints

Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes as well as those with special needs. This Section analyzes these potential constraints.

3.1 Market Constraints

Nongovernmental constraints refer to economic and market factors that impact the maintenance, development, and improvement of affordable housing. Although every community is impacted to varying degrees by market constraints, the City of Walnut has instituted policies and programs to offset the impact of market forces, and conserve and expand the availability of safe, decent, and affordable housing opportunities.

3.1.1 Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. The California housing market hit its peak in the summer of 2005. In the years following, however, home prices fell dramatically statewide in response to the credit crunch. Fortunately, home prices in Walnut and in Los Angeles County as a whole stabilized and began increasing. Median home prices in the City increased about fourteen (14%) percent between April 2012 and April 2013. By 2014 the median home prices had exceeded the market high before the housing market crash. As shown in earlier, median home price in Walnut reached \$865,000 by 2021, over eighteen (18%) percent increase from 2020.

3.1.2 Land Costs

The majority of Walnut is built out, with the exception of the Hillside, which do not offer the kind of terrain necessary for high-density development and are often protected open space. Underutilized land offers additional opportunity for housing development, but demolition of existing improvements may add to the cost of development. According to listings for vacant residential land available for purchase on Realtor.com in August 2021, land values in the City averaged approximately eighteen (\$18) dollars per square foot, or \$773,035 per acre. This represents a twenty-eight (28%) percent decrease since 2013.

3.1.3 Construction Labor Shortage and Construction Costs

Construction costs differ according to type of housing development, with multi-family housing being generally less expensive to construct than single-family homes. However, variations within each construction type exist depending on the size of the unit, and the number and quality of amenities provided. Construction costs can be broken down into two (2) primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another key component of construction costs is labor. California is 200,000 construction workers short to meet Governor Newsom’s housing goals (this number comes from a new study for Smart Cities Prevail). The study finds that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. University of Southern California (USC) housing economist Gary Painter also says that California has “a shortage of construction workers at the price people want to pay.” However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are “importing” workers from out of state for the construction work and pay for their temporary housing during the construction periods.

The California Labor Code applies prevailing wage rates to public works projects of a value exceeding \$1,000, defining public works to mean construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and thus would trigger prevailing wage requirements. State Law exempts affordable housing projects assisted with only redevelopment housing set-aside funds. If other public funds are involved, prevailing wage rates may still be triggered.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. One indicator of construction costs is Building Valuation Data, which is compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in 2020 are as follows and provided by the ICC:

- Type I or II, Multi-Family: \$147.35 to \$167.27 per sq. ft.
- Type V Wood Frame, Multi-Family: \$112.75 to \$117.40 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$122.46 to \$130.04 per sq. ft.

The unit costs for residential care facilities generally range between \$142.33 and \$197.83 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

3.1.4 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. In 2017, a total of two-hundred and ninety-two (292) households applied for conventional mortgage loans to purchase homes in Walnut (Table 19). Few households utilized government-backed loans to purchase homes in Walnut.² Approximately seventy-three (73%) percent of conventional mortgage applications were approved, thirteen (13%) percent were denied, and fourteen (14%) percent were withdrawn or closed for incompleteness.

² Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

In 2017, applications for home refinancing were the most common in Walnut. Of the five-hundred and thirty-seven (537) applications for refinancing, approximately sixty-nine (69%) percent were approved, seventeen (17%) percent were denied, and fifteen (15%) percent were withdrawn or closed for incompleteness.

Though less common than loans for home purchase and refinance, there was a noticeable demand for home improvement financing in the City. A total of eighty-three (83) households in Walnut applied for loans to make home improvements and approval rates for this loan type were the highest at seventy-six (76%) percent. About seventeen (17%) percent of home improvement loan applications were denied.

Table 19: Disposition of Home Purchase Loan Applications (2017)

Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Purchase - Conventional	292	72.7%	13.3%	14.0%
Purchase - Government-Backed	6	64.3%	14.3%	21.4%
Home Improvement	83	75.6%	16.7%	7.7%
Refinancing	537	68.8%	16.6%	14.7%

Notes:

1. Due to a change in report formatting by the FFIEC, lendingpatterns.com has delayed in releasing the data for 2018 onward.
2. Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
3. Percent Other includes loan applications that were either withdrawn or closed for incomplete information.

Source: *www.LendingPatterns.comTM, HMDA data, 2020.*

3.1.5 Timing and Density

Typically, residential development in Walnut has been primarily in the form of ownership housing. Density yield usually does not reach the maximum allowable density due to the developers' decision to cater toward the product types that sell the fastest in the Community.

There is also little delay between project entitlement and building permit issuance in Walnut. On average the time lapse between a project is approved and construction is approximately three (3) to six (6) months.

3.2 Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Local policies and regulations, such as land use controls, site improvement requirements, building codes, fees, and other local programs, to improve the overall quality of housing may serve as a con-

straint to housing development. This Section discusses policies and regulations by the City that can affect overall housing availability, adequacy, and affordability and could be considered governmental constraints.

3.2.1 Transparency in Development Regulations

The City complies with the requirement to provide transparency in its development regulations. The City website (<https://www.cityofwalnut.org/for-residents/departments/community-development>) offers a variety of information online that helps facilitate development and improvement of housing, including:

- General Plan.
- Municipal Code, [including the Zoning Code](#).
- Zoning Map.
- Planning Application Forms and Fee Schedule.
- Housing Information - Housing Rehabilitation Program; Fair Housing; Community Resources; Los Angeles County Housing Resources; Landlord Tenant Mediation.

3.2.2 General Plan

The Land Use and Community Design Element of the Walnut General Plan (WGP) establishes the amount and distribution of different land uses within Walnut and contains the primary policies that guide residential development in the City. These policies are implemented primarily through the Zoning Code (Code) in conjunction with the Subdivision Ordinance, which regulates the division and improvement of land.

The City's General Plan (GP) was comprehensively updated in 2018. The Land Use and Community Design Element establishes the following land use designations that accommodate housing:

Very Low Density Residential

The Very Low Density Residential designation applies to hillside areas with larger lots that are generally over 25,000 square feet in size. A maximum of one detached single-family dwelling unit is permitted as the primary residence, with accessory dwelling units permitted consistent with the requirement of the City's Zoning Code and State Law. The density range is 0.5 to 2.0 dwelling units per acre.

Low Density Residential

This category promotes a suburban lifestyle of detached single-family homes. This designation consists of lot sizes generally ranging from 12,000 to 20,000 square feet. A maximum of one detached single-family dwelling

unit is permitted as the primary residence, with accessory dwelling units permitted consistent with the requirement of the City's Zoning Code and State Law. The density range is 2.1 to 4.0 dwelling units per acre.

Low Medium Density Residential

This designation applies to the predominant residential development approach in Walnut: suburban neighborhoods of detached housing. A maximum of one detached single-family dwelling unit is permitted as the primary residence, with accessory dwelling units permitted consistent with the requirement of the City's Zoning Code and State Law. The density range is 4.1 to 6.0 dwelling units per acre.

Medium Density Residential

This designation provides for both detached and multiple-unit residential developments including but not limited to single-unit residences, townhouses, condominiums, and senior facilities, etc. (as permitted by Zoning). The density range is 6.1 to 14.0 dwelling units per acre.

Mixed-Use

Mixed-Use development refers to an integration of residential and commercial uses as part of a cohesive development plan, with the residential component either in the same building as the commercial component (vertical Mixed-Use) or on an adjacent lot with a clear relationship to the commercial use (horizontal Mixed-Use). Mixed-Use projects must include a viable neighborhood-serving retail and service component. A Specific Plan is required to implement land use policy within the areas designated Mixed-Use. There are three (3) Mixed-Use focus areas designation on the Land Use Plan:

West Valley Mixed Use: The West Valley Mixed Use focus area is implemented by the West Valley Specific Plan (WVSP), which was adopted in 2018 in conjunction with the General Plan Update. It is located on Valley Boulevard between the west City limit to Lemon Creek. The objective is to create a Mixed-Use district containing a variety of housing, parks and open spaces, and low-scale commercial services and retail. Residential densities range from 14.0 to 28.0 du/ac.

The adopted WVSP allows residential dwelling units within Mixed-Use projects; allowable densities vary depending on the Zone. Residential density ranges from fourteen (14) du/ac to a maximum of twenty-eight (28) du/ac with provision of commercial space. Permitted uses are allowed without discretionary approval unless Site Plan and Architectural Review applies; conditionally permitted uses require discretionary approval via a

Conditional Use Permit (CUP) authorized by the Planning Commission. There are three (3) Zones: WVMU-1, WVMU-2, and WVMU-3.

- **WVMU-1 (Commercial Node Mixed Use):** Although intended to be primarily commercial, it also allows residential uses within a Mixed-Use development. Maximum residential density allowed in Mixed-Use developments is tied to the amount of commercial space provided, ranging from 14 – 20 du/ac for 3,000 to 4,999 sq. ft. of commercial space; 20.1 – 24.0 du/ac for 5,000 to 9,999 sq. ft. of commercial space; and 24.1 – 28.0 du/ac for 10,000 to 55,000 sq. ft. of commercial space. Actual residential density will be established through the development review process on a project-by-project basis. Maximum allowable building heights range from 18 ft. (1 story), 35 ft. (2 story), to 40 ft. (3 story). Parking requirements are based on Zoning Code requirements but may be modified through the development review process.
- **WVMU-2 (Corridor Mixed Use):** Allows stand-alone attached and detached residential developments (multiple-unit dwellings and two-unit dwellings), mixed-use projects, and stand-alone commercial uses. Live/work units are allowed with a CUP. Maximum density is twenty-four (24) du/ac. Parking requirements are based on Zoning Code requirements but may be modified through the development review process.
- **WVMU-3 (Transitional Residential Mixed Use):** Allows multiple-unit dwellings, two-unit dwellings, and single-family dwellings as permitted uses. Live/work units are allowed with a CUP. Maximum density is fourteen (14) du/ac. Parking requirements are based on Zoning Code requirements but may be modified through the development review process.

Walnut Hills Mixed Use: Walnut Hills is a Mixed-Use land use designation anticipated to consist of a balanced mix of higher-density residential uses and commercial uses that meet both local and more regional needs. Residential development approaches can include a mix of residential types. Density ranges from fourteen (14) to twenty-four (24) du/ac. A maximum of three (3) stories is permitted. A Specific Plan will be required to implement this Mixed-Use focus area.

Mt. San Antonio College (Mt. SAC) Shopping Center Mixed Use: The Mt. SAC Mixed-Use designation is located across from the campus of Mt. SAC. Density ranges from fourteen (14) to twenty-eight (28) du/ac. A

maximum of three (3) stories is permitted. A Specific Plan will be required to implement this Mixed-Use focus area.

3.2.3 Zoning Code

The Land Use and Community Design Element is implemented by the City's Zoning Code. The Code establishes the Zones that accommodate housing:

R-1 (One Family Residential) Zone

The R-1 Zone is established to provide for residential areas to be developed exclusively for one-family dwellings. Additional uses, necessary and incidental to single-family development, are also permitted. There are various sub-categories in this Zone that designate the required square footage for each lot, which influence the maximum allowable density. This Zoning allows for a maximum of six (6) units per acre when no number follows the Zoning symbol. These are: R-1 (7,200); R-1 (8,500); R-1 (10,000); R-1 (15,000); R-1 (20,000); R-1 (30,000); and R-1 (40,000). For example, a subdivision with an R-1 (7,200) would allow a maximum of six (6) dwelling units per acre, while a subdivision with an R-1 (40,000) would allow a maximum of one (1) dwelling unit per acre.

R-2 (Limited Multiple Residential) Zone

The R-2 Zone is intended for one (1) or more family dwelling units on lots with a minimum area of 8,000 square feet, including two (2) or more family dwelling units either in separate buildings or one (1) main building. Minimum lot area is 8,000 square feet. This Zone allows for a maximum of 10.89 dwelling units per acre.

R-3 (Multiple Family Residential) Zone

The R-3 Zone is intended to provide for the development of multiple family dwellings, apartment houses, group houses, and other similar buildings. Convalescent or rest homes are allowed with a CUP. Minimum lot area is 9,000 square feet. This Zone allows for a maximum of 14.5 units per acre.

Residential Planned Development Zone (RPD)

The intent and purpose of a Residential Planned Development Zone is to:

- Create a better living environment;
- Promote the achievement of Residential land use amenities than could otherwise be obtained under conventional development;
- Achieve greater design flexibility of residential acreage than could otherwise be possible through the application of conventional residential Zone regulations;
- Encourage well planned developments through creative and imaginative planning principles, practice and techniques;
- Reserve a greater proportion of open space land for recreation, conservation, parking and other similar uses than is otherwise required by conventional residential Zone regulations;
- Provide for a more efficient, appropriate and desirable use of land which is sufficiently unique in its physical characteristics and other circumstances to warrant special methods of development;
- Provide areas of natural scenic beauty, vistas, land marks, and promontories and other environmental features through integrated land planning, design and unified control of physical development patterns; and
- Set forth use regulations and property development regulations that will best assure that the intent and purpose of the RPD chapter is carried out.

A proposed RPD development plan requires a parcel of land containing not less than ten (10) acres; an exception to the ten (10)-acre minimum is allowed when a new RPD is proposed adjacent to an existing RPD and it can be shown that the two (2) developments can be blended. The overall density of the proposed residential unit will be the density that is set forth in the RPD Zone designation to a maximum of 4.2 dwelling units per acre.

Zone C-1 (Light Commercial) Zone

Zone C-1 is established to provide for restricted neighborhood retail commercial and residential needs. Business and professional offices and limited retail stores and single-family residences are permitted. Provisions are included to allow public educational institutions and the establishment of necessary public service facilities. The standards of development in Zone C-1 are designed to protect adjacent Zones, promote orderly development and avoid the creation of traffic congestion within the neighborhood. This Zone allows for up to six (6) residential units per acre.

Mixed Use/Housing Opportunity Overlays

In October 2013, the City adopted three (4) Mixed-Use Overlays that made it possible for residential units to be developed in some of the City's commercial Zones:

- **Mixed Use/Housing Opportunity Overlay (MU/HOO-1):** This Overlay allows for the development of housing up to thirty-six (36) dwelling units per acre.
- **Mixed Use/Housing Opportunity Overlay (MU/HOO-2):** This Overlay allows for the development of housing up to twenty-eight (28) dwelling units per acre. In addition, the Overlay restricts commercial development to a maximum of twenty (20%) percent of the total area covered by the MU/HOO-2.
- **Mixed Use/Housing Opportunity Overlay (MU/HOO-3):** This Overlay allows for the development of housing up to thirty-six (36) dwelling units per acre.

Residential Zones (R-4 Medium High and R-5 High)

In 2022, the City is amending the Zoning Code with a Form-Based Ordinance to establish two (2) Residential Zones:

- R-4 Medium-High (MH) Zone (32 - 36 units per acre)
- R-5 High (H) Zone (36.1 - 40 units per acre)

The purpose of the R-4 (MH) and R-5 (H) Residential Zones is to designate specific areas in the City as zones suitable for higher density residential neighborhoods. The goal of the Form-Based Ordinance is to achieve a specific design theme that is vibrant, utilizes unique streetscapes and innovative design concepts, is compatible with adjacent land uses, and promotes walking and biking with pedestrian-friendly streets. The R-4 (MH) Zone is designated for Zone Area(s) 1, 2, 3 and 5; R-5 (H) Zone is applied to Zone Area 4. It should be noted that the R-5(H) Zone is not permitted if immediately adjacent to existing single-family areas. Adoption of the Residential District Overlay Zones is anticipated by March 2022.

The proposed Zone Area(s) one (1) through five (5) are to be rezoned from Industrial and Commercial to the R-4 Medium-High and R-5 High Residential uses. The existing uses will be replaced with residential uses as these properties are being redeveloped. Once rezoned, redevelopment of these properties into nonresidential uses would not be permitted. Table 20 summarizes the General Plan residential land use designations and implementing residential Zones.

Table 20: Land Use Categories Permitting Residences

Land Use & Community Design Element	Corresponding Zoning District	Maximum Density (du/ac)	Typical Residential Types(s)
One Family Residential Zone	R-1 (7,200) R-1 (8,500) R-1 (10,000) R-1 (15,000) R-1 (20,000) R-1 (30,000) R-1 (40,000)	Up to 6	Low-density single-family detached homes on large lots, with a custom character of development
Residential Planned Development Zone	RPD	As approved per the zone change to a maximum of 4.2	Single-family detached homes in planned communities
Limited Multiple Residential Zone	R-2	10.9	Includes single-family detached and attached units, townhouses, apartments and condominiums.
Multiple Family Residential Zone	R-3	14.5	Includes townhomes, condominiums, and apartments.
<u>Medium-High and High Residential Zones</u>	<u>R-4</u> <u>R-5</u>	36 40	Apartments, condominiums, townhomes, senior housing facilities

Source: City of Walnut Zoning Code, 2021.

3.2.4 Residential Development Standards

Residential development standards established in the Zoning Code are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods. The development standards summarized below and in Table 21 can have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing within Walnut discussed.

Development standards for the Mixed-Use Overlays will be developed as Specific Plans are developed. The City will consult with residents and the development Community to ensure that appropriate standards are in place to facilitate Mixed-Use developments and minimize impacts on surrounding neighborhoods.

Table 21: Residential Development Standards (Existing)

District	Min. Lot Area	Min. Lot Dimensions	Setbacks	Lot Coverage (%)	Min. Floor Area (sf)	Max. Height Main Bldg
R-1 (7,200)	7,200 sf	W-60 ft. D-100 ft.	F-20 ft. S-5/12 ft. R-15/25 ft.	40% of gross site area	1,500 sf	35 ft/ 2 Stories
R-1 (10,000)	10,000				1,600 sf	
R-1 (15,000)	15,000 sf	W-75 ft. D-120 ft.			1,700 sf	
R-1 (20,000)	20,000 sf					
R-1 (30,000)	30,000 sf					
R-1 (40,000)	40,000 sf					
RPD	7,200 sf	W-60 ft. D-100 ft.			1,500 sf	
R-2	8,000 sf (4,000sf/du)	W-75 ft. D-100 ft.	F-20 ft. S-5 ft.	50%	800 sf	
R-3	9,000 sf (3,000sf/du)	W-75 ft. D-100 ft.	R.-20	60%	550 sf	
C-1	7,200 sf	W-60 ft. D-100 ft.	F-20 ft. S -10 ft. R-20 ft	50%	No minimum	

Source: City of Walnut Zoning Code, 2021.

Residential Density

The Walnut General Plan (WGP) allows for base residential densities ranging from less than one (1) dwelling unit per acre up to 14.5 dwelling units per acre.

Walnut has historically developed as a low-density single-family community primarily because of the area's severe environmental constraints. A

substantial portion of the City contains hillsides in excess of twenty-five (25%) percent, permitting development in only limited portions of the Community. Development on such severely sloped parcels requires substantial modifications to the natural terrain which significantly adds to the cost of development. These areas are also subject to slope instability and landslide hazards. Other constraints to development include earthquake related hazards, such as groundshaking, lurching and liquefaction that are of particular concern because of the close proximity of the San Jose earthquake fault.

As a result, the City is primarily built out with ninety-six (96%) percent of the residential units as single-family homes, and most in excellent condition. Given the need to accommodate additional housing in the Community, the City established the [R-4 and R-5 Zones](#) in 2021 to five (5) [Zone Areas](#) that are currently developed with antiquated and underutilized industrial and commercial uses (see detailed discussions in Section 3.2.5 on the [R-4 and R-5 Residential Zones](#)).

Lot Size and Area

The Zoning Code establishes minimum lot areas for single-family residentially Zoned properties. The minimum lot area varies from 7,200 square feet to 40,000 square feet in the R-1 (40,000) District. Minimum lot dimensions range from fifty (50') to seventy (70') feet in width and one-hundred (100') to one-hundred and twenty (120') feet in depth, depending on the minimum lot size. These minimum dimensions are similar to those of many neighboring communities and do not pose a constraint to housing development.

Yards and Setbacks

For residences under 4,500 square-feet of living area, the minimum front yard setback requirements are twenty (20') feet to living area and twenty-five (25') feet to a garage. The minimum side yard setbacks are five (5') feet one side and twelve (12') feet on the other side. The minimum rear yard setbacks are fifteen (15') feet to the first floor and twenty-five (25') feet to the second floor. These setback requirements are similar to those of many neighboring communities and do not pose a constraint to housing development.

Lot Coverage

The City imposes reasonable limits on building coverage. Structures and parking may occupy up to fifty (50%) percent of the lot in the R-2 Zone and up to sixty (60%) percent in the R-3 Zone, which would permit sufficient square-footage to facilitate construction of a range of variously sized

apartment units up to the maximum allowable densities. Lot coverage requirements within single-family districts allow structures to occupy up to forty (40%) percent of the lot.

Minimum Floor Area

Minimum floor area requirements are maintained within Multiple Family and some Single-Family Residential Zone Districts. Within the Multi-Family Districts, a minimum of five-hundred and fifty (550) square-feet for studio and six-hundred and fifty (650) square-feet for one-bedroom units is required. These minimum floor area requirements are necessary to maintain Health and Safety standards and do not constrain the ability of projects to achieve the maximum densities of these Districts. Within the R-1 Districts, the minimum floor area is 1,500 to 1,700 square-feet.

Building Height

Land Use regulations establish a height limit of two (2) stories or thirty-five (35') feet in all Zones. However Specific Plans, such as the Cornerstone Development allow up to three (3) stories at thirty-five (35') feet in height. Therefore, this height limit is able to accommodate higher density development through the Specific Plan process.

Parking

The City of Walnut amended the Municipal Code in September 2012 to establish off-street parking requirements for single-family dwellings that better reflected the needs of the Community. The newly adopted parking standards are summarized below in Table 22.

Parking requirements for Multiple-Family dwellings are 2.5 spaces per unit. However, through the Specific Plan process, the City could consider alternative parking requirements in order to facilitate affordable housing development provided parking demand could be accommodated.

The City has virtually no remaining land Zoned for multi-family residential development. Existing uses are also generally in good condition and not likely to be recycled in the near future. Therefore, to offer additional and substantive potential for future residential development, the City is rezoning existing deteriorating and marginally operating industrial uses into medium-high and high density residential uses (discussed later). Through new the form-based zoning, the City has introduced parking standards, setbacks, and height that are appropriate for accommodating the proposed density ranges and types of housing anticipated (see Table 23).

Table 22: Off-Street Parking Requirements

Residential Type	Parking Requirements
<i>One-Family Dwellings</i>	
1 - 4 bedrooms	2 parking spaces in an enclosed garage
5 bedrooms	3 parking spaces in an enclosed garage
6 - 7 bedrooms	4 parking spaces in an enclosed garage
More than 7 bedrooms	4 parking spaces plus one additional parking space for each bedroom over 7 bedrooms.
Less than 3,000 square feet of gross floor area	2 parking spaces in an enclosed garage
3,001 to 4,500 square feet of gross floor area	3 parking spaces in an enclosed garage
4,501 to 6,000 square feet of gross floor area	4 parking spaces in an enclosed garage
6,001 square feet or greater	5 parking spaces, plus one additional space for each 1,000 square feet of floor area or fraction thereof over 7,001 square feet
<i>Multiple-Family Dwellings</i>	
Apartment Houses	2.5 spaces per unit
<i>Special Needs Housing</i>	
Emergency Shelter	1 space per 1,000 square feet of gross floor area or 1 space for each employee on largest shift plus one space for each agency vehicle plus three visitor spaces (whichever is greater)
SRO	One (1) uncovered parking space for every three (3) SRO units. Two (2) uncovered parking spaces for an on-site manager unit. Each SRO unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that SRO unit.

Notes:

Source: *City of Walnut Municipal Code, 2021.*

- Tandem parking spaces may be permissible for the purpose of providing the required parking spaces in an enclosed garage provided tandem parking is limited to not more than one vehicle behind another and a minimum of two parking spaces are provided side-by-side at the garage entrance.
- Bedroom is defined as “any room, other than a living room, family room, dining room, kitchen, bathroom or laundry room, and shall include specialty rooms.”
- Gross floor area does not include any room that is a kitchen as defined by the Building Code.
- When determining the number of required parking spaces, the more restrictive standard shall prevail.

Density Bonus

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Specifically, if the Project includes a portion of units affordable to lower and moderate income households, on a sliding scale, the project is entitled to receive a density bonus and concessions, depending upon the percentage of affordable units in the development. The City last updated the Zoning Code to establish density bonus provisions in 2013. However, recent changes to State Law necessitate an amendment to the Zoning Code to comply with State Law. A program is included in the Housing Plan to address various Zoning Code revisions, including density bonus.

3.2.5 R-4 and R-5 Residential Zones: Development Standards

Much of the future residential developments will occur in the R-4 MH and R-5 H Zones. Table 23 summarizes the development standards in the R-4 MH and R-5 H Zones. Only housing will be permitted in the Zone Areas as properties are being redeveloped. Existing industrial/commercial uses will become legal non-conforming uses and expansion and redevelopment of such uses would not be permitted. The development standards are established to facilitate multi-family housing. Parking standards and height limitations in the Zones are consistent with urban style development in the region.

Table 23: R-4 and R-5 Development Standards

Standard	<u>R-4 Medium-High (MH)</u>	<u>R-5 High (H)</u>
Density	32 - 36 du/ac	36.1 - 40 du/ac
Minimum Lot Area		
Minimum Lot Width	75'	75'
Minimum Lot Depth	100'	100'
Minimum Lot Size	5,000 sq. ft.	4,000 sq. ft.
Minimum Setbacks		
Front Yard	10'	0' or N/A
Minimum Side Yard	10'	5'
Minimum Rear Yard	10'	10'
Residential Edge Setbacks		
<i>Abutting Residential</i>		
Front Yard	20'	N/A
Minimum Side Yard	20'	N/A
Minimum Rear Yard	20'	N/A

Table 23: R-4 and R-5 Development Standards

Standard	<u>R-4</u> Medium-High (MH)	<u>R-5</u> High (H)
<i>Residential Separated by Street</i>		
Front Yard	0' or N/A	0' or N/A
Minimum Side Yard	5'	0' or N/A
Minimum Rear Yard	10'	0' or N/A
Maximum Lot Coverage	75%	80%
Building Size and Massing		
Maximum Number of Stories	3	4
Maximum Height	45'	60'
Landscaping	20%	10%
Parking		
Studio or 1-bedroom unit	1	1
2-bedroom unit	1	1
3+ bedroom unit	1	1
Senior Housing (per bedroom plus 1 per employee)	0.5	0.5
Guest Parking (per 8 units)	1	1

3.2.6 Provisions for a Variety of Housing Types

The Zoning Code stipulates the residential types permitted, conditionally permitted, or prohibited in each Zone allowing residential uses. Residential types in Walnut include single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and Mixed-Use opportunities. Table 24 summarizes the different types of residential uses permitted, conditionally permitted, or permitted through a Specific Plan process in the various residential Zones of the City.

Table 24: Housing Types by Residential Zone Category

Residential Uses	R-1	RPD	R-2	R-3	C-P	C-1	C-3	M-1	MH	H
Single-family dwellings	P	P	P	--	SP	P/SP	SP	--	--	--
Condominiums/ Townhomes	--	--	P	P	SP	SP	SP	--	P	P
Apartments	--	--	--	P	SP	SP	SP	--	P	P
Accessory Dwelling Unit	P	P	P	--	--	--	--	--	--	--
Mixed Use	--	--	--	--	SP	SP	SP	--	--	--
Manufactured homes	P	P	P	--	--	--	--	--	--	--
Mobile home parks	P	P	P	--	--	--	--	--	--	--
Emergency Shelters	--	--	--	--	--	--	--	P	--	--
Transitional Housing	P	P	P	P	SP	SP	SP	--	P	P
Supportive Housing	P	P	P	P	SP	SP	SP	--	P	P
Single Room Occupancy (SRO) unit	--	--	--	--	--	--	--	CUP	--	--
Residential care facilities (6 or fewer persons)	P	P	P	P	--	P	--	--	P	P
Residential care facilities (7 or more persons)	--	--	--	CUP	CUP	CUP	CUP	--	CUP	CUP

"P" = permitted uses

"CUP" = conditionally permitted uses

"SP" = Specific Plan process

"--" = uses not permitted

Source: City of Walnut, 2021.

Single-Family Dwellings

Detached, single-family dwelling units are permitted in the R-1, RPD, R-2, and C-1 Districts. This provision allows the development of small-lot single-family homes that fall within the density range of the Multiple-Family Districts but offers a product type that may be more compatible with surrounding uses.

Condominiums/Townhomes

Condominiums and townhomes are permitted by right in the R-2 and R-3 Districts, subject to meeting density requirements. They are also permitted in the new [R-4 and R-5](#) Residential Zones.

Apartments

Apartment units are permitted by right in the R-2 and R-3 Districts where Multi-Family housing is intended.

Accessory Dwelling Units

The passage of Assembly Bill (AB) 1866 (effective July 2003) requires cities to use a ministerial process to consider second-units in effort to facilitate the production of affordable housing State-wide. Walnut amended its Accessory Dwelling Unit (ADU) Ordinance on January 13, 2021. The City of Walnut Zoning Code establishes specific use restrictions for second-units.

In addition, the City has established the following development standards for second-units, consistent with State Law:

- **Setbacks and Lot Coverage:** Second-units shall conform to all applicable setback and lot coverage standards for the Zoning district in which they are located except as follows:
 - No setbacks are required for an ADU that is created by converting existing living area or existing accessory structures to new Accessory Dwelling Units.
 - A minimum setback of four (4') feet from the side and rear lot lines shall be required for a new ADU structure and shall comply with all applicable front yard setbacks.
 - A detached ADU shall be separated from the primary residence and all other structures, including garages, by at least ten (10') feet.
- **Height:** A detached ADU shall not exceed one (1) story or seventeen (17') feet in height, whichever is less.

- **Size:** The maximum floor area of an ADU shall be eight-hundred and fifty (850) square feet or one-thousand (1,000) square feet for ADUs with more than one (1) bedroom.
- **Utilities:** The property must have adequate water and sewer facilities. No second-unit shall be allowed on a property that is not connected to the public sewer system.

Manufactured Housing

Manufactured homes meeting national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for approval or construction of units. The City will review the Zoning Code to ensure manufactured housing is permitted where single-family residential use is permitted.

Mobile Home Parks

Mobile home parks are conditionally permitted in the R-1, RPD, and R-2 Districts pursuant to requirements established in the Zoning Code for this type of housing. The development standards for mobile home parks are consistent with the health and safety needs of Walnut residents and surrounding developments, and are not overly burdensome or restrictive. These restrictions are not considered a constraint to the development of mobile home parks.

Residential Care Facilities

Residential care facilities serving six (6) or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to State Health and Safety Code and State Welfare and Institutions Code.

Residential care facilities serving more than six (6) persons are conditionally permitted in the R-3, C-1, C-3, and C-P Districts as “rest homes.” Rest homes are defined in the Walnut Zoning Code as:

“Premises used for the housing of and caring for more than six individuals who are aged, infirm or ambulatory. There shall be only incidental convalescent care not involving either trained nurse or physician residing on the premises. There shall be no surgery, physical therapy, or other similar activities such as are customarily provided in sanitariums and hospitals.”

No unique distance requirements between facilities or other sensitive uses

have been established in the Zoning Code. The City will amend the Zoning Code to address the provision of residential care facilities for seven or more persons as similar uses in the same Zone.

Transitional and Supportive Housing

Pursuant to Senate Bill (SB) 2 signed into law in October 2007, the City must address housing for extremely low income households, such as transitional and supportive housing.

In October 2013, the City amended the Zoning Code to add the following definition of transitional housing:

“Buildings configured as rental apartment developments, that operate under program requirements which call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months, and no more than two years. Appropriate sites for the transitional housing development should include those close to public services and facilities including transportation. Transitional Housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.”

The City also added the following definition of supportive housing:

“Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive Housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.”

Furthermore, AB 2162 (Approved in September 2018) further requires supportive housing projects of fifty (50) units or fewer to be permitted by right in Zones where Multi-Family and Mixed-Use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within 0.5 mile of a public transit stop. A program is included in the Housing Plan to address various Zoning Code revisions, including supportive housing consistent with AB 2162 requirements.

Emergency Shelters

Pursuant to SB 2, the City must address the provision for emergency shelters. Specifically, the City must identify a Zoning District where emergency shelters are permitted by right (i.e. without a discretionary approval process). In October 2013, the City amended the Zoning Code to permit emergency shelters in the M-1 Zone. There are over sixty (60) parcels (about 110 acres) within the City of Walnut Zoned M-1. Since Los Angeles Homeless Services Authority (LAHSA) estimates no homeless population in Walnut, this capacity is more than sufficient to allow for at least one (1) shelter, meeting the requirements of SB 2. The 2013 amendment also established the following operational and development standards for emergency shelters:

1. **Number Of Beds.** An emergency shelter shall contain a maximum of fifty (50) beds.
2. **Hours of Operation.** Emergency shelter operations are limited to the evening hours and shall open not earlier than 5:00 p.m. and close not later than 8:00 a.m. daily. All clientele shall vacate the premises upon closing. There shall be no in-and-out privileges for clientele using the shelter between 10:00 p.m. and 6:00 a.m.
3. **Floor Area per Occupant.** The minimum floor area per occupant shall be at least one-hundred and fifty (150) square-feet and the maximum number of occupants to be served at any given time shall not exceed fifty (50).
4. **Interior Waiting Area.** Interior onsite waiting and client intake area shall be a minimum of two-hundred (200) square-feet, including seating for twenty-five (25) clients at any one (1) time.
5. **Exterior Waiting Area.** A covered exterior onsite waiting area shall be provided, at a minimum of one-hundred (100) square-feet for seating for fifty (50) clients at any one (1) time, to protect clients from the elements.

6. **Separation between Shelters.** An emergency shelter shall be no closer than three-hundred (300') feet from another emergency shelter, as measured from the nearest property line.
7. **External Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public-rights-of-way.
8. **Parking.** Off-street parking requirements shall be provided at a ratio of one (1) space per 1,000 square-feet of gross floor area, or one (1) space for each employee on the largest shift plus one (1) space for each agency vehicle plus three (3) visitor spaces, whichever is greater. All parking is required to be off-street and on-site.
9. **ADA Access.** The shelter shall be compliant with the Americans with Disabilities Act (ADA).
10. **Amenities.** The facility may include central cooking and dining areas, laundry area, recreation rooms, counseling centers, child care facilities, play areas, bike racks, and other support services for the exclusive use of the residents and Staff.
11. **Annual Report.** The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and determination of compliance with the City's development standards for the use.
12. **Deliveries.** Deliveries of goods to the shelter shall only be made between 5:00 p.m. and 10:00 p.m.
13. **Noise or Lighting.** The facility shall not generate noise or lighting at levels adversely affecting surrounding properties.

AB 139 (Approved in September 2019) also changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be based solely on shelter staffing level, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same Zone. The City's current parking regulation for emergency shelters provides the option of utilizing Staff to determine the requirement. Therefore, the City's current regulation complies with AB 139. No revision to the Zoning Code is necessary.

Low Barrier Navigation Center (LBNC)

AB 101 (Approved in July 2019) requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas Zoned for Mixed-Use and nonresidential Zones permitting Multi-Family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as:

“A Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for LBNC developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. A program is included in the Housing Plan to address various Zoning Code revisions, including LBNC consistent with AB 101 requirements.

Single Room Occupancy (SRO)

SROs are one of the most traditional forms of affordable private housing for lower- income individuals, seniors, and persons with disabilities. An SRO unit is usually small, between eighty (80) and two-hundred and fifty (250) square-feet. These Units provide a valuable source of affordable housing.

In October 2013, the City amended the Zoning Code to allow SRO units in the M-1 Zone, subject to a Conditional Use Permit (CUP). The amendment also established the following operational and development standards for SRO housing:

1. **SRO Size Requirements.** SRO units shall have a minimum size of one-hundred and fifty (150) square-feet and a maximum of four-hundred (400) square-feet.
2. **Occupancy.** Each SRO unit shall accommodate a maximum of two (2) persons.
3. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of the Walnut Municipal Code (WMC).
4. **Laundry Facilities.** Laundry facilities must be provided in a separate enclosed room at the ratio of one (1) washer one and (1)

dryer for every twenty (20) units of fractional number thereof, with at least one (1) washer and dryer per floor.

5. **Cleaning Supply Room.** A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO unit facility.
6. **Lavatory.** Each unit is required to provide a separate bathroom containing a water closet, lavatory, and bathtub or shower.
7. **Minimum Kitchen Requirements.** Each unit shall be provided with a kitchen sink, functioning cooking appliance, a refrigerator, and each having a clear working space of not less than thirty (30") inches in front.
8. **Building Code Requirements.** SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible. .
9. **On/Off Site Management.** A SRO unit project with ten (10) or more units shall provide on-site management. A project with less than ten (10) units may provide management off-site.
10. **Tenancy.** Tenancy of SRO units shall not be less than thirty (30) days and a maximum period of twelve (12) months.
11. **Parking.** A SRO unit project shall comply with all parking requirements of the WMC and at a minimum shall have the following:
 - o One (1) uncovered parking space for every three (3) SRO units.
 - o Two (2) uncovered parking spaces for an on-site manager unit.
 - o Each SRO unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that SRO unit.

Employee Housing

Pursuant to State Employee Housing Act, employee housing for six (6) or fewer employees are to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City's Zoning Code does not address employee housing and will be amended to comply with State Law.

Other Local Codes and Ordinances

The City amended the Zoning Code to prohibit short-term rentals. This ordinance has the effect of preserving existing housing as permanent housing for residents. No other ordinances with the potential to impact the costs and availability of housing have been adopted.

3.2.7 Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disability Act (ADA) came into effect in 1990. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor. With limited rental housing construction in the City, few rental housing units in Walnut are accessible. The ADA also does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older single-family housing stock.

Pursuant to SB 520 (Approved in: February 2013), the Housing Element must evaluate the City's Codes, policies, and regulations to ensure that they are free of constraints to the development and improvement of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.³

In October 2013, the City amended its definition of "family." A "family" is now defined as:

³ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

“Any group of individuals living together as the functional equivalent of a family. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.”

This definition of family is not considered restrictive and does not constrain the development of housing in any way.

Land Use Control

Pursuant to State Law, Walnut permits State-licensed residential care facilities serving six (6) or fewer persons in all of its residential Zoning Districts by right. State-licensed residential care facilities serving seven (7) or more persons are permitted in the R-3, C-1, C-3, and C-P Districts.

The City has not adopted a local requirement for proximity between two (2) special needs housing sites. The requirements of Health and Safety Code, Section 1520.5 are enforced by the State Department of Social Services, Health and Human Services Agency. The Law requires that residential facilities be separated by a minimum of three-hundred (300') feet to avoid over-concentration. According to the State Department of Social Services, Community Care Licensing Division, the City has a total of sixteen (16) residential care facilities, including:

- Six (6) adult residential facilities ranging in capacity from five (5) to six (6) persons.
- One (1) group home for six (6) children/teenagers.
- One (1) small family home for two (2) children with disabilities.
- Eight (8) residential care facilities for the elderly with a total capacity of one-hundred and fifty-nine (159) persons.

The City has no special Zoning or Land Use restrictions that regulate the siting of housing for persons with disabilities.

Building Codes

Building procedures within the City are required to conform to the International Building Code (IBC), as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Ameri-

cans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation Procedures

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's Building Codes, as well as approach to Code Enforcement, allow for special provisions that meet the needs of persons with disabilities.

Accessory uses such as wheelchair ramps are permitted within all Residential Zones as incidental structures related to the residence. Most reasonable accommodation requests to increase accessibility of existing properties are handled through the building permit process.

The City's Building Official has the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As part of the building permit application, an Applicant can request reasonable accommodation to the Building Code. The Building Official will act upon the request. No formal hearing process before any board is required.

In September 2013, the City amended the Zoning Code to provide a formal reasonable accommodation procedure for the application of Zoning and development standards. For example, it may be a reasonable request to waive the setback or encroachment requirement, or the oak tree removal permit procedure in order to accommodate the timely construction of a handicap ramp. To accommodate a ground floor master suite for a disabled family member, a homeowner may request an increase in the maximum lot coverage. No fees are required for the application for reasonable accommodation.

3.2.8 Site Improvements

Site improvements and Property dedications are important components of new development. These include:

- Reservation of sites for parks, recreation facilities, fire stations, libraries, or other Public uses.
- Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other Public easements, and Public utility easements.

Improvements required of new subdivisions include:

- Arterial highways and collector streets constructed according to the roadway classification identified in the Circulation Element of the General Plan. Local streets and alleys constructed as shown on an approved tentative map and/or as required by the Tentative Map Conditions of Approval (COA).
- Each unit or lot within the subdivision served by a domestic water system and a sanitary sewer system approved by the City Engineer.
- Storm drain system designed for the subdivision and its watershed, capable of collecting and conveying runoff according to the standards of the Los Angeles County Flood Control District (LACFCD).
- All utility lines to serve the subdivision, such as electric, communications, street lighting, cable television, and similar lines are required to be installed underground.

3.2.9 Development and Planning Fees

Development impact fees offset the costs of improvements serving the development. Planning and processing fees cover administrative review of the development by City Planning, Building, and Engineering Departments. The City's Fee Schedule is based on anticipated costs associated with review and approval of proposed Projects. Walnut's Planning and development fee schedule for residential Projects is summarized in Table 25.

In terms of impact fees, the City has adopted in lieu fees for parkland dedication. These fees apply to subdivisions that do not provide parkland as part of the development. The fees do not apply to apartments. The amount of the fee is calculated based on the value of the land prescribed by the parkland dedication requirements allowed by the State Subdivision Map Act. The other impact fee that the City has adopted is the Development Tax, which is three-hundred (\$300) dollars per new residence to be used for open space, median, landscape parkway and trail maintenance or improvements. The City also has a ten (10%) percent maintenance fee and a General Plan impact fee.

Overall, Site Plan and Architectural Review fees total approximately \$1,200 per single-family unit. For Projects with more than one (1) Single-Family Residence, including Multi-Family and Mixed-Use developments, the \$1,046 fee is increased an additional thirty-six (\$36) dollars per lot and

one-hundred and thirty-five (\$135) dollars per building. Plan Check and permit fees are roughly the same and are based on a set table that is computed using the building area and the valuation of construction. The City has had three (3) applications for a Multi-Family project submitted in the last five (5) years—the Francesca Senior Project, the Lofts, and Terraces. Using the City’s current fee schedule, total fees (including both Planning and Building permit fees) for the Francesca Senior Project would have been approximately \$1,250 dollars per unit. In comparison, the planning and permit fees for a single-family unit is approximately \$17,128.00. The City’s fee system does not favor single-family housing over multi-family housing.

Furthermore, after reviewing the Planning fees charged by neighboring jurisdictions (Table 26), fees assessed by the City are some of the lowest in the region and are not a constraint to housing development. Nevertheless, such fees add to the costs of housing development. The City Council has the authority to waive Planning, Building, and other fees, and/or offer expedited or priority processing for developments that provide affordable units. Overall, fees in the City has remained at the same level in recent years.

Table 25: Planning and Development Fees for Residential Projects

Planning and Processing Fees	Fee/Deposit
Site Plan Architectural Review by Planning Commission	\$2,742
Site Plan and Architectural Review by Staff	Minor Project (addition less than 500 sq. ft.): \$426 Accessory Dwelling Unit: \$426 Major Project: \$1,200
Conditional Use Permit	\$3,800
Environmental Review (Consultant + Staff)	Consultant deposit: 100% of estimated costs Staff Deposit: \$5,000
Final Map Check	\$2,250 + \$54/lot
General Plan Amendment	\$3,500
Specific Plan	\$3,500
Tentative Tract Map	\$4,500 + \$100/lot
Tentative Parcel Map	\$3,500 + \$100/lot
Variance	\$3,800
Lot Line Adjustment	\$1,500
Certificate of Compliance	\$500
Easement Checking	\$350 per map
Zone Change	\$3,500

Source: City of Walnut, City Council Resolution 20-37, dated 6/10/2020.

Table 26: Planning and Development Fees in the Region*

Application	Walnut	Brea	Pomona**	West Covina***	San Dimas
Conditional Use Permit	\$3,800	\$2,000	\$6,140	Actual Cost; \$3,000 deposit	\$1,092
General Plan Amendment	\$3,500	\$5,000	\$5,908	Actual Cost; \$8,000 deposit	\$382 initial review; cost + \$3,000 deposit
Specific Plan	\$3,500	Varies	\$5,908 (Amendment)	n/a	Cost + \$3,000 deposit
Tentative Tract Map	\$4,500 + \$100/lot	\$2,000	\$5,768 + \$35/lot	Actual Cost; \$8,000 deposit	\$1,530 + \$55/lot
Tentative Parcel Map	\$3,500 + \$100/lot	\$2,000	\$4,124	Actual Cost; \$4,000 deposit	\$366 + \$22/lot
Variance	\$3,800	\$2,000	\$4,996	Actual Cost; \$3,000 deposit	\$983
Zone Change	\$3,500	\$5,000	\$5,908	Actual Cost; \$8,000	Cost + \$3,000 deposit

* Does not include any development impact fees

** Total fees, including Planning and Public Works fees

*** Actual cost = fully burdened hourly rate of a position divided by the number of productive hours in a year plus actual cost of City Attorney

Source: Cities of Brea, Pomona, San Dimas, Walnut, and West Covina, posted fee schedules as of January 2020

3.2.10 Building Codes and Enforcement

The City adopted and enforces the 2019 International Building Code (IBC) which ensures that all housing units are built to specified standards. The Code is substantially determined by the International Conference of Building Officials and the State of California. Code Enforcement is implemented proactively on a complaint basis.

3.2.11 Processing and Permit Procedure

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

In Walnut, the review process takes approximately three (3) to six (6) months for a typical single-family Project and six (6) months to a year for a typical Multi-Family Project. Residential uses are permitted by right in residential Zones. However, Site Plan and Architectural Reviews are required for all new residential developments, see Table 25.

Environmental Review

Individual single-family homes are generally exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the environmental documentation can be considered concurrently with the Land Use or Architectural Review hearing.

Land Use Review

City Staff generally reviews Site Plan and Architectural Review projects for room additions that are less than fifty (50%) percent, or two-thousand (2,000) square-feet in living area. All other Site Plan and Architectural Review projects may be approved by the Planning Commission (PC) and/or City Council (CC). Conditional Use Permits (CUP), variances and subdivisions require a Public Hearing and may be approved by the PC. Approval times for the above applications vary from thirty (30) to ninety (90) days. General Plan Amendments (GPA), Zone Changes (ZC), and Specific Plans (SP) require a Public Hearing and recommendation to the City Council (CC) by the Planning Commission and a public hearing and action by the CC. These approvals often require six (6) to twelve (12) months to complete.

Conditional Use Permit

Certain uses in the City require the approval of a Conditional Use Permit (CUP). The principal objective of the CUP process is to provide for the proper location of various types of land use. The reasons for requiring such special consideration involving, among other things:

- Size of the area required for the full development of such uses;
- Nature of the traffic problems incidental to their operation; and/or
- Effect which such uses may have on adjoining land uses and on the growth or development of the community as a whole.

The PC, when reviewing an application for a CUP, may grant the CUP if the use is found:

- Necessary or desirable for the development of the Community;
- In harmony with the various elements or objectives of the Zoning Code; and
- Not detrimental to the existing uses or the uses specifically permitted in the Zone.

In granting a CUP, the PC may impose Conditions of Approval (COA) determined to be necessary to safeguard and protect the public health, safety and general welfare, and to mitigate or eliminate adverse impacts on surrounding properties, residents or businesses.

Site Plan and Architectural Review Process

The City's Site Plan and Architectural Review process is applicable to all new development in the City. The intent is to ensure new development is properly designed, is a positive addition to the City's physical environment, enhances Walnut's cultural heritage, and has given consideration to energy conservation.

The following criteria are used for all projects reviewed by the Planning Commission (per the Walnut Municipal Code Chapter 6.84):

- A. The application should implement the goals and objectives of the General Plan to provide an attractive, high quality, residential environment with a rural character. Industrial, agricultural and commercial land uses should meet high quality development standards. To the extent possible, development should minimize alteration of the natural terrain.
- B. Applications should be reasonably compatible with surrounding buildings and uses in terms of use, function, size, shape, mass, scale, building materials, colors, facade articulation, and roof style and pitch.
- C. Vertical and horizontal articulation of building facades should be used to avoid long, uninterrupted exterior walls on all structures. All structure walls should have relief (variance in vertical and horizontal planes) to create an interesting blend with landscaping, building and the casting of shadows. The integration of varied texture, relief, and soften accents on building walls should be used to soften undesirable planar effects, and enhance the architecture.
- D. Roof lines should be reasonably compatible with the design and scale of surrounding structures. Vertical and horizontal roof articulation is encouraged to avoid monotonous, long, flat sections of roof.
- E. Building designs should be varied in tract developments to create variety and interest. A significant difference in the massing, com-

position, architectural style, building orientation, facade articulation and architectural style of each adjacent house should be achieved.

- F. Structural form, scale and mass should relate to the use of surrounding structures. The scale and mass should be within a human scale so as not to overwhelm or dominate the lot or buildable pad area on which the structure is placed, the natural topography, or surrounding uses or structures.
- G. Colors should be reasonably compatible among various architectural design elements within the same structure and among adjacent structures. Color coordination is not required, but stark divergence of colors which is displeasing to the senses should be avoided.
- H. High quality materials, textures and construction should be used. Materials should be consistently applied and should be chosen to work harmoniously with materials and textures on surrounding structures. Piecemeal embellishment and frequent changes in materials and textures should be avoided.
- I. Any equipment, whether on the side of the building, on the ground, or on the roof, must be screened. The method of screening must be architecturally compatible in terms of materials, color, shape and size. The screening design should blend with the building design.
- J. To the extent reasonably possible, viewshed should be protected from both public and private property. Viewshed includes the blockage of existing views and the creation of undesirable views such as unscreened roof equipment, unbroken roof lines, towers, poles, or flat wall surfaces.
- K. Landscaping should be used to assist the screening of service, loading and parking areas from public right-of-way and adjacent properties.
- L. Landscaping should promote proper vehicular and pedestrian circulation, creating a safe and pleasant environment.
- M. Landscaping should take into consideration local topographic and climate restrictions and proper irrigation, drainage and maintenance.
- N. Landscaping should be reasonably compatible with the character of adjacent landscaping, provided that the existing adjacent landscaping meets the above standards.

- O. The application shall not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
- P. The application shall not be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the application.
- Q. The application shall not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- R. The site of the proposed application shall be adequate in size to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in this chapter, or otherwise required in order to integrate said use with the uses in the surrounding area.
- S. The site of the proposed application shall be adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of traffic such use would generate.

These criteria were established to ensure quality development and the health and safety of residents in the Community. With these criteria, the City works with the Project applicants to craft developments that meet the City's housing needs and address Community concerns.

Specific Plan

A Specific Plan (SP) is a regulatory plan authorized by Government Code Section 65450 through 65457. It is one (1) tool available to implement the General Plan and carries the same weight as Zoning. A SP allows for the establishment of unique land uses and/or development standards that may be more or less restrictive than the underlying Zoning designation.

The City amended its Land Use Element in 1999 to utilize the SP process to allow for residential uses in commercial areas provided that a minimum of twenty-five (25%) percent of the units are made affordable. The City has successfully utilized the process for three (3) projects that have produced affordable units, reduced setbacks and parking standards, and increased densities that would have otherwise be allowed.

The SP has been processed concurrently with the Site Plan and Architectural Review application to ensure efficient processing. One (1) additional Public Hearing is required by the CC following the PC action on the Site Plan and Architectural Review application which does not unnecessarily lengthen the development review process.

R-4 and R-5 Residential Zones: Design Guidelines

The City has established objective design guidelines for the R-4 and R-5 Zones that specify the following:

- Site planning design guidelines – site and building layout; pedestrian access.
- Building design guidelines – building façade design; roofline modulation and design; door and window design; building materials.
- Open space and amenity areas – shared open spaces and amenities; private open space.
- Parking – parking structures.
- Landscaping.
- Walls, fences, and edge treatments.
- Lighting.

The objective of the guidelines is to guide development to construct high-quality streetscapes that promote attractive, accessible, and pedestrian friendly environment, and to foster a smooth transition from medium-high (MH) and high (H) density development to surrounding residential land uses.

3.3 Environmental and Infrastructure Constraints

Environmental factors and a lack of necessary infrastructure or Public Services can constrain residential development in a Community by increasing costs and reducing the amount of land suitable for housing.

3.3.1 Environmental Constraints

Hillsides

Walnut’s hillsides comprise a large portion of the land in the City. The hillsides are an integral part of the Community’s image and identity, providing a stunning visual backdrop, an environmental sanctuary, and a recreational resource. Preserving the hillsides represents an important Community goal. Policies relating to hillside development must balance environmental protection, property rights, and community values.

Natural Hazards

Walnut is susceptible to many natural hazards, including wildland fires, mudslides, and flooding. Other geological conditions of concern include earthquake fault zones, liquefaction areas, landslide areas, and steeply sloped hillsides, as these conditions present additional vulnerability to the

community. Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect Public Health and Safety.

Restricted Use Open Space

There are areas of vacant land within the City that are designated as private or public open space which cannot be developed. The use of these areas is restricted due to environmental issues, land covenants, protection issues, and other factors.

3.3.2 Infrastructure and Public Service Constraints

Water Service

The Golden State Water, Suburban Water Systems, and Walnut Valley Water District provide domestic water service to Walnut residents and businesses. Due to the limited availability of local groundwater sources, the District is primarily dependent on surface water imported from the Colorado River and Northern California by the Metropolitan Water District of Southern California (MWD), the sole importer of water to this area, through a wholesale member agency, Three Valleys Municipal Water District (TVMWD). In 1955, the District, in concert with the City of Pomona and the Rowland Water District constructed a joint pipeline (Joint Water Line) for the purpose of delivering imported water to meet the water supply needs of these communities. This pipeline varies in diameter from forty-two (42") inches to fifty-four (54") inches and transports potable water from MWD's Weymouth Treatment Plant in La Verne and, when surplus water is available, from TVMWD's Miramar Treatment Plant in Claremont to the District's Edmund M. Biederman Terminal Storage Reservoir and Hydroelectric Facilities in Walnut.

Based on communication with the local water Districts, the City of Walnut Engineering Division has indicated that there is sufficient water supply within the Community for implementation of the proposed Mixed-Use Housing Opportunity Overlay (MUHOO-1, MUHOO-2, and MUHOO-3); however, individual water supply studies and environmental assessments will be conducted for each of the [R-4 \(MH\)](#) and [R-5 \(H\)](#) Zones. [Once adopted, the Housing Element will be sent to local water districts.](#)

Wastewater Service

Public wastewater lines, which exclude those connecting from private properties, are maintained by the County of Los Angeles. Maintenance of infrastructure in surrounding unincorporated areas also affects Walnut. Unlike areas within the City limits, the County Unincorporated areas are not required to connect to a wastewater system but are facing tightening discharge restrictions from Los Angeles County due to groundwater pollution concerns. These areas rely on septic tanks, which can contaminate groundwater supply. The City of Walnut requires annexation in order to connect to the City's wastewater system.

4. Housing Resources

The extent of housing needs in a community often far exceeds the resources available. As a small city, the City of Walnut must utilize limited resources in an efficient manner in order to address the current and projected housing needs of Walnut. This Section of the Housing Element provides an overview of resources available to the City.

4.1 Residential Development Potential

4.1.1 Regional Housing Needs Allocation

State Housing Element Law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State Law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the Community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six (6) County region.⁴ For the 2021 Housing Element update, the City of Walnut is allocated a RHNA of 1,293 units as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 427 units (33.0 percent)⁵
- Low Income (51 to 80 percent of AMI): 225 units (17.4 percent)
- Moderate Income (81 to 120 percent of AMI): 231 units (17.9 percent)

⁴ Southern California Association of Governments (SCAG) covers a six (6)-County region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

⁵ The City has a RHNA allocation of 427 very low income units (inclusive of extremely low income units). Pursuant to State Law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume fifty (50%) percent of the very low-income units as extremely low. Therefore, the City's very low-income RHNA is split into two-hundred and thirteen (213) extremely low income and two-hundred and fourteen (214) very low income units.

- Above Moderate Income (more than 120 percent of AMI): 410 units (31.7 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards in order to accommodate these units.

4.1.2 Anticipated Accessory Dwelling Units (ADUs)

New State Laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen an increase in ADU activities in the community and thus has permitted eighteen (18) units in 2018, nineteen (19) units in 2019, and nine (9) units in 2020. In 2021, the City has seen a significant increase in ADU submittals and have approved sixteen (16) units to date (as of September 2021) with more anticipated. Based on this trend, the City anticipates permitting eighteen (18) ADUs in 2021.

This Housing Element includes a program to facilitate the development of ADUs. For the purpose of RHNA credits, the City assumes ten (10) ADUs annually for a total of eighty (80) ADUs over the eight (8)-year planning period of the Housing Element. Following the SCAG Regional Accessory Dwelling Unit Affordability Analysis, the City assumed the affordability distribution for ADUs as shown in Table 27.

Table 27: Projection of ADU Activities

Income Level	# of Units	SCAG Affordability Distribution
Extremely Low Income (30% AMI)	12	15%
Very-Low Income (31-50% AMI)	7	8.5%
Low Income (51-80% AMI)	35	44.6%
Moderate Income (81-120% AMI)	2	2.1%
Above Moderate Income (>120% AMI)	24	29.8%
TOTAL	80	100%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis 2021

4.1.3 Pending and Approved Residential Projects

The City of Walnut has several recently approved and pending residential projects in the pipeline. Combined, these projects will add a total of four-hundred thirty-eight (438) units to the City's housing stock, most of which will likely be market rate.

1. The Terraces at Walnut Development (APN: 8709-023-006/007/008)
 - o Two-hundred and ninety (290) Dwelling Units
2. Francesca Drive (788 Francesca Drive)
 - o Thirteen (13) Duplex/Triplex
3. Francesca Drive (780 -808 Francesca Drive)
 - o Thirty eight (38) SFR Dwelling Units
4. West Valley Loft Mixed-Use Project (20225 Valley Boulevard)
 - o Thirty five (35) Townhome Units
5. SPC/AR 2019-067 - Corner of La Puente Road/Grand Avenue (APN: 8709-057-028)
 - o Forty-two (42) Townhomes
6. SPC/AR 2018-077 - (Robert Modir) (APN: 8722-015-032)
 - o Five (5) Dwelling Units
7. SPC/AR 2021-053 & LLA 2020-004 - Paddock Ct & Buckskin Drive
 - o Ten (10)-unit SFR LLA
8. SPC/AR 2019-082TTM 82772 - 20836 Marcon Drive
 - o Five (5) lot subdivision

4.1.4 Remaining RHNA

Based on pending and approved projects, as well as the projected ADUs, the City has met a portion of its RHNA with a remaining RHNA of eight-hundred and twenty-seven (827) units.

Table 28: Progress toward RHNA

Income Category	RHNA	Pending/ Approved	ADUs	Remaining RHNA
Extremely Low (30% AMI)	213	0	12	201
Very Low (50% AMI)	214	0	7	207
Low (80% AMI)	225	0	35	190
Moderate (120% AMI)	231	0	2	229
Above Moderate (>120% AMI)	410	438	24	0
Total Units	1,293	438	80	827

It is recommended that the City also include capacity to accommodate additional units above the RHNA requirement, pursuant to Senate Bill 166, also known as “No Net Loss.” No net loss states that cities may not reduce potential housing capacity below the remaining RHNA requirements (RHNA - units built) through the planning period. To ensure that the City maintains adequate sites through the Sixth Cycle, it is generally recommended that cities include additional units above the RHNA. The City of Walnut will provide at least a 10 percent buffer above the RHNA.

4.1.5 Residential Sites Inventory

The City is currently in the process of rezoning a number of properties in order to ensure that adequate sites are available in order to meet the City of Walnut's 2021 - 2029 RHNA. The rezoned properties will have a total capacity of one-thousand, four-hundred and ninety-seven (1,497) housing units. All sites were chosen based on the following criteria:

- High Vacancy
- Under utilized
- Code Enforcement Activity
 - Lack of property maintenance
- Interest of property owners for rezone for housing

All sites chosen were grouped into five (5) study areas. The Draft Form-Based Code (R-4 MH to R-5 H Zones) for the Study Areas establishes two (2) densities - Medium-High (MH) and High (H). The R-4 MH Zone allows between 32 and 36 units per acre, whereas the R-5 H Zone allows between 36.1 and 40 units per acre. Parcels within the Study Areas are not prescribed a specific District; however, development at the H District is not permitted if immediate abutting single-family uses (see Table 23 for development standards associated with the R-4 and R-5 Zones). All property owners were notified of the Zoning changes; no property owners have voiced opposition to the rezoning. Furthermore, the City has already been approached by some property owners with plans to redevelop their existing industrial uses into residential uses.

To estimate capacity for meeting the RHNA, each site within the Study Areas is considered feasible for low income if they are larger than 0.5 acre and smaller than 10 acres to comply with State Law. Because distribution of MH versus H Districts cannot be determined at this time, the MH District is used. At 32 to 36 units per acre, all sites in the Study Areas are considered feasible for lower income housing if they meet the size requirements. For capacity calculations the minimum density of thirty-two (32) units per acre was used for a conservative assumption of capacity. Additional information and site pictures can be found in Appendix C.

The sites identified in the sites inventory for this 6th cycle Housing Element update were not used in prior Housing Element cycles.

Study Area 1

Study Area 1 consists of eight (8) parcels on 5.91 acres and is bounded by Carrey Road to the north, South Lemon Avenue to the west, Paseo Del Prado to the south, and Paseo Sonrisa to the east. It is identified as Assessor's Parcel Number (APN) 8720-024-019, -020, -021, -022, -050, -051, -052, and -053. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 185 units, 112 low income and 73 moderate income.

Study Area 2

Study Area 2 consists of six (6) parcels on 5.26 acres and is located on Lemon Creek Drive and Valley Boulevard. It is identified as Assessor's Parcel Numbers (APN) 8722-009-037, -038, -039, -040, 041, and -042. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 166 units, 103 low income and 63 moderate income.

Study Area 3

Study Area 3 consists of thirteen (13) parcels on 7.37 acres and is bounded by Carrey Road to the north, Paseo Sonrisa to the west, and Paseo Del Prado to the south. It is identified as Assessor's Parcel Numbers (APN) 8720-024-006, -007, -033, -034, -035, -036, -037, -038, -039, -040, -041, -042, and -043. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 228 units, 141 low income and 87 moderate income.

Study Area 4

Study Area 4 consists of sixteen (16) parcels on 18.15 acres and is bounded by Carrey Road to the north, Pierre Road to the east, Valley Boulevard to the south, and Commerce Way to the west. It is identified as Assessor's Parcel Numbers (APN) 8720-025-804, 8720-025-030, -031, -047, and -048. Additionally, APNs 8720-026-021, -022, -028, -029, -030, -031, -032, -033, -034, and -051. One (1) parcel is identified with several APNs of 8720-025-059, -060, -061, -062, -063, -064, -065, -066, and -067. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 575 units, 387 low income and 188 moderate income.

Study Area 5

Study Area 5 consists of eight (8) parcels on 10.75 acres and is bounded by Amar Road to the north and Francesca Drive to the east. It is identified as

780, 788, 800, and 808 Francesca Drive, 18780, 18790, 18800, and 18856 Amar Road. It has a current General Plan Land Use designation of Walnut Hills Mixed Use (14 to 28 D.U.) and Francesca Mixed Use Specific Plan and is Zoned as Heavy Commercial (C-3) and Heavy Commercial and Specific Plan Overlay (C3-SP).

Taking into consideration the conservative approach to capacity, this study area can accommodate 343 units, 258 low income and 85 moderate income.

Additional information on why sites are feasible can be found in Appendix C.

Feasibility of Redevelopment

The five study areas for rezoning to R-4 Medium-High and R-5 High Density Zones were selected based on their existing conditions and future development trends. These areas are currently occupied by a variety of commercial and light industrial uses. Most of these buildings have not undergone significant improvements in many years and are showing signs of dis-repairs. Many buildings are also vacated. With the rezoning, the City has already been approached by some property owners about interests in redeveloping.

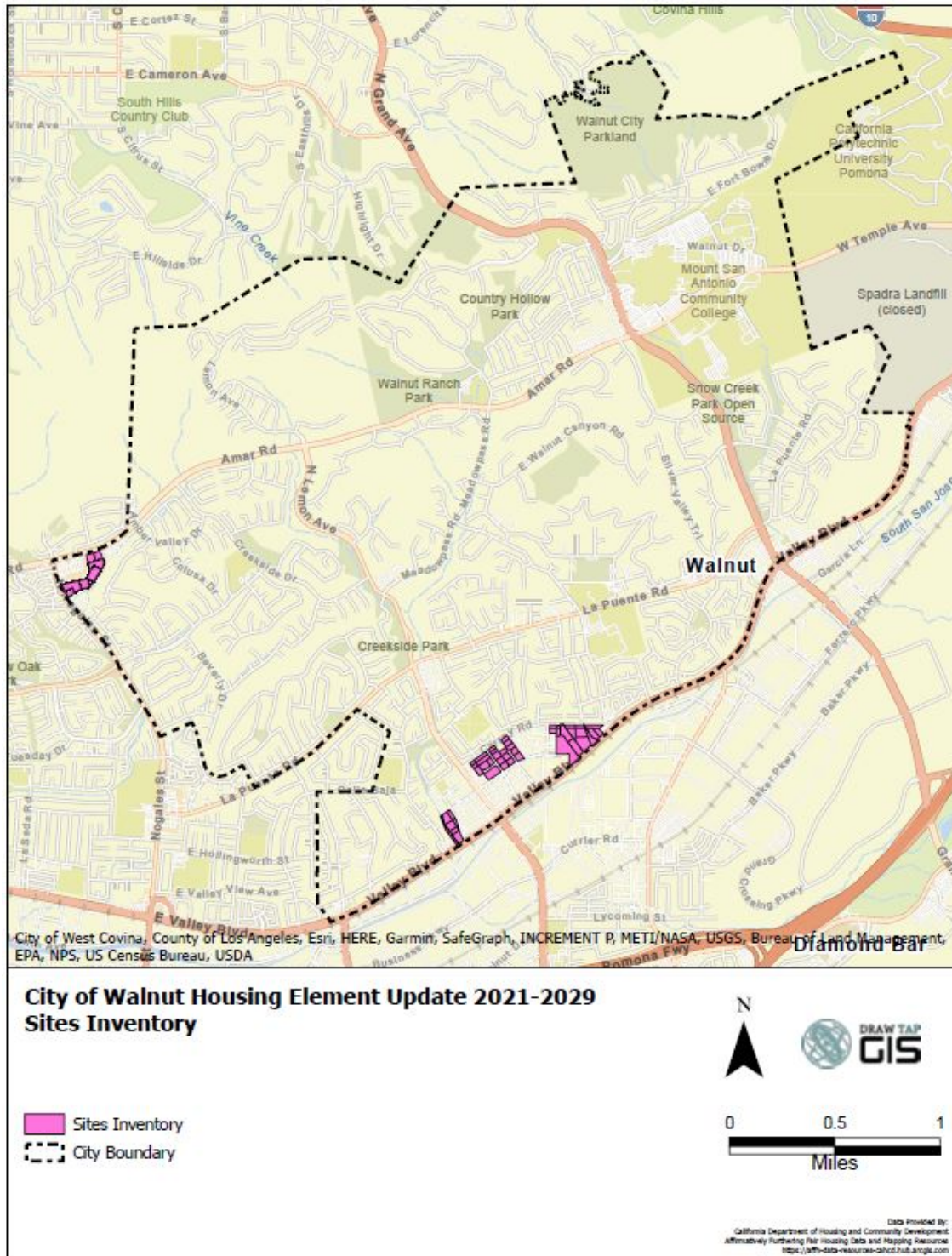
4.1.6 Adequacy of Sites Inventory

The City can realistically accommodate an additional 2,015 housing units through recently pending and approved projects, anticipated ADUs and its residential sites inventory. This capacity is adequate to accommodate the City's 2021 - 2029 RHNA of 1,293 units (Table 29) with a recommended buffer by the State to cover No Net Loss.

Table 29: RHNA versus Residential Development Capacity

	Lower	Moderate	Above Moderate	Total
RHNA	652	231	410	1,293
Pending and Approved Projects	0	0	438	438
Anticipated ADUs	54	2	24	80
<i>Residential Sites Inventory</i>				
Study Area 1	112	73	0	185
Study Area 2	103	63	0	166
Study Area 3	141	87	0	228
Study Area 4	387	188	0	575
Study Area 5	<u>258</u>	<u>85</u>	0	<u>343</u>
Total Sites	<u>1,055</u>	<u>498</u>	462	<u>2,015</u>
<i>Surplus</i>	<u>+403</u>	<u>+267</u>	+52	<u>+722</u>

Figure 3: Sites Inventory



Availability of Infrastructure and Services

Infrastructure and public services are readily available on the parcels identified in the Residential Sites Inventory. Furthermore, based on the City's communications with water and sewer service providers, there is sufficient water and sewer capacity to serve all of the Sites identified by the City in the Inventory. The City will provide the Housing Element to service providers once adopted.

Site Constraints

The Sites identified in this Inventory are free of any major environmental constraints that would limit residential development.

4.2 Financial Resources

4.2.1 Community Development Block Grant

As a small city, Walnut participates in the Community Development Block Grant (CDBG) program through the Urban County program administered by the County of Los Angeles Community Development Commission. The City anticipates receiving approximately \$121,478 in CDBG funds annually; however, this amount is highly variable. These funds can be used for a variety of community projects, such as public infrastructure improvements, social programs, and housing rehabilitation programs. The City allocates CDBG funds annually for the operation of an owner-occupied Housing Rehabilitation Program for low-income households.

4.2.2 Housing Choice Vouchers (Section 8 Rental Assistance)

The Housing Choice Voucher (Section 8) program is a Federal program that provides rental assistance to very low-income persons in need of affordable housing. The Housing Choice Voucher program offers a voucher which pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30 percent of their income). A voucher also allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost.

4.2.3 SB 2 Permanent Local Housing Allocation

In 2017, Governor Brown signed a fifteen (15)-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each County will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Walnut received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, seventy (70%) percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate Federal Community Development Block Grants (CDBG). However, as a non-entitlement jurisdiction participating in the CDBG program under the Los Angeles Urban County program, the City of Walnut would not be directly eligible to apply for funding under the Permanent Local Housing Allocation (PLHA) component of SB 2. Instead, the City would receive funding through Los Angeles County Development Authority (LACDA), similar to the CDBG program. SB 2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI.
- Increase assistance to affordable owner-occupied workforce housing.
- Assist persons experiencing or at risk of homelessness.
- Facilitate housing affordability, particularly for lower and moderate income households.
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation.

4.2.4 Administrative Resources

Partnership with nonprofit developers is important in facilitating the expansion and preservation of affordable housing opportunities in Walnut. Some of the active affordable housing developers in the Region include:

Habitat for Humanity Greater Los Angeles Area (HFH GLA): Since the Organization's founding in 1990, HFH GLA has built and renovated more than four-hundred (400) homes in the Los Angeles area. HFH GLA has been recognized as the top-producing affiliate in California.

Jamboree Housing: Founded in 1990, Jamboree's portfolio includes development and/or ownership interest of nearly 6,600 affordable homes in sixty-seven (67) California communities – topping a market value of \$1 billion. Jamboree has completed a number of affordable projects in the nearby communities of Covina, Rowland Heights, La Puente, and San Dimas.

National CORE: National CORE is a nonprofit affordable housing developer that builds and manages affordable housing communities. CORE developed and currently owns the one-hundred and twenty-five (125) unit entirely affordable, “*The Promenade*” Community in nearby West Covina.

4.2.5 Opportunities for Energy Conservation

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income that can be used for rents or mortgage payments. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development and requires adoption of an “energy budget.”

Housing Rehabilitation

In addition to ensuring compliance with Title 24 in new construction, the City provides assistance to homeowners to make energy efficiency improvements as part of the Housing Rehabilitation Program. The City also partners with utility companies to assist households in making energy efficiency improvements.

Mixed Use Development

The City promotes smart growth and jobs-housing balance as a means of energy conservation. Specifically, the City amended the General Plan to allow mixed-use developments in its commercial areas.

Metrolink Subsidies

The City promotes the use of public transit to reduce energy consumption and reduce air quality impacts associated with vehicle miles traveled. Specifically, the City subsidizes the costs of Metrolink passes for residents.

5. Housing Plan

The previous Sections of this Housing Element provide an overview of the Community's housing needs, an assessment of constraints to housing development and preservation, and an inventory of housing resources. This Section establishes the City of Walnut's strategy for addressing the housing needs and mitigating the constraints with available resources.

5.1 Goals and Policies

GOAL 1: Provide adequate sites for residential development.

Policy 1.1: Facilitate the development of vacant and underutilized parcels identified in the [R-4](#) Medium-High and [R-5](#) High [Zones](#).

Policy 1.2: Maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and the real estate community.

Policy 1.3: Encourage the development of affordable multi-family/senior housing to address the needs of the City's lower income households (including extremely low-income households) and increasing elderly population.

GOAL 2: Encourage the adequate provision of affordable housing to meet the existing and future needs of Walnut residents.

Policy 2.1: Provide a variety of residential opportunities in the City including low density single-family homes, multi-family developments for families and seniors, and housing for persons with disabilities (including persons with developmental disabilities).

Policy 2.2: Facilitate the development of lower and moderate income housing in the [R-4](#) Medium-High and [R-5](#) High [Zones](#) and through the Specific Plan process in commercial areas.

Policy 2.3: Encourage the development of residential units that are accessible to or are adaptable for conversion to residential use by persons with disabilities (including persons with developmental disabilities). Offer priority for rehabilitation assistance

to disabled homeowners for unit modifications to improve accessibility.

Policy 2.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, as well as the needs of the disabled, elderly, large families, and female-headed households.

GOAL 3: Maintain and enhance the quality of existing residential neighborhoods in Walnut.

Policy 3.1: Continue to implement the City's residential rehabilitation program. Concentrate future outreach efforts in identified focus neighborhoods.

Policy 3.2: Continue to utilize the City's Code Enforcement Program to bring substandard units into compliance with City Codes and to improve overall housing conditions in Walnut.

GOAL 4: Provide increased opportunities for homeownership.

Policy 4.1: Continue to participate in homebuyer programs administered through the County of Los Angeles Community Development Commission.

GOAL 5: Mitigate governmental constraints on housing development.

Policy 5.1: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs. Process amendments to the Zoning Code to address constraints to housing development and to be consistent with State Laws.

Policy 5.2: Provide priority processing, reduced development fees, and other incentives for development with an affordable housing component.

GOAL 6: Promote equal opportunity for all residents to reside in housing of their choice.

Policy 6.1: Provide fair housing outreach and education and to enforce the Fair Housing Laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of classes protected by State and Federal Fair Housing Laws.

Policy 6.2: Promote the development of a range of housing options, locational choices, and price points to accommodate the diverse needs in Walnut and to allow for housing mobility.

Policy 6.3: Pursue actions to reduce or mitigate the displacement of existing tenants.

5.2 Implementing Programs

The following housing programs implement the housing goals and policies outlined above. The programs are listed according to their primary objectives but each program may implement more than one (1) goal and/or policy.

5.2.1 Provide Adequate Sites for Residential Development

1. Provision of Adequate Sites

The City will ensure adequate sites are provided to accommodate the City's RHNA of 1,293 units (427 very low, 225 low, 231 moderate income and 410 above moderate income units). With pipeline projects and projected ADUs, the City has a remaining RHNA of 827 units (408 very low income, 190 low income, and 229 moderate income units).

On March 23, 2022, the City amended the Zoning Code with a Form-Based Ordinance to establish two (2) Residential Zones:

- R-4 Medium-High (MH) (32 - 36 units per acre)
- R-5 High (H) (36.1 - 40 units per acre)

The purpose of the R-4 MH and R-5 H Zones is to designate specific areas in the City suitable for higher density residential neighborhoods. The goal of the Form-Based Ordinance is to achieve a specific design theme that is vibrant, utilizes unique streetscapes and innovative design concepts, is compatible with adjacent land uses, and promotes walking and biking

with pedestrian-friendly streets. The R-4 (MH) Zone is applied to Zone Areas 1, 2, 3 and 5; whereas the R-5 (H) Zone is applied to Zone Area 4. It should be noted that R-5 H Zone is not permitted if immediately adjacent to existing single-family areas.

Pursuant to AB 1397, rezoning of sites for the RHNA past the October 15, 2021 statutory deadline is subject to by-right approval of housing projects that include twenty (20%) percent of lower income units.

2021 – 2029 Objectives and Time Frame:

- Maintain an updated Sites Inventory for developers on the City’s website. Update Sites Inventory at least semi-annually.
- Beginning in 2022, facilitate development in the Medium High and H Residential Zones by:
 - Conducting development opportunity workshops, inviting the participation of property owners and developers;
 - Assisting developers in identifying available sites; and
 - Providing technical assistance in the implementation of the Form-Based Code.
- Amend the Zoning Code in 2022 to address the by-right approval of projects with twenty (20%) percent lower income units in the R-4 MH and R-5 H Zones.
- When rezoning, the City will commit to a minimum of 16 units per site and a minimum density of 20 units per acre.

Responsible Agency: Community Development Department

Source of Funds: Departmental Budget Allocation

2. Adequate Sites Monitoring (SB 166 – No Net Loss)

State Law requires that the City monitor its sites inventory on an ongoing basis to ensure as development occurs, remaining capacity is adequate to accommodate the remaining RHNA for all income categories. To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

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

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element Sites Inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

2021 – 2029 Objectives and Time Frame:

- Develop a procedure in 2022 to monitor the development of vacant and nonvacant Sites in the Sites Inventory and ensure adequate sites are available to meet the remaining RHNA by income category.

Responsible Agency: Community Development Department
Source of Funds: Departmental Budget Allocation

3. Accessory Dwelling Units

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower- and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City will consider incentives and tools to facilitate ADU construction.

2021 – 2029 Objectives and Time Frame:

- Regularly review and amend the existing ordinance to be consistent with State law.
- Develop incentives and tools to facilitate ADU construction by December 2022. Incentives may include:
 - Pre-approved site/floor plans;
 - Expedited review; and/or
 - Website information on resources and technical assistance.
- Monitor the City’s ADU production trend in 2024 to ensure the City is on track in meeting its ADU production goal. If production falls short of expectation, revise the City’s strategy in facilitating ADU construction within one year.

Responsible Agency: Community Development Department
Source of Funds: Departmental Budget Allocation

Encourage the Adequate Provision of Affordable Housing

4. Housing Choice Voucher (Section 8)

The tenant-based Housing Choice Voucher (Section 8) program extends rental subsidies to very low-income households that spend more than thirty (30%) percent of their income on rent. The subsidy represents the difference between thirty (30%) percent of the monthly income and the actual rent up to the Fair Market Rent established by the U.S. Department of Housing and Urban Development (HUD).

Walnut participates in the Housing Choice Voucher program through a cooperative agreement with the County of Los Angeles County Development Authority. This Program represents one of the key programs for extremely low-income households.

2021 – 2029 Objectives and Time Frame:

- Continue to work with LACDA to make Housing Choice Vouchers (HCV) available to qualified renters, emphasizing promotion to extremely low-income households (such as the seniors, disabled, and households at risk of becoming homeless).
- Publicize program information on the City website, City Hall, Senior Center, and other Public locations.
- Through the City’s website, conduct outreach and education on the recent State Laws (SB 329 and SB 222) that expand source of income protection to include housing discrimination against using public assistance (such as HCV) for rent payments by December 2022.

Responsible Agency: Community Development Department; LACDA
Source of Funds: HUD Section 8 Program

5. Collaboration with Housing Developers

The City will continue to encourage the development of affordable housing in the City by fast-tracking affordable housing applications and by waiving and/or reducing fees.

2021 – 2029 Objectives and Time Frame:

- Provide residential Sites Inventory to interested developers to encourage the development in the Zones (see Program 1 - Provision of Adequate Sites) by December 2022.
- In 2022, consider waiving Planning, Building, and other fees for affordable housing units, especially for projects including a com-

ponent for extremely low-income households, seniors, and persons with disabilities, including those with developmental disabilities.

- Provide letters of support for funding applications by affordable housing developers if the proposed Projects would help meet the housing needs of the Community.
- Work with developers to promote the use of the density bonus to encourage the development of the sites in the inventory for lower income housing.
- If feasible, adopt priority processing for housing developments for lower income households (including those with extremely low incomes) by the end of December 2022.

Responsible Agency: Community Development Department
Source of Funds: CDBG; State and Federal funds

6. Supportive Services for Homeless and Persons with Special Needs

The City will continue to provide and coordinate supportive services for the homeless, persons with special needs, and lower income households (especially those with extremely low-incomes). Specifically, the City will continue to coordinate with LACDA, Los Angeles Homeless Services Authority (LAHSA), and other agencies and organizations to provide support services and resources for homeless adults and homeless families, for persons with special needs, and lower income households. As funding permits, the City will continue to provide funding to local non-profit organizations that have expertise in assisting homeless persons and families. Assistance may include food, shelter and transitional housing services.

2021 – 2029 Objectives and Time Frame:

- Annually evaluate funding available and allocate resources based on priority of needs.
- Provide referrals to nonprofit organizations.
- Publicize available services and assistance on City website, City Hall, and other public locations and update annually.

Responsible Agency: Community Development Department
Source of Funds: CDBG

Maintain and Enhance the Quality of Existing Residential Neighborhoods

7. Housing Rehabilitation Program

The City will continue to offer the Housing Rehabilitation Program which provides grants and deferred loans at zero (0%) percent interest to eligible low-income residential owner-occupants living in Walnut. The Housing Rehabilitation Program assists eligible homeowners with funding for home improvements that preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, correct Code Violations, and provide handicapped access. This Program also provides for the installation of special amenities in housing occupied by elderly and disabled households, such as wheelchair ramps, support rail systems, and security/safety devices. This provision benefits primarily lower income persons, especially those with extremely low-incomes.

2021 – 2029 Objectives and Time Frame:

- Provide rehabilitation assistance to five (5) households annually for a total of forty (40) households over the next eight (8) years.
- Publicize program information on City website, City Hall, and other public locations.
- Promote energy conservation measures and features in residential construction and rehabilitation by placing informational materials at City counters by December 2022.

Responsible Agency: Community Development Department

Source of Funds: CDBG

8. Code Enforcement

The City will continue its Code Enforcement Program. Code Enforcement officers will investigate Code Violations on a complaint basis. When citations are made, Code Enforcement Officers will provide information on the City's Housing Rehabilitation Program to households that may potentially qualify for assistance.

2021 – 2029 Objectives and Time Frame:

- Provide Code Enforcement services on an ongoing basis.
- Distribute Housing Rehabilitation Program information, including informational materials on energy conservation measures and features through the Code Enforcement Program by December 2022.

Responsible Agency: Community Development Department
Source of Funds: General Fund Allocation

9. Energy Conservation

Utility companies serving Walnut offer programs to promote the efficient use of energy and assist lower income customers. Southern California Edison (SCE) offers a variety of energy conservation rebates and incentives for single-family homes, multi-family homes, and mobile homes. In addition, SCE offers a range of programs to assist income-qualified households:

- California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs provide income-qualified customers with much-needed bill relief.

Energy Savings Assistance Program provides income-qualified customers free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization.

- Medical Baseline Allowance Program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to the applicable seasonal baseline and the baseline for the region.

2021 – 2029 Objectives and Time Frame:

- Promote energy conservation and assistance programs from the utility companies through the City's Code Enforcement and Housing Rehabilitation Programs.
- Distribute materials from utility companies at public counters and community centers.
- Encourage the use of Green Building principles in the construction and maintenance of affordable housing.

Responsible Agency: Community Development Department
Source of Funds: None required

Provide Increased Opportunities for Homeownership

10. Homebuyer Assistance

The City will continue to promote the existing homebuyer assistance programs offered by LACDA on the City website, in brochures, and in newsletters. Specifically, LACDA offers the following homebuyer programs:

- **Mortgage Credit Certificate (MCC):** This program offers first-time homebuyers a Federal income tax credit. This tax credit reduces the amount of Federal taxes the holders of the certificate

would pay. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax savings.

- **Home Ownership Program (HOP):** This program provides assistance to low-income, first-time homebuyers in purchasing a home. The program provides loans up to \$85,000 or twenty (20%) percent of the purchase price, whichever is less. The loans are shared equity loans with no monthly payments.
- **SCHFA Program:** The Southern California Home Financing Authority (SCHFA) is a joint-powers authority between the Los Angeles and Orange Counties to issue tax-exempt mortgage revenue bonds for low- and moderate-income First Time Homebuyers. The single-family program provides a thirty (30)-year below-market, fixed-rate first mortgage loan to increase affordability and homeownership opportunities to qualified first-time homebuyers. Down payment assistance is also available for those who qualify.

2021 – 2029 Objectives and Time Frame:

- Continue to publicize program information on the City website, City Hall, and other public locations.
- Continue to assist in distributing homebuyer workshop information held by local realtors or by LACDA to potential homebuyers.

Responsible Agency: Community Development Department; LACDA
Source of Funds: HOME funds; tax credits; private lenders

Mitigate Governmental Constraints on Housing Development

11. Zoning Code Amendment and Implementation

Recent changes to State Law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Code. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas Zoned for Mixed-Use and nonresidential Zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as:

“A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

- Supportive Housing (AB 2162): AB 2162 requires supportive housing projects of fifty (50) units or fewer to be permitted by right in Zones where Multi-Family and Mixed-Use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within half (½)-mile of a public transit stop.
- Employee Housing: Pursuant to the Employee Housing Act, employee housing for six (6) or fewer persons should be treated as a single-family residential use to be similarly permitted as single-family homes in the same Zone.
- Density Bonus: Amend density bonus requirements for affordable projects to align with State Law. Recent changes to the Density Bonus Law include:
 - AB 1763 (Density Bonus for 100 Percent Affordable Housing) - Density bonus and increased incentives for one-hundred (100%) percent affordable housing projects for lower income households.
 - SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
 - AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.
- Manufactured Housing: Amend the Zoning Code to permit manufactured housing in the same manner and in the same Zones as single-family residences.
- Residential Care Facilities for seven (7) or more persons: Amend the Zoning Code to address residential care facilities for seven or more persons as similar uses in the same zone.
- Affordable Housing Streamlined Approval (SB 35): Establish a streamlined ministerial review process for qualifying multi-family residential projects.

2013 – 2021 Objectives and Time Frame:

- Amend the Zoning Code to address the needed changes by the end of December 2022.
- Continue to monitor the Zoning Code for possible constraints and process amendments as necessary.

Responsible Agency: Community Development Department

Source of Funds: Departmental budget

Promote Equal Opportunity for All Residents

12. Affirmatively Further Fair Housing

The City will continue participate in the Urban County CDBG program with LACDA. As part of that agreement, LACDA provides tenant/landlord information, referrals, and other fair housing information to Walnut residents through a fair housing service provider (currently the Housing Rights Center).

The City participated in the 2018 Analysis of Impediments of Fair Housing Choice for the Urban County. Appendix D summarizes the fair housing issues and concerns in Walnut based on findings from the Regional Analysis of Impediments to Fair Housing Choice and additional research conducted as part of this Housing Element update. A summary of the issues, contributing factors, and the City’s actions in addressing these issues is summarized below.

2013 – 2021 Objectives and Time Frame:

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
Fair Housing Enforcement and Outreach Capacity	<ul style="list-style-type: none"> ▪ Lack of a variety of inputs media (e.g., meetings, surveys, interviews) ▪ Lack of local private fair housing outreach and enforcement ▪ Lack of resources for fair 	<p>Beginning in FY 2022, petition LACDA to revise its contract with the fair housing service provider to provide jurisdiction-specific service records so the City can assess the nature and extent of fair housing issues in the community.</p> <p>Work with local jurisdictions and the City’s Fair Housing provider to assess the feasibility of providing a regional affordable rental registry accessible on multiple platforms by the end of 2022.</p> <p>Require evidence of effective outreach from the City’s fair housing provider. City will require attendance reports to events from fair housing providers. Based on</p>

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<p>housing agencies and organizations</p> <ul style="list-style-type: none"> ▪ Lack of state or local fair housing laws to support strong enforcement 	<p>reports, work with fair housing provider on plan to increase attendance to outreach events.</p> <p>Work with the City’s Fair Housing provider to expand outreach and education to landlords on source of income discrimination and protection.</p> <ul style="list-style-type: none"> • Create an outreach plan by the end of 2022 to educate local landlords. <p>During the Housing Element period, research local landlords who would be willing to participate or would like to inquire more about voucher programs.</p>
Segregation and Integration	<ul style="list-style-type: none"> ▪ Lack of private investments ▪ Location and type of affordable housing ▪ Private discrimination ▪ Land use and Zoning Laws 	<p>Continue to engage with market-rate developers to include affordable units or four (4) or more units in a building.</p> <p>By the end of 2022, assess current permit streamlining, fees, and incentives available and improvements that could be made to increase affordable housing in the City’s high segregation areas.</p> <p>Work with the City’s Code Enforcement to develop a proactive enforcement program in 2023 that will:</p> <ul style="list-style-type: none"> ▪ Reduce the displacement of residents through rehabilitation
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> ▪ The availability of affordable units in a range of sizes ▪ Displacement of residents due to economic pressures ▪ Lack of private investments in specific neighborhoods 	<p>Work with developers to support subsidized housing development where feasible.</p> <p>Promote development of a range of housing opportunities across the City especially on sites identified in the Housing Element</p> <p>Improve housing mobility for HCV recipients by expanding knowledge of source of income protections.</p>
Disparities in Access to Opportunity	<ul style="list-style-type: none"> ▪ Lack of private investments in specific neighborhoods 	<p>Work with developers to facilitate the development of multifamily housing opportunities.</p> <ul style="list-style-type: none"> ▪ Promote the development of housing projects with four or more units.

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<ul style="list-style-type: none"> ▪ Lack of public investments in specific neighborhoods, including services or amenities ▪ Location and type of affordable housing ▪ Private discrimination 	<ul style="list-style-type: none"> ▪ Create a list of sites suitable for multi-family housing opportunities by the end of 2022 and outreach to developers annually to facilitate development.

Responsible Agency: Community Development Department; Housing Rights Center; LACDA

Source of Funds: CDBG

5.3 Quantified Objectives

Table 30 below summarizes the quantified objectives of housing actions presented in the previous Section.

Table 30: Summary of Quantified Objectives

	Ex- tremely Low	Very Low	Low	Moder- ate	Above Moder- ate	Total
Units to be Constructed (RHNA)		427	225	231	410	1,293
Units to be Rehabilitated	10	10	20	--	--	40
Units to be Preserved	--	--	--	--	--	--

Appendix A: Public Participation



Tuesday, June 1, 2021

10:00 am - 12:00 pm

Donut Tree

388 N Lemon Avenue
Walnut, CA 91789

Let's discuss the future of Walnut!
Please join us for coffee, donuts, and
conversation.

Wednesday, June 2, 2021

5:00 pm - 6:00 pm

Zoom Teleconference

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/84240722136?](https://us02web.zoom.us/j/84240722136?pwd=Qm5PT0xPZmRSdzNRdzdxUDNTWkIWZz09)

[pwd=Qm5PT0xPZmRSdzNRdzdxUDNTWkIWZz09](https://us02web.zoom.us/j/84240722136?pwd=Qm5PT0xPZmRSdzNRdzdxUDNTWkIWZz09)

Passcode: 886909

Or Telephone: Dial (for higher quality, dial a number
based on your current location):

US: +1 669 900 9128

Webinar ID: 842 4072 2136

Passcode: 886909

Contact Us

Walnut City Hall is temporarily closed to the Public.

If you have any questions/comments please contact a Staff member directly:

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City of Walnut
21201 La Puente Road
Walnut, CA 91789

TO JOIN THE MEETING:

- 1) Please visit: <https://zoom.us/join> and enter the information below:
Webinar ID: **853 1824 6434**
Passcode: **969881**
- 2) Or join by phone: **US: +1 669 900 9128**



6th Cycle Housing Element Update

Community Meeting
August 3, 2021

What is the Housing Element?

- One of 7 required elements in City's General Plan
- Subject to detailed statutory requirements and must be updated periodically
- Provides an assessment of City's housing needs and how best to accommodate the housing needs of existing and future residents
- Update required every 8 years
 - SCAG region – October 15, 2021 (with 120-day grace period)
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)

Housing Element Requirements

- Assess current and future housing needs
- Accommodate projected housing demand, as mandated by the State (RHNA), with an adequate sites inventory
- Analyze opportunities and constraints on housing
- Include Programs and Policies to:
 - Preserve existing affordable housing
 - Improve the safety, quality and condition of existing housing
 - Facilitate the development of housing for all income levels and household types including special needs populations
 - Promote fair housing choice for all
- Include quantified objectives for development, rehabilitation and conservation of housing over the planning period.

Regional Housing Needs Assessment (RHNA)

State	Regional Planning Agency	County	Nearby Cities	RHNA
HCD	SCAG	Los Angeles County 812,060	Walnut	1,293
			Covina	1,910
			West Covina	5,346
			Diamond Bar	2,521
			San Dimas	1,248
			La Verne	1,346

Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

Regional Housing Needs Assessment (RHNA)

6 th Cycle (2021-2029)		
Income Category (% of County AMI)	No. of Units*	Percent
Extremely and Very Low (< 50%)	427	33%
Low (51 to 80%)	225	17%
Moderate (81 to 120%)	231	18%
Above Moderate (> 120%)	410	32%
Total RHNA	1,293	100%

*Source: Southern California Association of Governments (SCAG) 6th Cycle RHNA Allocation

Meeting the RHNA

- City has held 2 open houses to get feedback from the public on the strategy
 - Positive feedback for new housing in Walnut
- 6 study areas have been identified

Form-Based Code: Purpose & Intent

- Preparation of a Form-Based Code for a new Medium-High- and High-Density Zoning Districts within the City of Walnut
- Will be implemented with the Housing Element Update
- Will provide a guide for future housing needs in the City
- The Form-Based Code will serve as an overlay for five (5) Study Areas with an optional sixth (6) Study Area

DRAFT

Medium-High to High Density Residential Zoning Ordinance Amendment to Code
Form-Based Code



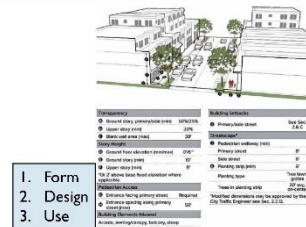
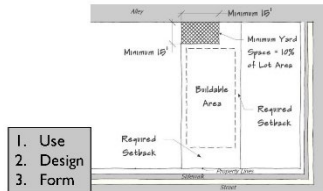
Prepared For:
City of Walnut
21201 La Puente Road
Walnut, CA 91789

Prepared By:
CASC Engineering & Consulting, Inc.
633 West Route 66, Suite A
Glendora, CA 91740

6th Cycle Housing Element Update

Traditional vs. Form-Based Zoning

- **Traditional Zoning**
 - Focuses on the type of use allowed on the land
 - Notion that each space should have one (1) singular use
- **Form-Based Zoning**
 - Focuses on building form as it relates to streetscape and adjacent uses
 - Encourages mixed-use
 - Relies on design concepts and patterns intended to preserve the assets and character of a community



6th Cycle Housing Element Update

Form-Based Code: Contents

- Intent & Purpose
- Principal Uses Permitted
- Uses Permitted by Conditional Use Permit
- Standards of Development
 - Minimum Lot Area
 - Setbacks
 - Residential Street Setbacks
 - Building Height and Massing
- Design Standards
 - Site Planning and Building Design Standards
 - Walls, Fencing, and Edge Treatments
 - Landscape & Outdoor Space
 - Parking

Table of Contents

- Chapter 1. Introduction
 - 1.1 Purpose and Intent
 - 1.2 Introduction to Form-Based Codes
 - 1.3 Vision
 - 1.4 Implementation
 - 1.5 Administration
 - 1.6 Consistency with General Plan, Housing Element Update, and Walnut Municipal Code
- Chapter 2. District Overlay Ordinances and General Standards
 - 2.1 District Overlay Ordinance Overview
 - 2.1.1 Medium-High Density Classification
 - 2.1.2 High Density Classification
 - 2.2 Overlay District Boundary Area
 - 2.3 District Overlay No. 1
 - 2.3.1 Location
 - 2.3.2 Density Ranges
 - 2.3.3 General Land Use
 - 2.4 District Overlay No. 2
 - 2.4.1 Location
 - 2.4.2 Density Ranges
 - 2.4.3 General Land Use
 - 2.5 District Overlay No. 3
 - 2.5.1 Location
 - 2.5.2 Density Ranges
 - 2.5.3 General Land Use
 - 2.6 District Overlay No. 4
 - 2.6.1 Location
 - 2.6.2 Density Ranges
 - 2.6.3 General Land Use
 - 2.7 District Overlay No. 5
 - 2.7.1 Location
 - 2.7.2 Density Ranges
 - 2.7.3 General Land Use
 - 2.8 District Overlay No. 6 - Optional
 - 2.8.1 Location
 - 2.8.2 Density Ranges
 - 2.8.3 General Land Use
 - 2.9 General Overlay Principles
- Chapter 3. Medium-High (MH) Residential District Overlay Zone
 - 3.1 General Provisions
 - 3.2 Permitted/Prohibited Uses
 - 3.3 Conditional Use Permit
 - 3.4 Setbacks
 - 3.5 Lot Area
 - 3.6 Building Setbacks
 - 3.7 Residential Light Setbacks
 - 3.8 Building Height and Massing
 - 3.9 Parking
 - 3.10 Landscape
 - 3.11 Fences and Walls

6th Cycle Housing Element Update

Medium-High (MH) vs. High (H) Density Residential Overlay District

Medium-High (MH) Density Residential Overlay

Townhomes, Apartments, or Condominiums
32.0 to 36.0 dwelling units/acre
2 to 3 stories



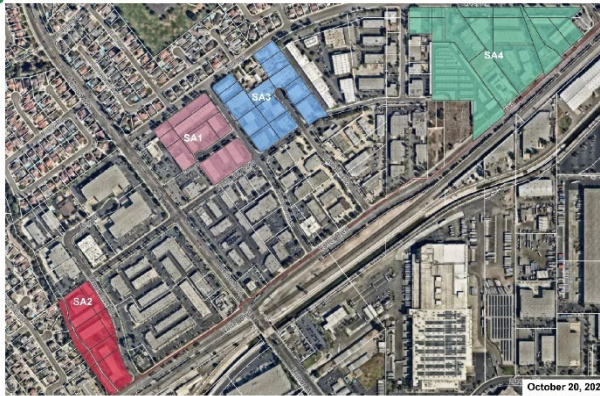
High Density Residential Overlay

Townhomes, Apartments, or Condominiums
36.1 to 40.0 dwelling units/acre
3 to 4 stories



6th Cycle Housing Element Update

Study Areas 1-4



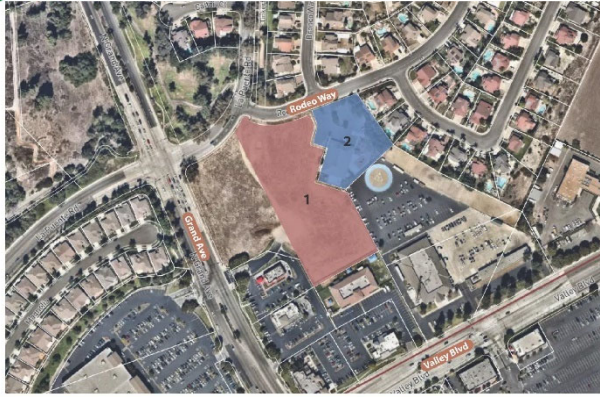
6th Cycle Housing Element Update

Study Area 5



6th Cycle Housing Element Update

Study Area 6



6th Cycle Housing Element Update

Poll Questions

1. Which of the following concerns do you have with the proposed Form-Based Code?
 - a) Proposed density
 - b) Proposed building height
 - c) Location to existing uses
 - d) Other? _____
2. How could your concerns be addressed?
3. What types of housing would you like to see in these Study Areas?
 - a) Apartments
 - b) Townhomes
 - c) Condominiums
 - d) Other? _____

6th Cycle Housing Element Update

Poll Questions

1. Which of the following are the biggest housing challenges in Walnut?
 - a) High housing costs
 - b) Availability of ownership housing
 - c) Availability of rental housing
 - d) Housing conditions
 - e) Neighborhood physical conditions
 - f) Fair housing services
2. Which group do you think have the highest unmet need for housing and housing related services?
 - a) Seniors
 - b) Large Households
 - c) People with disabilities
 - d) Young adults
 - e) Veterans and military personnel
 - f) Homeless and former homeless
 - g) Other/none of the above

6th Cycle Housing Element Update

Schedule and Process

Community Meetings	<ul style="list-style-type: none">• 1st Community Open House Event: June 1, 2021 (@ Danut Tree)• 2nd Community Open House Event: June 2, 2021 (via Zoom teleconference)• Community Meeting: August 3, 2021
Public Review Draft	<ul style="list-style-type: none">• September 2021
HCD Review	<ul style="list-style-type: none">• September 2021
Planning Commission and City Council Adoption	<ul style="list-style-type: none">• PC Meeting November 2021• CC Meeting December 2021

6th Cycle Housing Element Update



City of Walnut

Housing Element Update Workshop

2021 – 2029

6th Cycle RHNA

June 2, 2021



Community Survey

To participate in the City of Walnut's Community Survey please visit:

<https://www.surveymonkey.com/r/r8lfkmy>



RHNA Allocation – Walnut and Surrounding Cities

WALNUT

1,292 units

- Walnut must accommodate an additional 170 units (Senate Bill 166)
- RHNA **1,292** + No Net Loss **170** = Total Units: **1,462**

	Total
Covina	1,908 units
Diamond Bar	2,514 units
La Verne	1,343 units
Pomona	10,532 units
San Dimas	1,245 units
West Covina	5,333 units

- Consideration of a new “Housing District” Zone

Study Area 2:

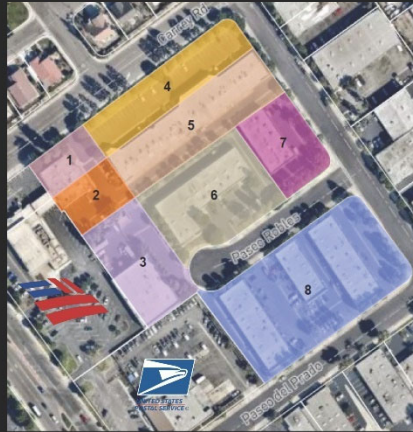
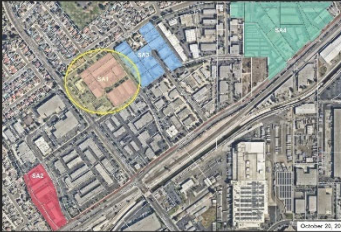
- Six (6) Parcels totaling 5.26 acres
- Abutting the east most border of the West Valley Specific Plan





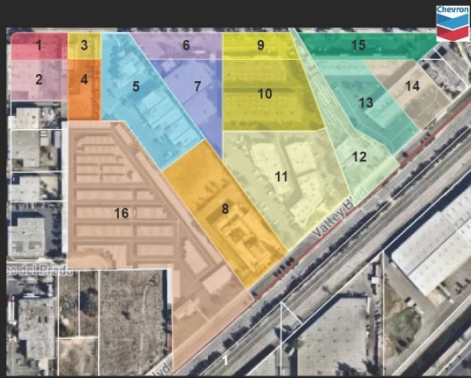
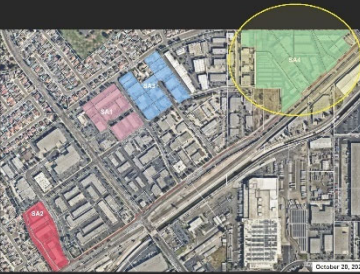

Study Area 1:

- Eight (8) Parcels totaling 5.91 acres
- Planning Commission had no changes/comments on Study Area 1



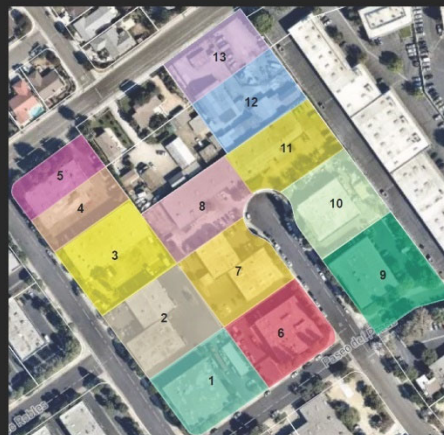
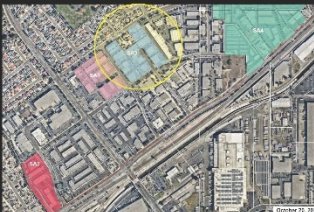
Study Area 4:

- Largest Study Area – 18.15 acres
- Excludes the Chevron Gas Station



Study Area 3:

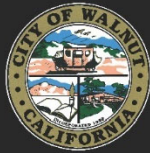
- Thirteen (13) Parcels totaling 8.46 acres
- Excludes the Carrey Family Property
- Planning Commission had no changes/comments on Study Area 3





Study Area 6

- Approximately 4.4 acres total in size
- Abuts existing SFR (Snow Creek) to the east
- Commercial area along Grand Avenue will remain



Discussion

Appendix B: Review of Past Accomplishments

Summary of Program Accomplishments

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's achievements under the 2013-2021 Housing Element with respect to the actions and objectives contained therein. The City's efforts and accomplishments under the 2013-2021 Housing Element are summarized in this section. The Appendix also contains recommendations for program retention, revision, deletion or addition to address current and projected needs and State requirements between 2021 and 2029. Table A-1 provides a summary of the City's accomplishments over the last seven years.

Cumulative Impacts in Addressing Special Needs

Without redevelopment, the City has limited resources, primarily in CDBG funds, to directly address the housing needs of the community. The CDBG-funded Housing Rehabilitation Program provides funding for home repairs and code corrections. This program benefits primarily seniors and lower income households in Walnut.

The General Plan and West Valley Specific Plan updates, and adoption of the ADU ordinance represented the City's efforts in expanding opportunities for various housing types. In addition, the City collaborated with the San Gabriel Valley Council of Governments (SGVCOG) in assessing homeless needs and developing a regional approach to addressing homelessness. The City also utilizes CDBG funds to provide supportive services for the homeless.

For the 6th cycle Housing Element, the City is rezoning several older industrial areas to mixed use, utilizing form-based code as a tool to facilitate additional residential development in the City. The increased density in these areas will offer potential for a variety of housing types to address the increasingly diverse needs in Walnut.

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 1: Provide adequate sites for residential development.		
1. Provision of Adequate Sites	<ul style="list-style-type: none"> • Consult with developers, property owners, and residents, within one year of Housing Element adoption, regarding appropriate development standards to facilitate higher-density development and minimize neighborhood impacts. • Prepare and adopt specific plans to implement the Mixed Use/Housing Opportunity Overlays within three years of Housing Element adoption, as City’s fiscal conditions allow, or developer’s application generates. • Monitor the availability of the residential and commercial sites annually and the City’s continued ability in addressing the RHNA. 	<p>Effectiveness: In May of 2018, the City adopted the General Plan Update and the West Valley Specific Plan that allows property owners and developers to develop mixed use projects along Valley Boulevard.</p> <p>To provide adequate sites for the sixth cycle RHNA (2021-2029), the City is actively pursuing an alternative sites strategy.</p> <p>The City continues to promote mixed use opportunities in the allowable zones.</p> <p>The City updated the ADU Ordinance in 2020, pursuant to the new State regulations adopted January 2020.</p> <p>Continued Appropriateness: This program is modified and included in the 2021-2029 Housing Element to reflect the City’s new sites strategy and new State law requirements.</p>
GOAL 2: Encourage the adequate provision of affordable housing to meet the existing and future needs of Walnut residents.		
2. Section 8 Housing Choice Vouchers	<ul style="list-style-type: none"> • Continue to work with the County to make Section 8 rental assistance available to qualified renters, emphasizing promotion to extremely low income households (such as the seniors, disabled, and households at risk of becoming homeless). • Publicize program information on City website, City Hall, Senior Center, and other public locations. 	<p>Effectiveness: As of May 2020, 15 Walnut households are utilizing Section 8 assistance. Due to the high costs of housing in Walnut, property owners have little incentives to accept Section 8 vouchers.</p> <p>Appropriateness: Section 8 is one of the most significant housing programs available for very low and extremely low income households. The City will continue to participate in this program. This program will be included in the 2021-2029 Housing Element. The updated program will include outreach and education regarding the new Source of Income Protection under new State law, requiring public assistance (including</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>3. Collaboration with Housing Developers</p>	<ul style="list-style-type: none"> • Annually provide residential sites inventory to interested developers to encourage the development of affordable housing at target sites. • Consider waiving planning, building, and other fees for affordable housing units, especially for projects including a component for extremely low income households and persons with disabilities, including those with developmental disabilities. • Provide letter of support for funding applications by affordable housing developers if the proposed projects would help meet the housing needs of the community. 	<p>Section 8) be treated as regular income when evaluating the ability to pay of an applicant for rental housing.</p> <p>Effectiveness: The City maintains discussions with property owners regarding their interest and plans for future development.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element. As required by State law, the updated sites inventory will be available on the City’s website.</p>
<p>4. Supportive Services for Homeless and Persons with Special Needs</p>	<ul style="list-style-type: none"> • Annually evaluate funding available and allocate resources based on priority of needs. • Provide referrals to nonprofit organizations. • Publicize available services and assistance on City website, City Hall, and other public locations. 	<p>Effectiveness: The City continues to support local Food Bank(s). In addition, the City utilizes a portion of its CDBG annual allocation for supportive services including senior programs such as a grief counseling program.</p> <p>The City of Walnut is also a member of the San Gabriel Valley Council of Governments (COG) and the COG completed a comprehensive needs assessment and engaged San Gabriel Valley stakeholders in a consensus-building process focused on development of an implementation plan to address unmet needs for the homeless with particular emphasis on the participation of community- and faith-based organizations.</p> <p>The City of Walnut continues to support the regional homeless services strategy adopted by the COG. These</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		<p>agencies provide homeless prevention and other supportive services for those who may be at risk of becoming homeless.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>
GOAL 3: Maintain and enhance the quality of existing residential neighborhoods in Walnut.		
<p>5. Housing Rehabilitation Program</p>	<ul style="list-style-type: none"> • Provide rehabilitation assistance to five households annually for a total of 40 households over the next eight years. • Publicize program information on City website, City Hall, and other public locations. • Promote energy conservation measures and features in residential construction and rehabilitation by placing informational materials at City counters. 	<p>Effectiveness: The City of Walnut offers grants and loans to homeowners of single-family detached dwellings through its Housing Rehabilitation Program using CDBG funds. The program assists low income homeowners with funding for home improvements which preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, correct code violations, and provide handicapped access. Since 2013, the City has provided 30 grants and 30 loans to assist low income households.</p> <p>Continued Appropriateness: Maintaining and improving the quality of the housing stock is an important goal of the City. This program is included in the 2021-2029 Housing Element.</p>
<p>6. Code Enforcement</p>	<ul style="list-style-type: none"> • Provide Code Enforcement services on an ongoing basis. • Distribute Housing Rehabilitation Program information, including informational materials on energy conservation measures and features through the Code Enforcement program. 	<p>Effectiveness: The City continues to be vigilant in its code enforcement efforts. The City has two (2) Code Enforcement Officer(s) to investigate complaints and provide information to homeowners.</p> <p>Continued Appropriateness: The City recognizes the need to ensure that its neighborhoods remain safe and desirable place to live and work and as such will continue to provide code enforcement services. This program is included in the 2021-2029 Housing Element.</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>7. Energy Conservation</p>	<ul style="list-style-type: none"> • Promote energy conservation and assistance programs from the utility companies through the City’s Code Enforcement and Housing Rehabilitation programs. • Distribute materials from utility companies at public counters and community centers. • Encourage the use of green building principles in the construction and maintenance of affordable housing. 	<p>Effectiveness: The City encourages creating a greener environment. A “Go Green with Walnut” webpage has been added to the City website, providing resources and assistance for energy conservation improvements:</p> <p style="text-align: center;">https://www.cityofwalnut.org/for-residents/city-services/go-green-with-walnut</p> <p>The City’s Housing Rehabilitation Program provides assistance to low income households in making energy conservation improvements.</p> <p>Continued Appropriateness: Energy conservation measures are effective tools for reducing housing costs. This program is included in the 2021-2029 Housing Element.</p>
<p>GOAL 4: Provide increased opportunities for homeownership.</p>		
<p>8. Homebuyer Assistance</p>	<ul style="list-style-type: none"> • Continue to publicize program information on City website, City Hall, and other public locations. • Continue to assist in distributing homebuyer workshop information held by local realtors or by the Los Angeles County Development Commission to potential homebuyers. 	<p>Effectiveness: Due to the high costs of housing in Walnut, use of homebuyer assistance in the City has been extremely limited. However, the City will continue to make referrals to the County’s homebuyer assistance programs.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 5: Mitigate governmental constraints on housing development.		
9. Zoning Code Amendment and Implementation	<ul style="list-style-type: none"> • Amend the Zoning Code to address the provision of employee housing by the end of 2014. • Continue to monitor the Zoning Code for possible constraints and process amendments as necessary. 	<p>Effectiveness: In October of 2014, the Zoning Code was amended to address the provision of employee housing. The City continues to amend the Zoning Code to remain consistent with State Law.</p> <p>In May of 2018, the City adopted the General Plan Update and the West Valley Specific Plan that allows property owners and developers to develop mixed use projects along Valley Boulevard.</p> <p>The City updated its ADU ordinance in January 2021.</p> <p>Continued Appropriateness: The City will continue to monitor its Zoning Code for constraints and opportunities for housing for special needs groups. This program is modified and included in the 2021-2029 Housing Element to identify additional changes to the Zoning Code as required by new State laws on Density Bonus for 100 percent affordable projects, Low Barrier Navigation Centers, Accessory Dwelling Units, Emergency Shelters, and Supportive Housing.</p>
GOAL 6: Promote equal opportunity for all residents to reside in housing of their choice.		
10. Fair Housing and Tenant/Landlord Services	<ul style="list-style-type: none"> • Continue to provide fair housing services through LACDA. • Publicize program information on City website, City Hall, and other public locations. • Refer complaints and requests for services to the fair housing service provider. 	<p>Effectiveness: The City works with the Los Angeles County Development Authority for fair housing services. The City continues to provide informational brochures at the public counter and local library, and place periodic advertisements in the local newspapers, on Walnut’s cable channel, and in the City’s newsletter.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>

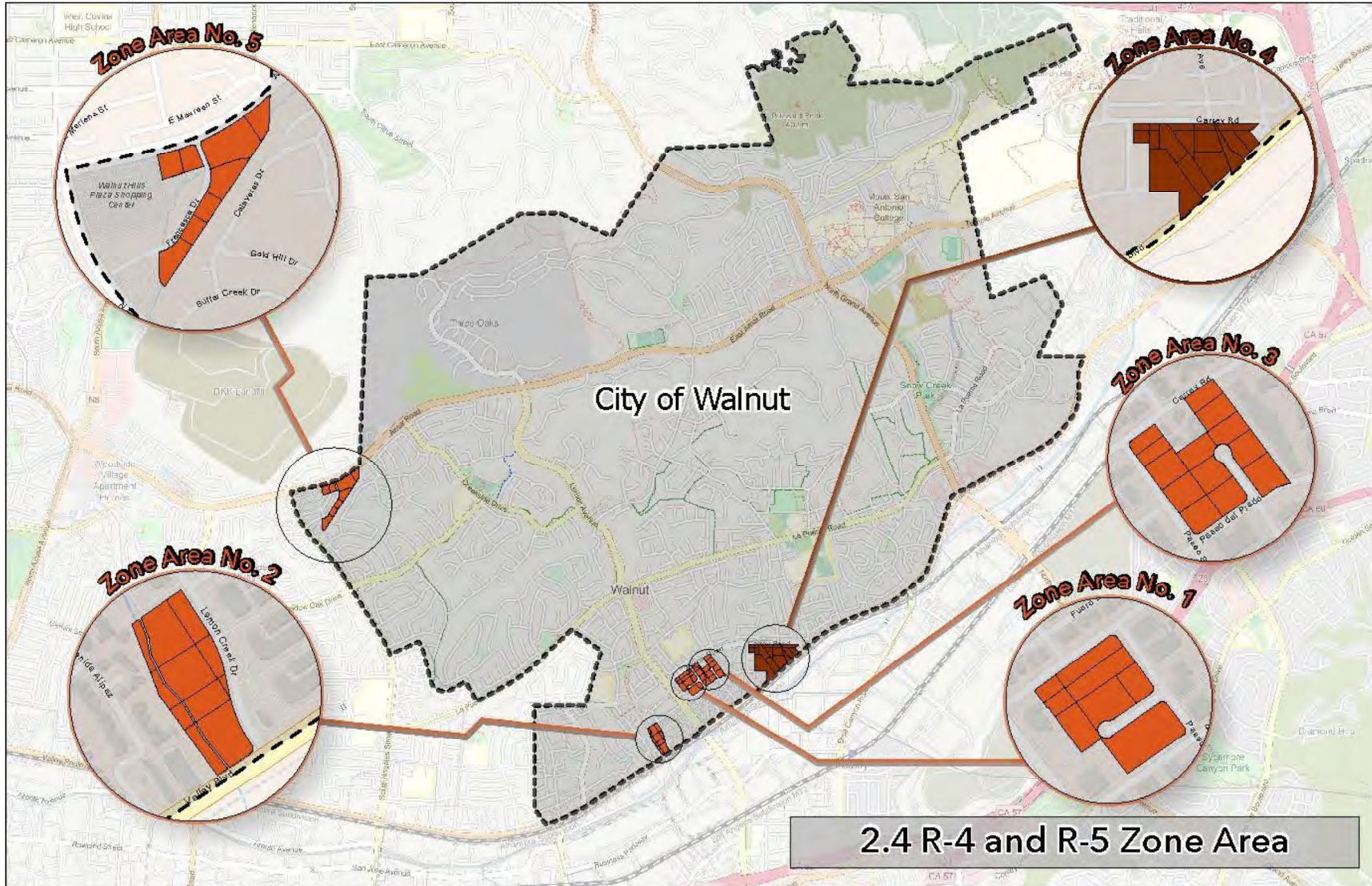
Table A-2: Summary of Quantified Objectives

New Construction (RHNA 2013-2021 ¹)	Quantified Objective	Progress
Extremely Low	246	0
Very Low		
Low	144	3
Moderate	155	1
Above Moderate	363	458
Total	908	462
Units to be Rehabilitated		
Extremely Low	0	
Very Low	0	
Low	20	0
Moderate	20	0
Above Moderate	0	
Total	40	0

1. Numbers listed include up to 2019.

Appendix C: Sites Inventory

Figure C-1: Sites Inventory



<u>Sub Area</u>	<u>Site #</u>	<u>Address</u>	<u>APN</u>	<u>Min Density</u>	<u>Acres</u>	<u>Min Units</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Improvement/Land Value</u>	<u>Built Year</u>	<u>Current Zoning/GP</u>	<u>Existing</u>
1	1	20258 Carrey Road	8720024052	32	0.24	7	0	7	0.61	1979	<u>M-1/Industrial</u>	<u>Offices, Business & Professional (vacant)</u>
1	2	20250 Carrey Road	8720024053	32	0.28	8	0	8	0.28	1979	<u>M-1/Industrial</u>	<u>Office, Business & Professional (vacant)</u>
1	3	20250 Paseo Robles	8720024022	32	0.67	21	15	6	0.79	1980	<u>M-1/Industrial</u>	<u>Manufacturing/Wholesale Trading</u>
1	4	20264 Carrey Road	8720024051	32	0.67	21	15	6	0.69	1979	<u>M-1/Industrial</u>	<u>N/A</u>
1	5	20264 Carrey Road	8720024050	32	0.86	27	19	8	19.23	1980	<u>M-1/Industrial</u>	<u>Insurance; Dental Clinic; Chiropractic Office; Restaurant; Music Store; School/Tutoring Center</u>
1	6	20254 Carrey Road	8720024021	32	0.96	30	21	9	9.37	1978	<u>M-1/Industrial</u>	<u>Office/Business & Professional (vacant)</u>
1	7	241 Paseo Sonrisa	8720024020	32	0.48	15	0	15	10.30	1980	<u>M-1/Industrial</u>	<u>Office/Business & Professional (vacant)</u>
1	8	20251 Paseo Del Prado	8720024019	32	1.75	56	42	14	12.47	1978	<u>M-1/Industrial</u>	<u>Offices, Business & Professional (vacant); Machine Shop(s); Printing & Engraving</u>
2	1	20241 Valley Blvd	8722009042	32	1.39	44	31	13	0.00	0	<u>M-1/Industrial</u>	<u>General Automotive Repair; Tire Dealers; Marketing Consulting Services</u>

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

<u>Sub Area</u>	<u>Site #</u>	<u>Address</u>	<u>APN</u>	<u>Min Density</u>	<u>Acres</u>	<u>Min Units</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Improvement/Land Value</u>	<u>Built Year</u>	<u>Current Zoning/GP</u>	<u>Existing</u>
2	2	20241 Valley Blvd	8722009041	32	0.69	22	16	6	1.69	1987	<u>M-1/Industrial</u>	<u>General Automotive Repair; Tire Dealers; Marketing Consulting Services</u>
2	3	319 Lemon Creek Dr	8722009039	32	1.17	37	27	10	0.00	0	<u>M-1/Industrial</u>	<u>General Automotive Repair; Carwash</u>
2	4	319 Lemon Creek Dr	8722009040	32	0.30	9	0	9	1.23	1987	<u>M-1/Industrial</u>	<u>General Automotive Repair; Carwash</u>
2	5	301 Lemon Creek Dr	8722009037	32	1.23	39	29	10	0.58	1987	<u>M-1/Industrial</u>	<u>General Warehousing & Storage</u>
2	6	302 Lemon Creek Dr	8722009038	32	0.48	15	0	15	11.78	1978	<u>M-1/Industrial</u>	<u>General Warehousing & Storage</u>
3	1	20301 Paseo Del Prado	8720024037	32	0.64	20	15	5	1.67	1978	<u>M-1/Industrial</u>	<u>Refrigeration repair and service shop(s)</u>
3	2	250 Paseo Sonrisa	8720024036	32	0.68	21	15	6	0.52	1980	<u>M-1/Industrial</u>	<u>Packaging and Warehousing/Wholesale</u>
3	3	230 Paseo Sonrisa	8720024035	32	0.68	21	15	6	0.53	1980	<u>M-1/Industrial</u>	<u>Office, Business & Professional (i.e. 2 sign offices)</u>
3	4	20300 Carrey Road	8720024033	32	0.34	10	0	10	0.70	1978	<u>M-1/Industrial</u>	<u>Cabinet making/manufacturer</u>
3	5	20300 Carrey Road	8720024034	32	0.34	10	0	10	12.81	1978	<u>M-1/Industrial</u>	<u>Cabinet making/manufacturer</u>
3	6	20311 Paseo Del Prado	8720024038	32	0.61	19	14	5	1.41	1980	<u>M-1/Industrial</u>	<u>Refrigeration repair and service shop(s)</u>
3	7	255 Paseo Tesoro	8720024039	32	0.62	19	14	5	12.26	1980	<u>M-1/Industrial</u>	<u>Warehouse/Packaging Business</u>

<u>Sub Area</u>	<u>Site #</u>	<u>Address</u>	<u>APN</u>	<u>Min Density</u>	<u>Acres</u>	<u>Min Units</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Improvement/Land Value</u>	<u>Built Year</u>	<u>Current Zoning/GP</u>	<u>Existing</u>
											<u>Industrial</u>	
3	8	249 Paseo Tesoro	8720024040	32	0.56	17	12	5	1.04	1980	<u>M-1/Industrial</u>	0
3	9	280 Paseo Tesoro	8720024043	32	0.75	24	18	6	0.42	1980	<u>M-1/Industrial</u>	<u>Manufacturing of electronics (i.e. computer parts)</u>
3	10	260 Paseo Tesoro	8720024042	32	0.60	19	14	5	0.02	0	<u>M-1/Industrial</u>	<u>Office, Business & Professional</u>
3	11	250 Paseo Tesoro #B	8720024041	32	0.55	17	12	5	0.01	1930	<u>M-1/Industrial</u>	<u>Office, Business & Professional</u>
3	12	20402 Carrey Road	8720024007	32	0.56	17	12	5	0.96	1988	<u>M-1/Industrial</u>	<u>N/A</u>
3	13	20402 Carrey Road	8720024006	32	0.44	14	0	14	1.75	1988	<u>M-1/Industrial</u>	<u>N/A</u>
4	1	120 Commerce Way	8720025048	32	0.32	10	0	10	0.00	0	<u>M-1/Industrial</u>	<u>General automotive manufacturing/machine shop(s)</u>
4	2	120 Commerce Way	8720025047	32	<u>0.51</u>	16	11	5	2.33	2010	<u>M-1/Industrial</u>	<u>General automotive manufacturing/machine shop(s)</u>
4	3	20670 Carrey Way	8720025030	32	0.18	5	3	2	0.49	1974	<u>M-1/Industrial</u>	<u>Animal grooming salon (not listed as permitted use in M1)</u>
4	4	N/A	8720025031	32	0.43	13	0	13	14.77	1974	<u>M-1/Industrial</u>	<u>N/A</u>

<u>Sub Area</u>	<u>Site #</u>	<u>Address</u>	<u>APN</u>	<u>Min Density</u>	<u>Acres</u>	<u>Min Units</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Improvement/Land Value</u>	<u>Built Year</u>	<u>Current Zoning/GP</u>	<u>Existing</u>
4	5	20672 Carrey Road	8720025059	32	1.68	52	39	13	0.00	0	<u>M-1/Industrial</u>	<u>Office, Business & Professional</u> <u>This lot is not identified in the Assessor Parcel map as separate lots; individual lot areas are not available</u>
4	5	878 Sunset Place	8720025060	32		0	0	0	19.03	1982	<u>M-1/Industrial</u>	
4	5	20678 Carrey Road	8720025061	32		0	0	0	27.27	1982	<u>M-1/Industrial</u>	
4	5	20682 Carrey Road	8720025062	32		0	0	0	27.45	1988	<u>M-1/Industrial</u>	
4	5	20682 Carrey Road	8720025063	32		0	0	0	0.32	1983	<u>M-1/Industrial</u>	
4	5	20682 Carrey Road	8720025064	32		0	0	0	1.69	1986	<u>M-1/Industrial</u>	
4	5	20682 Carrey Road	8720025065	32		0	0	0	16.22	1986	<u>M-1/Industrial</u>	
4	5	20682 Carrey Road	8720025066	32		0	0	0	9.26	1986	<u>M-1/Industrial</u>	
4	5	20696 Carrey Road	8720025067	32		0	0	0	1.46	2002	<u>M-1/Industrial</u>	
4	6	20720 Carrey Road	8720026031	32	0.47	15	0	15	14.15	2010	<u>M-1/Industrial</u>	<u>Wholesale Broker; Warehousing</u>
4	7	20720 Carrey Road	8720026032	32	0.82	26	19	7	0.67	2010	<u>M-1/Industrial</u>	<u>Telecommunications (Frontier)</u>
4	8	20747 Valley Blvd	8720025804	32	1.72	55	41	14	1.55	2010	<u>M-1/Industrial</u>	<u>Office, Business & Professional</u>

<u>Sub Area</u>	<u>Site #</u>	<u>Address</u>	<u>APN</u>	<u>Min Density</u>	<u>Acres</u>	<u>Min Units</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Improvement/Land Value</u>	<u>Built Year</u>	<u>Current Zoning/ GP</u>	<u>Existing</u>
4	9	20740 Carrey Road	8720026021	32	0.41	13	9	4	1.55	2010	<u>M-1/ Industrial</u>	<u>Offices, Business & Professional; Retail; Religious Worship/Church</u>
4	10	20754 Carrey Road	8720026022	32	1.40	44	31	13	1.55	2010	<u>M-1/ Industrial</u>	<u>Offices, Business & Professional</u>
4	11	20793 Carrey Road	8720026033	32	2.17	69	48	21	1.55	2010	<u>M-1/ Industrial</u>	<u>Telecommunications (Frontier)</u>
4	12	20813 Valley Blvd	8720026030	32	1.01	32	22	10	1.55	2010	<u>M-1/ Industrial</u>	<u>Garden/Nursery</u>
4	13	20817 Valley Blvd	8720026029	32	1.02	32	22	10	3.19	2010	<u>M-1/ Industrial</u>	<u>Restaurant; Insurance Office; Tutoring Center; Beauty Salon; Dentist Office; Retail</u>
4	14	20817 Valley Blvd	8720026028	32	0.67	21	15	6	0.53	1984	<u>M-1/ Industrial</u>	<u>Restaurant; Insurance Office; Tutoring Center; Beauty Salon; Dentist Office; Retail</u>
4	15	20800 Carrey Road	8720026034	32	0.73	23	16	7	4.30	2005	<u>M-1/ Industrial</u>	<u>Telecommunications (Frontier)</u>
4	16	20671 Valley Blvd	8720025051	32	4.66	149	111	38	1.05	2005	<u>M-1/ Industrial</u>	<u>General warehousing & storage</u>
<u>5</u>	<u>1</u>	<u>780 Francesca Dr</u>	<u>8735026169</u>	<u>32</u>	<u>1.42</u>	<u>45</u>	<u>34</u>	<u>11</u>	<u>0.00</u>	<u>2004</u>	<u>C3-SP/ Walnut Hills MU</u>	<u>Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)</u>
<u>5</u>	<u>2</u>	<u>788 Francesca Dr</u>	<u>8735026015</u>	<u>32</u>	<u>0.78</u>	<u>25</u>	<u>19</u>	<u>6</u>	<u>0.00</u>	<u>2004</u>	<u>C3-SP/ Walnut Hills MU</u>	<u>Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)</u>

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

<u>Sub Area</u>	<u>Site #</u>	<u>Address</u>	<u>APN</u>	<u>Min Density</u>	<u>Acres</u>	<u>Min Units</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Improvement/Land Value</u>	<u>Built Year</u>	<u>Current Zoning/GP</u>	<u>Existing</u>
<u>5</u>	<u>3</u>	<u>800 Francesca Dr</u>	<u>8735026014</u>	<u>32</u>	<u>0.85</u>	<u>26</u>	<u>20</u>	<u>6</u>	<u>0.49</u>	<u>2004</u>	<u>C3-SP/Walnut Hills MU</u>	<u>Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)</u>
<u>5</u>	<u>4</u>	<u>808 Francesca Dr</u>	<u>8735026170</u>	<u>32</u>	<u>1.72</u>	<u>55</u>	<u>41</u>	<u>14</u>	<u>0.00</u>	<u>2004</u>	<u>C3-SP/Walnut Hills MU</u>	<u>Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)</u>
<u>5</u>	<u>5</u>	<u>18780 Amar Road</u>	<u>8735026047</u>	<u>32</u>	<u>0.98</u>	<u>32</u>	<u>24</u>	<u>8</u>	<u>0.50</u>	<u>2004</u>	<u>C3-SP/Walnut Hills MU</u>	<u>Trade School; Offices, Business & Professional; Medical Clinic</u>
<u>5</u>	<u>6</u>	<u>18790 Amar Road</u>	<u>8735026009</u>	<u>32</u>	<u>0.82</u>	<u>26</u>	<u>19</u>	<u>7</u>	<u>0.62</u>	<u>2004</u>	<u>C3-SP/Walnut Hills MU</u>	<u>Trade School; Offices, Business & Professional; Medical Clinic</u>
<u>5</u>	<u>7</u>	<u>18880 Amar Road</u>	<u>8735026056</u>	<u>32</u>	<u>3.11</u>	<u>100</u>	<u>75</u>	<u>25</u>	<u>0.61</u>	<u>2004</u>	<u>C3-SP/Walnut Hills MU</u>	<u>Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)</u>
<u>5</u>	<u>8</u>	<u>18856 Amar Road</u>	<u>8735026051</u>	<u>32</u>	<u>1.07</u>	<u>34</u>	<u>26</u>	<u>8</u>	<u>0.48</u>	<u>2004</u>	<u>C3-SP/Walnut Hills MU</u>	<u>Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)</u>

Study Area Pictures





Study Area 2







Study Area 3





Study Area 4







Study Area 5







Appendix D: Assessment of Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California State Law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

D.2 Assessment of Fair Housing Issues

D.2.1 Fair Housing Enforcement and Outreach

The Los Angeles County Development Authority (LACDA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD’s webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of LACDA’s non-discrimination policy, and a link to information on the Assessment of Fair Housing.

LACDA’s core pillars include affordable housing, and community and economic development. The agency’s wide-ranging programs benefit residents and business owners in the unincorporated Los Angeles County areas and in various incorporated cities that participate in different programs such as Walnut. Special programs provided by LACDA include:

- Community Resource Center
- Community Development Foundation
- Traffic Administration Services
- Court-referred Community Service
- First Time Homebuyer Assistance
- Loans for Low-Income Property Owners

- [Grants for Minor Home Repairs](#)
- [Grants to Sound Insulate Homes](#)
- [Grants for Mobilehome Owners](#)
- [Rental Assistance for Homeless Veterans](#)
- [Rapid Re-Housing for Homeless Families](#)
- [Funding for Homeless Services](#)
- [Public Housing Homeless Preference](#)
- [LA County Homeless Initiative](#)

[The City continues to participate in the Urban County CDBG program with LACDA. As part of that agreement, LACDA provides tenant/landlord information, referrals, and other fair housing information to Walnut residents through a fair housing service provider \(currently the Housing Rights Center\).](#)

The Fair Housing Stakeholder Survey conducted from January through April 2017 by the LACDA for the AI was administered electronically and collected a total of 108 responses. One question asked respondents where they would file a complaint if they felt that their fair housing right had been violated. Twelve of the 63 respondents who answered this question (45 skipped) did not know where they would file such a complaint. Thirteen respondents answered that they would file with HUD, while several others mentioned the local housing authority. Only 7 answered with the Housing Rights Center. The other answers varied between a smattering of local and state agencies or attorneys. Another questions asked if they feel that fair housing Laws are adequately enforced in the City or County and 28 out of 77 answered no, while 19 answered yes. Thirty answered don't know, although 31 skipped the question. When asked, in the next question, if fair housing Laws should be changed, 44 percent (34 out of 77) answered don't know. Twenty-five answered yes, while 18 answered no. Of those who answered in the affirmative, they were asked how they should be changed and the responses varied greatly. One cogent answer included having a more accurate assessment of rental and housing market prices and processes to ensure access to the protected categories. Several of the responses dealt with rental caps in an effort to make rental housing affordable, while other respondents felt that violation of fair housing Laws should be more stringently enforced. And finally, respondents were asked if they were aware of educational activities or training opportunities available to learn more about fair housing Laws; 42 answered yes, while 27 answered no. Five answered don't know and 34 skipped the question entirely. If respondents answered yes to this question, they were then asked if they have ever participated in fair housing activities or training. Thirty-two answered that they had participating in such, while 18 had not. Five said they didn't know if they had participating in these kinds of activities or training.

For the County, pertinent factors include communication with the public from a given agency or organization, which can be hindered by failing to disseminate necessary details for public engagement on its webpage or via social media engagement. This factor may impact all the housing

issues listed above, as it directly has an effect on who is present at community meetings and which voices help shape policy through direct interaction with the local politicians and policy makers. Another factor to consider is inadequate resource allocation with a given organization or agency. This may result in not enough bodies present to answer a phone or reply to emails, thus inhibiting that agency's efficiency and expedition at responding to needs within its jurisdiction. This factor may directly impact disproportionate housing needs, as it may render said agency impotent to advocate for those residents laden with exceptional or unreasonable housing burdens.

Residents also have access to The Los Angeles County Housing Resource Center which was created in April 2007 to help people list and find affordable, special needs, accessible, and/or emergency housing within the County of Los Angeles. This web-based service is supported by a toll-free call center and helps provide information to the general public as well as professionals seeking vital housing resources for clients. The service includes:

- Free searching and listing of housing.
- Detailed listings that can include pictures and information about amenities such as hospitals, schools, and public transit.
- Helpful tools, including an affordability calculator, rental checklist, and information about renters' rights and responsibilities.
- The website is accessible and multilingual.
- Support from a bilingual toll-free call center is available at 1-877-428-8844, Mondays - Fridays from 6:00 a.m. - 5:00 p.m. Pacific Time (English and Spanish, voice and TTY).
- Housing information is updated regularly.
- A resource for people displaced during times of disaster.

Los Angeles County jurisdictions including Walnut, have the option of contracting with the Housing Rights Center (HRC). The Housing Rights Center investigates and resolves discrimination complaints, conducts discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles.

D.2.2 Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 American

Community Survey (ACS), approximately 70 percent of Walnut’s population belong to a racial or ethnic minority group. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Most block groups in Walnut have seen an increase in racial/ethnic minority populations since 2010. It can also be seen that in the surrounding communities the increase in racial/ethnic minority populations has also been apparent since 2010.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

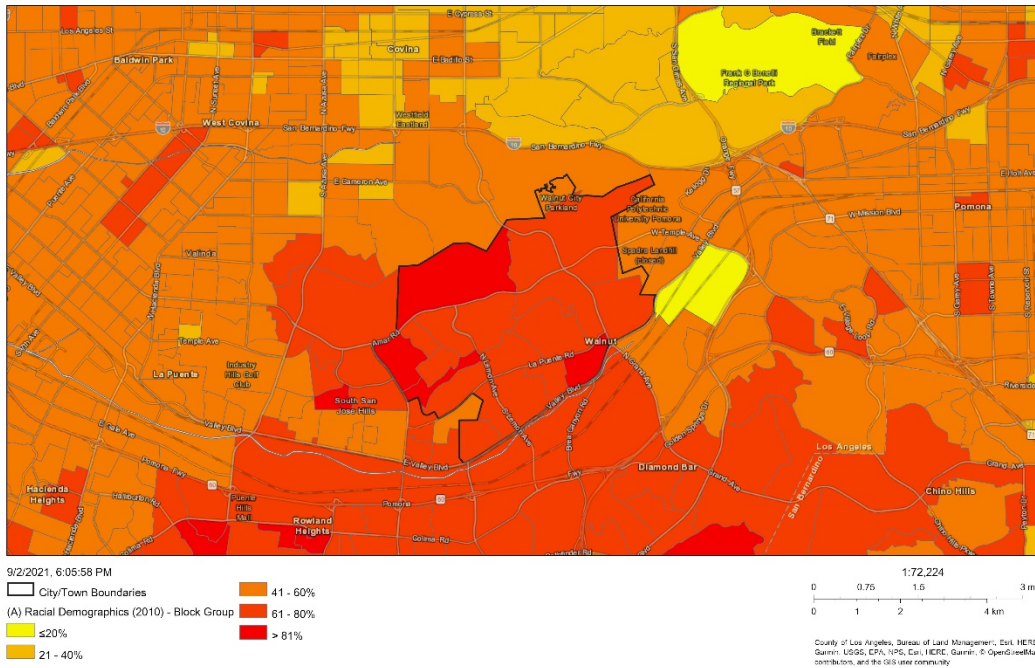
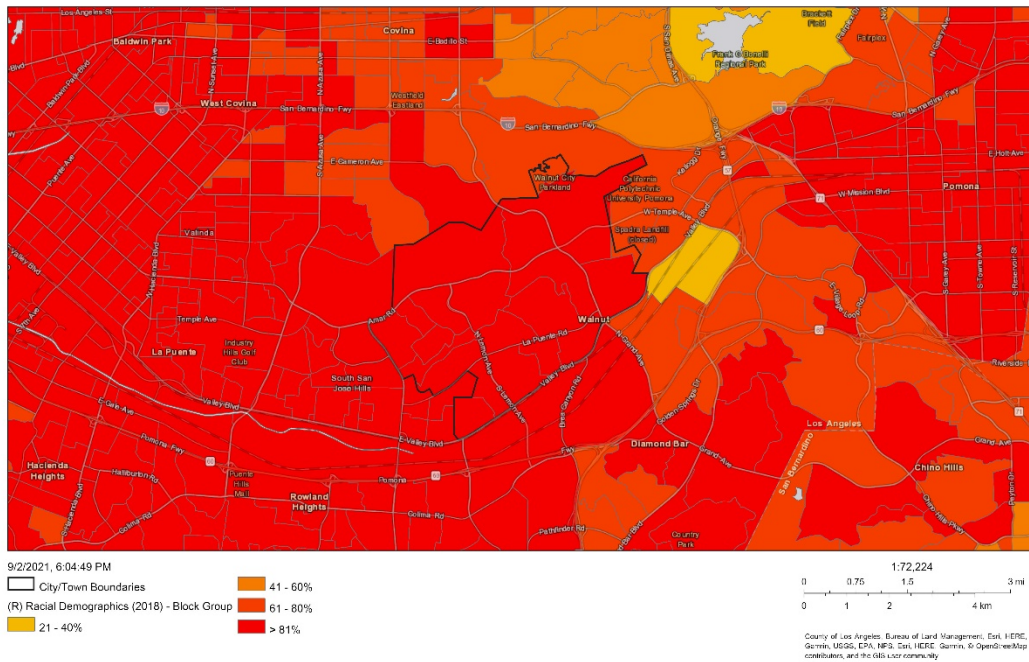


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity⁶ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Los Angeles County from 1990 to 2020 are shown in Table D-1. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

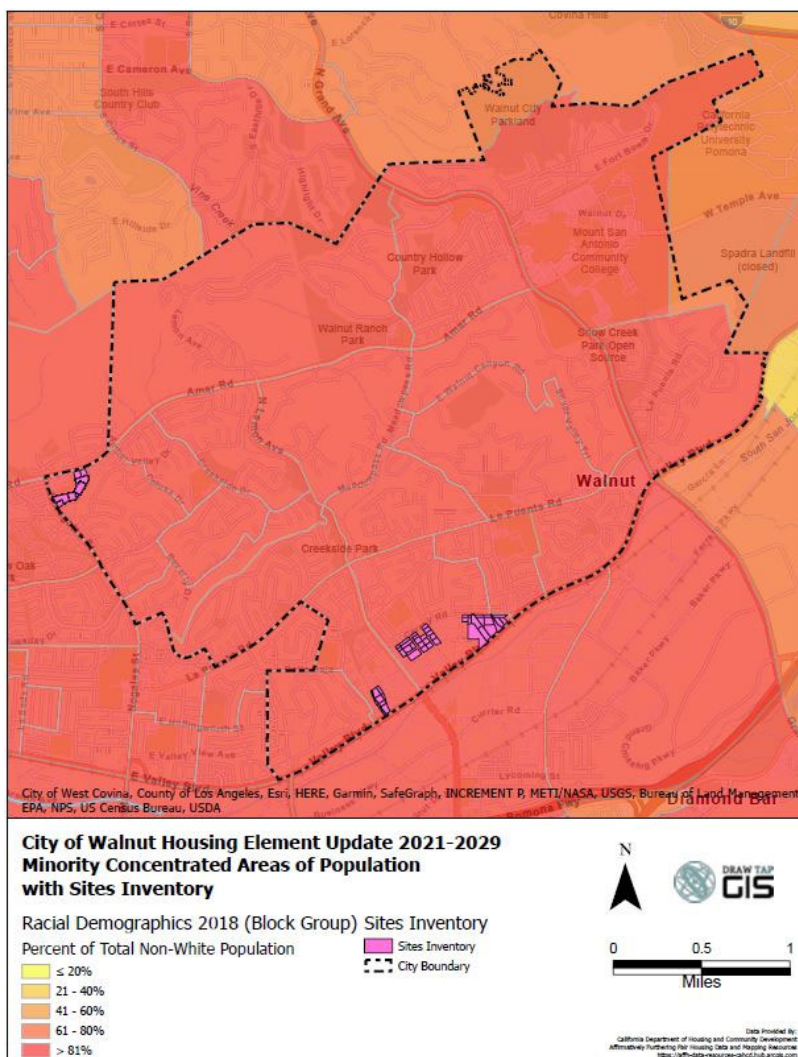
Table D-1: Racial/Ethnic Dissimilarity Trends for Los Angeles County				
	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

All of the City’s block groups have a minority population above 81 percent (Figure D-2 and Figure D-3). The distribution of the sites for the inventory can be seen in relation to minority concentration by block group in Figure D-3 with all block groups being over 81 percent minority populations. The location of the sites does not exacerbate existing conditions.

⁶ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Figure D-3: RHNA Unit Distribution by % of Minority Concentration



Persons with Disabilities

The 2015-2019 ACS identifies six different disability categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) ambulatory difficulty, 5) self-care difficulty, and 6) independent living difficulty. Persons with disabilities often require public assistance, including housing assistance. According to the 2015-2019 ACS, a total of 2,520 persons (7 percent of the population) in Walnut have a disability which is comparable to the Region as a whole. Overall, about 10 percent of the California population reported having at least one disability. Compared to the County and State, Walnut has smaller percentage of persons with a disability.

According to the 2018 Analysis of Impediments to Fair Housing Choice for the CDC and HA-CoLA (AI), an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. Some 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents

in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households.

The 2021 County Health Rankings in Figure D-4 show that in the Region concentration of persons with disabilities range from less than 10 to greater than 40 percent per tract.

The 2015 County Health survey in the AI found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence. Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. Homelessness continues to be a major issue in Los Angeles County and increased by 23 percent between 2016 and 2017 to 57,794 county-wide. In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.

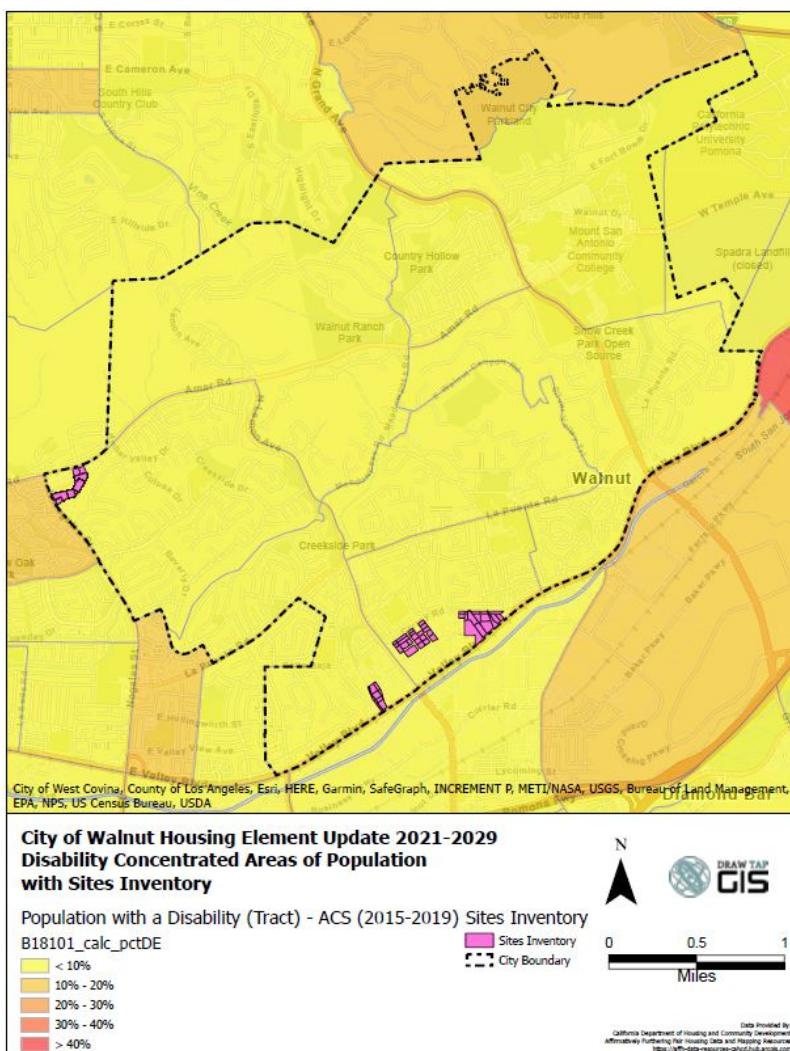
Within Walnut, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability of less than 10 percent (

Figure D-5). The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 31 percent were hearing difficulties, 12 percent were vision difficulties, 32 percent were cognitive difficulties, 54 percent were ambulatory difficulties, 26 percent were self-care difficulties, and 46 percent were independent living difficulties.

Walnut's RHNA units are not disproportionately concentrated in areas with a concentration of persons with disabilities as all tracts in the City have less than 10 percent of the population with a disability (Figure D-5). The location of the sites does not exacerbate existing conditions.

In the region, concentrations of persons with disabilities range between 10 and 20 percent or below. Most Cities in the area have clusters of 10 to 20 percent such as Glendora, San Dimas, Covina and Monrovia. There is one census tract east of Walnut that has the highest population of persons with disabilities which is the location of the Lanterman Development Facility near Cal Poly Pomona. This facility however is closed now, but still appears on the map analysis as having a high proportion of persons with disabilities. This area includes part of the Cal Poly Pomona campus, agricultural land, and some industrial uses.

Figure D-5: Percent Population with Disabilities in Walnut and Distribution of RHNA



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the HCD AB686/ AFFH data tool maps (Figure D-6), there are no areas with a concentration of households with adults living alone in the City. Adults living with their spouse are concentrated in north west tracts of the City, where the population of adults living with their spouse 60 to 80 percent, compared to the 40 to 60 percent in other tracts (Figure D-7). In the City, 49 percent of households are adults living with their spouse. In Los Angeles County, 45 percent of households are adults living with a spouse.

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing Law. According to the 2015-2019 ACS about 23

percent of Walnut’s households are married couple households with children. Over the last two decades the percent of families with children has declined in both the City and Region. In Los Angeles County, 28 percent of households are married couple households with children very similar to the City. According to the HCD AFFH map in Figure D-8, children in married households are most concentrated on the west side of the City. The percent of households with children in these tracts is above 80 percent (probably due to the housing types available and the correlation between the location of householders living with a spouse), higher than the other tracts where the percentage ranges from 20 to under 80 percent. All of the City’s RHNA units are located in census tracts with 80 percent of the population being married couples with children (Figure D-8). The location of the sites does not exacerbate existing conditions.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Walnut, female headed households with children are in census tracts with concentrations of 20 to 40 percent or lower (Figure D-9). According to the 2015-2019 ACS, 327 households (four percent of all households) are female-headed households with no husband present, and 1,556 households (three percent) of all households are male-headed with no wife present; thus, about 10 percent of all households are single-parent households. According to the 2015-2019 ACS, the percentage of families and people whose income in the past 12 months is below the poverty level for all families is six percent, whereas 20 percent of female-headed households were below the poverty level. By comparison, only three percent of married-couple families were below the poverty level. The City’s RHNA sites are all located in the census tracts with less than 20 percent of children in female-headed households (Figure D-9). The location of the sites does not exacerbate existing conditions.

Figure D-6: Percent Population of Adults Living Alone

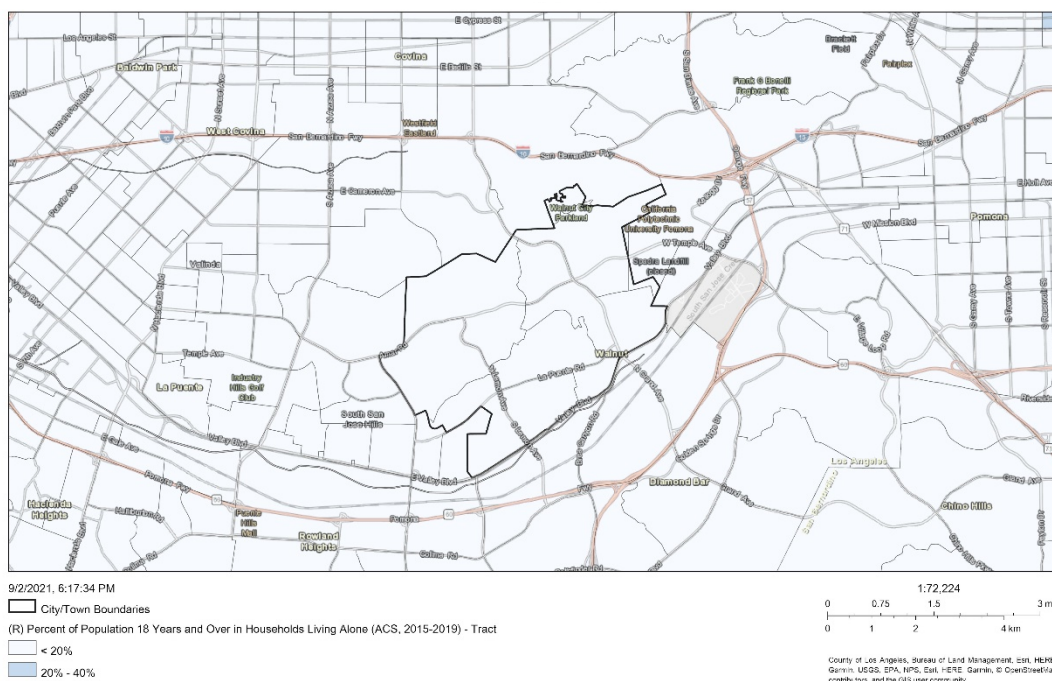


Figure D-7: Percent Population of Adults Living with their Spouse

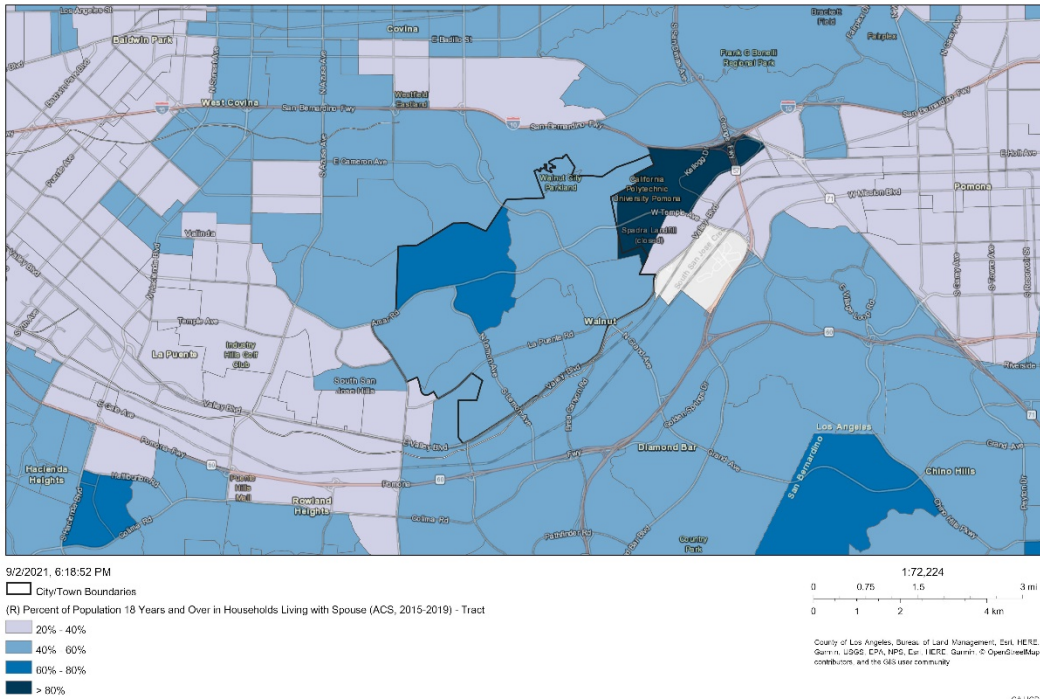


Figure D-8: Percent of Children in Married Couple Households and RHNA Distribution

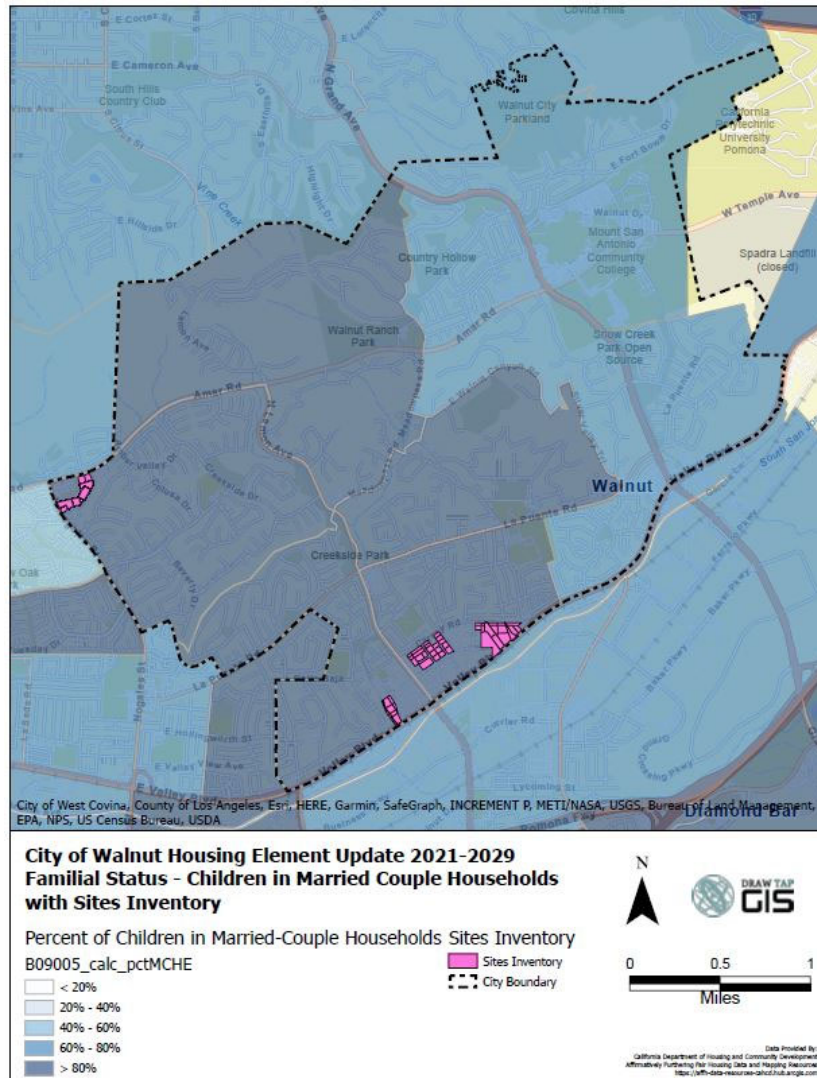
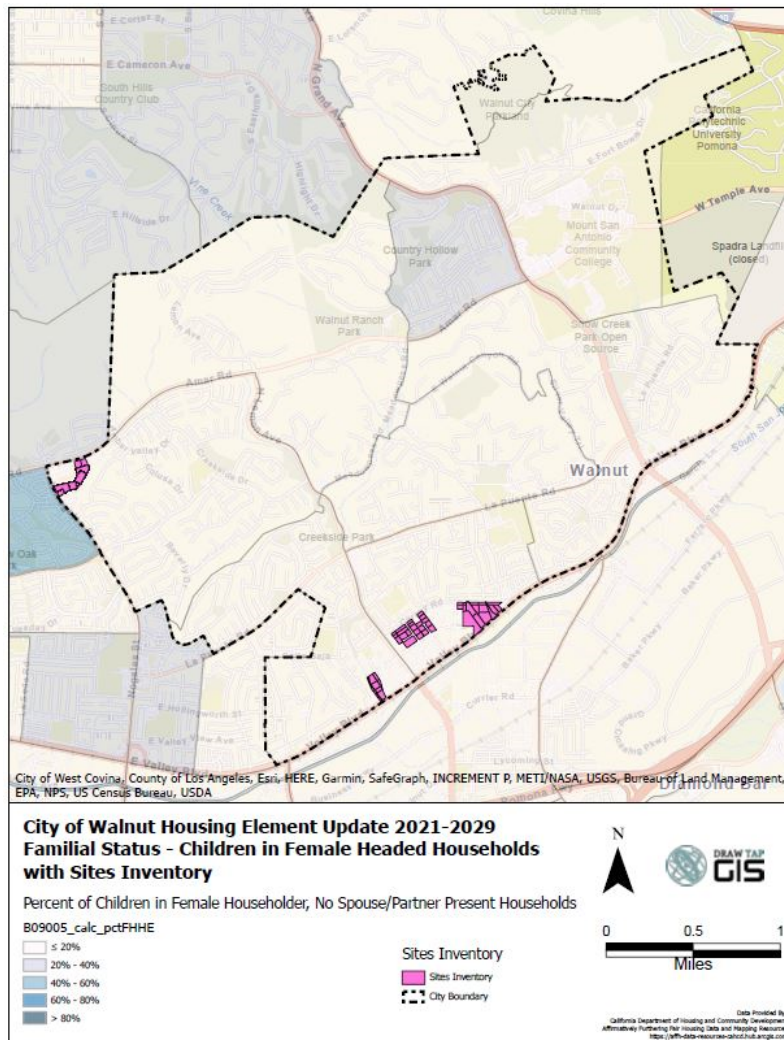


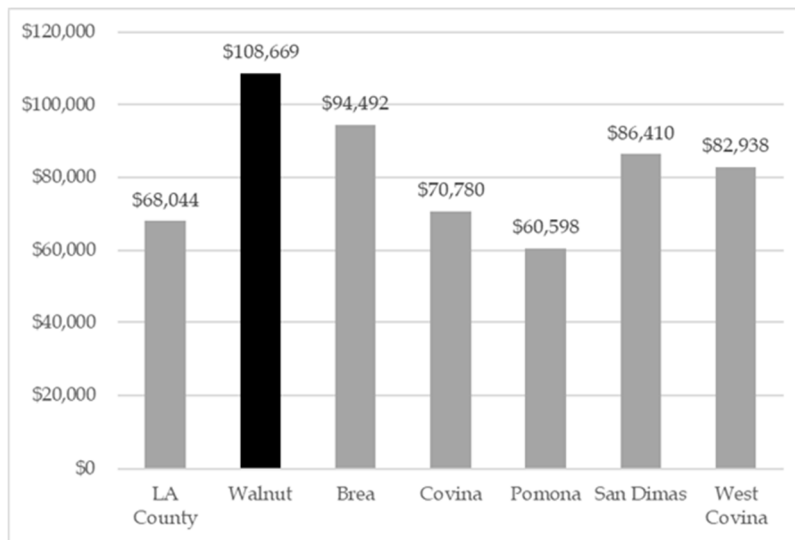
Figure D-9: Percent of Children in Single Female-Headed Households and RHNA Distribution



Income Level

Household income is an important element affecting housing opportunities, as it is the primary factor determining the ability of households to balance housing costs with other basic necessities. Many people who work in Walnut do not live in the City and many Walnut residents commute throughout the Greater Los Angeles Area for work. As shown in Figure D-10, the 2019 median household income in Walnut was much higher than the median income of Los Angeles County. Since 2010, the median household income in Walnut has increased from \$101,358 to \$108,669.

Figure D-10: Median Household Income



Source: 2015-2019 ACS.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-11 shows the Lower and Moderate Income (LMI) areas in the Region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in a few areas of the Region. In the east in Pomona, LMI areas are prominent. In the southern portion of the Region, clusters of LMI areas are seen in La Habra, Whittier and Montebello. There are some areas of Walnut considered LMI with the highest concentration of LMI population located in the southern most block group (Figure D-12). The City's RHNA is all located in block groups with 25 to 50 percent of the population being low to moderate income households (Figure D-12). There are no 75 to 100 percent LMI areas within the City. The location of the sites does not exacerbate existing conditions.

Figure D-11: Low and Moderate Income (LMI) areas in the Region

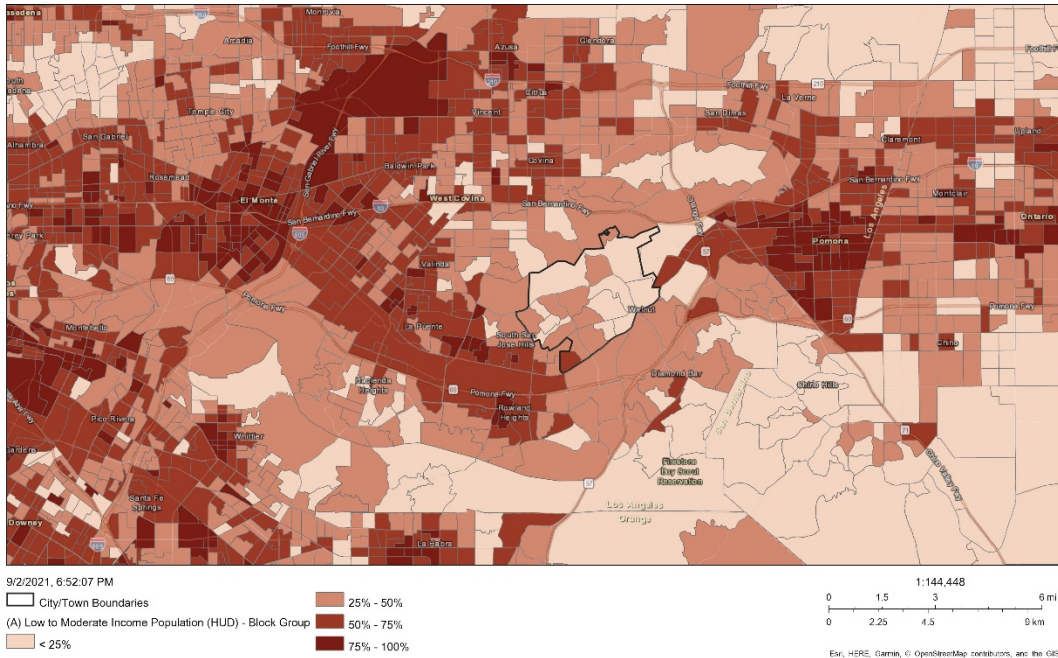
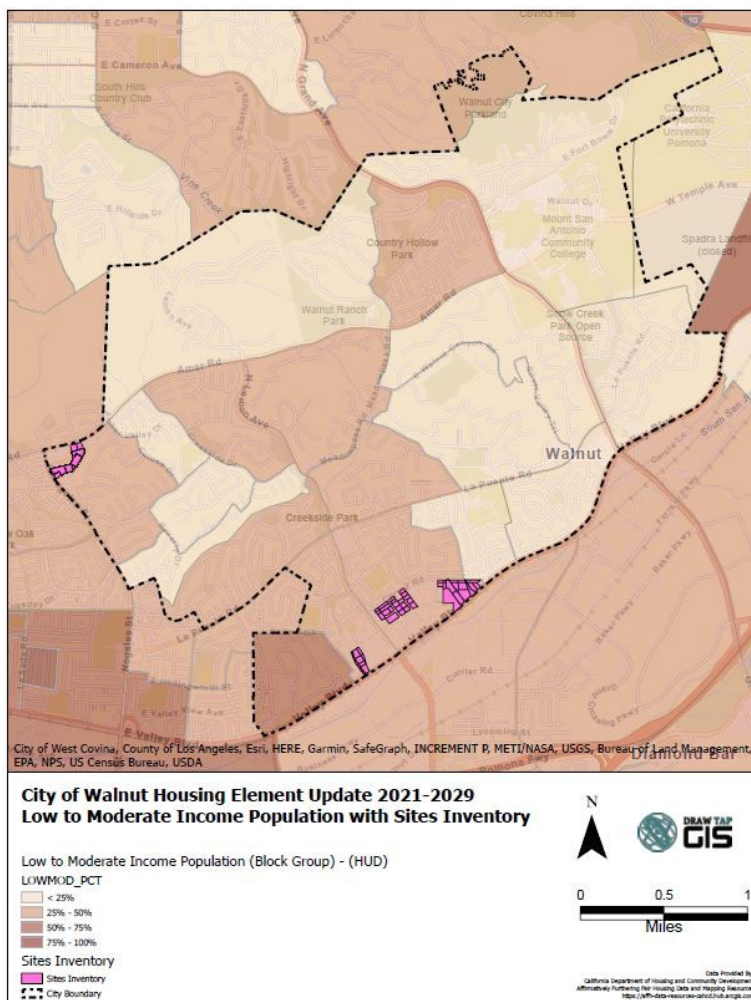


Figure D-12: Low and Moderate Income (LMI) Areas in Walnut and RHNA Distribution



D.2.3 Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

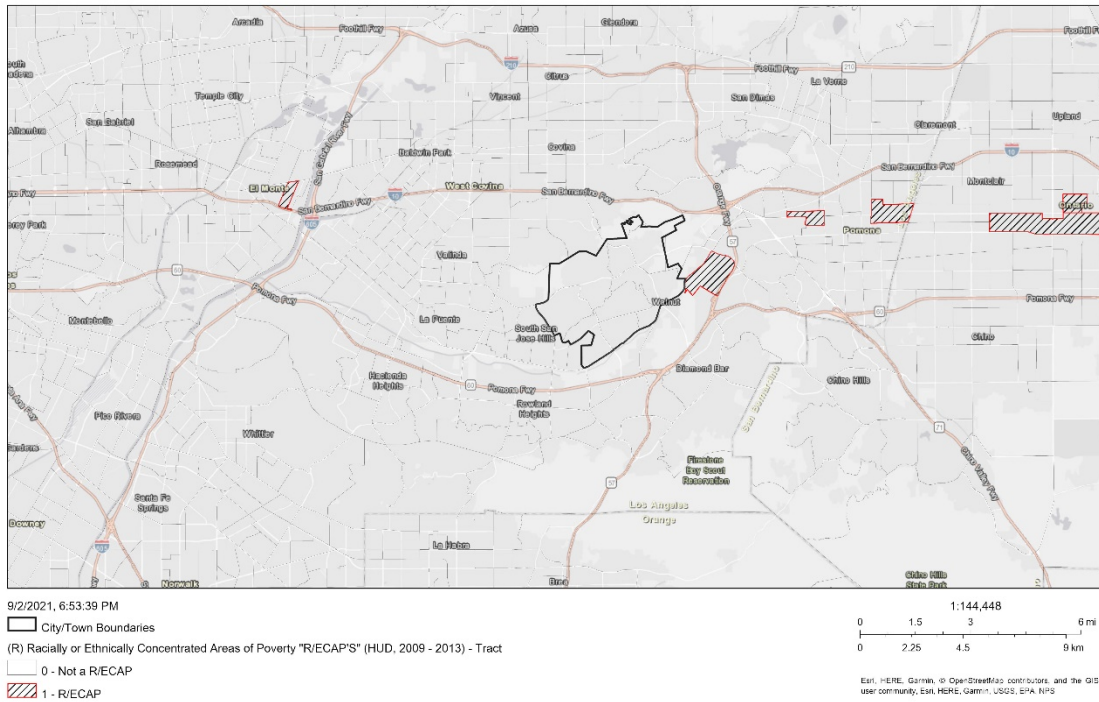
In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In the Region, there are RECAPs scattered in sections of Pomona and El Monte (Figure D-13). There are no RECAPs in Walnut city limits.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.⁷ However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity

⁷ 2 Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, 80(4), 677-iv

to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City. Housing mobility opportunities for persons in areas surrounding the City affected by RE-CAP areas could be beneficial in connecting those residents with much needed services.

Figure D-13: Racially Concentrated Areas of Poverty (RECAPs) in the Region



Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.⁸ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White Alone population and median household income as proxies to identify potential areas of affluence. As Figure D-14 and Figure D-15 show, census tracts with a large White population (over 50 percent) and highest median income do not correlate within City limits. Walnut compared to the surrounding region has higher median incomes and a higher percentage of minority communities.

⁸ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure D-14: White Majority Population

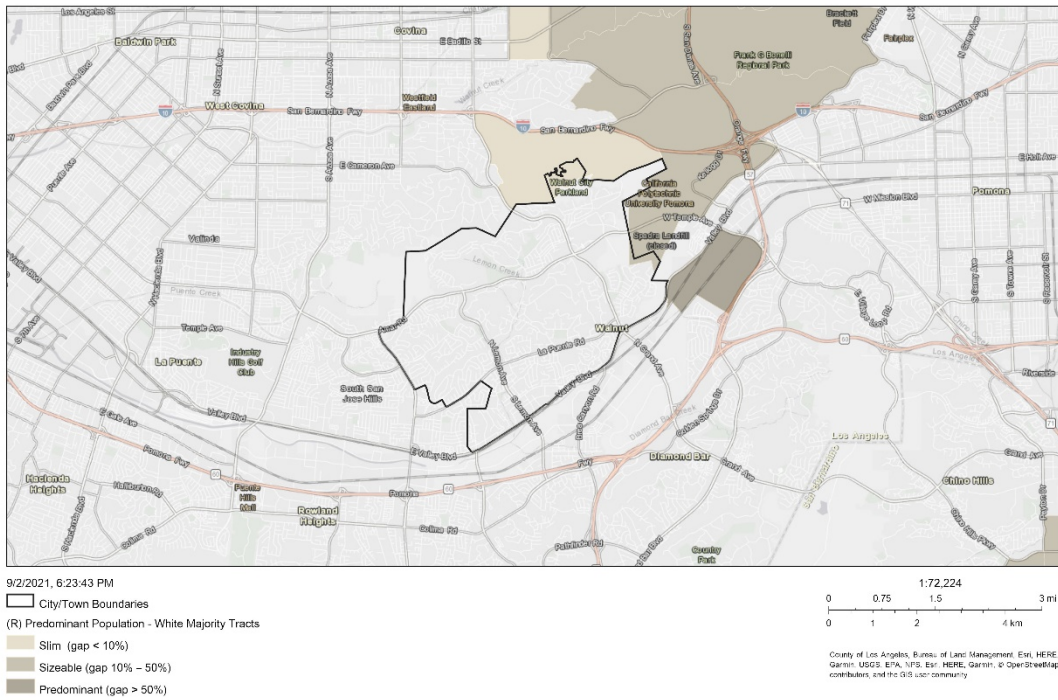
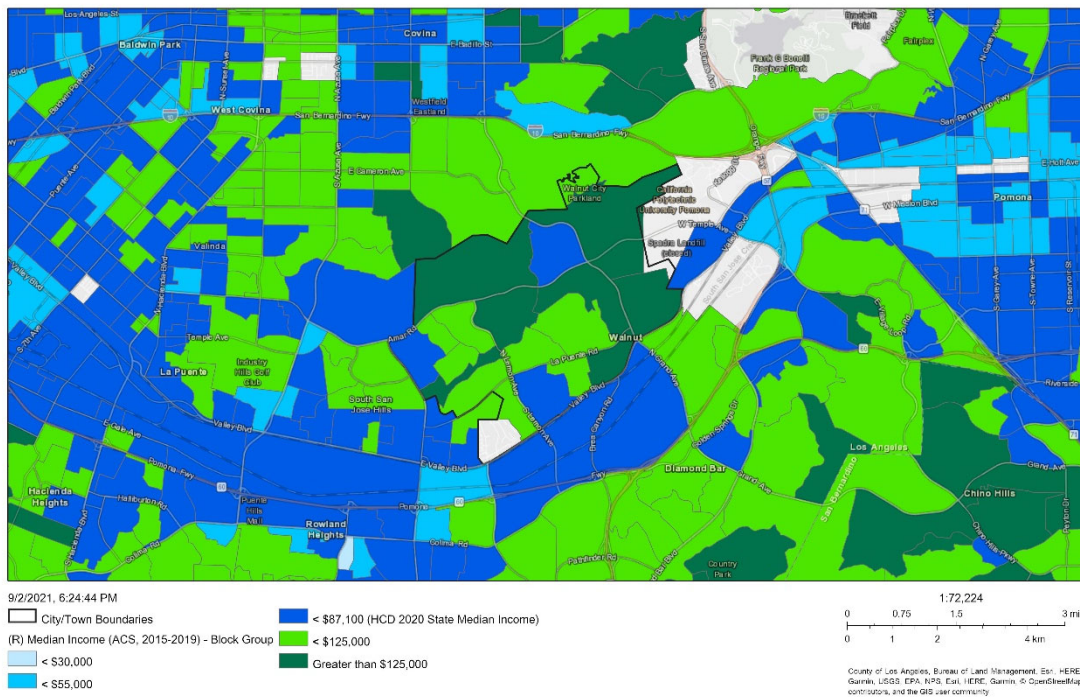


Figure D-15: Median Income



D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. **Error! Reference source not found.** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table D-2 shows the full list of indicators that go into the calculation of the index scores.

Table D-2: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

HUD Opportunity Indicator scores for Los Angeles County are shown in Table D-3. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

Table D-3: Los Angeles County HUD Opportunity Indicators by Race/Ethnicity							
	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01
Source: HUD AFFH Database - Opportunity Indicators, 2020							

The following opportunity map scores are for the census tracts in Walnut (Table D-4). The City's RHNA units are well distributed within the two resource levels (Table D-5). The location of the sites does not exacerbate existing conditions.

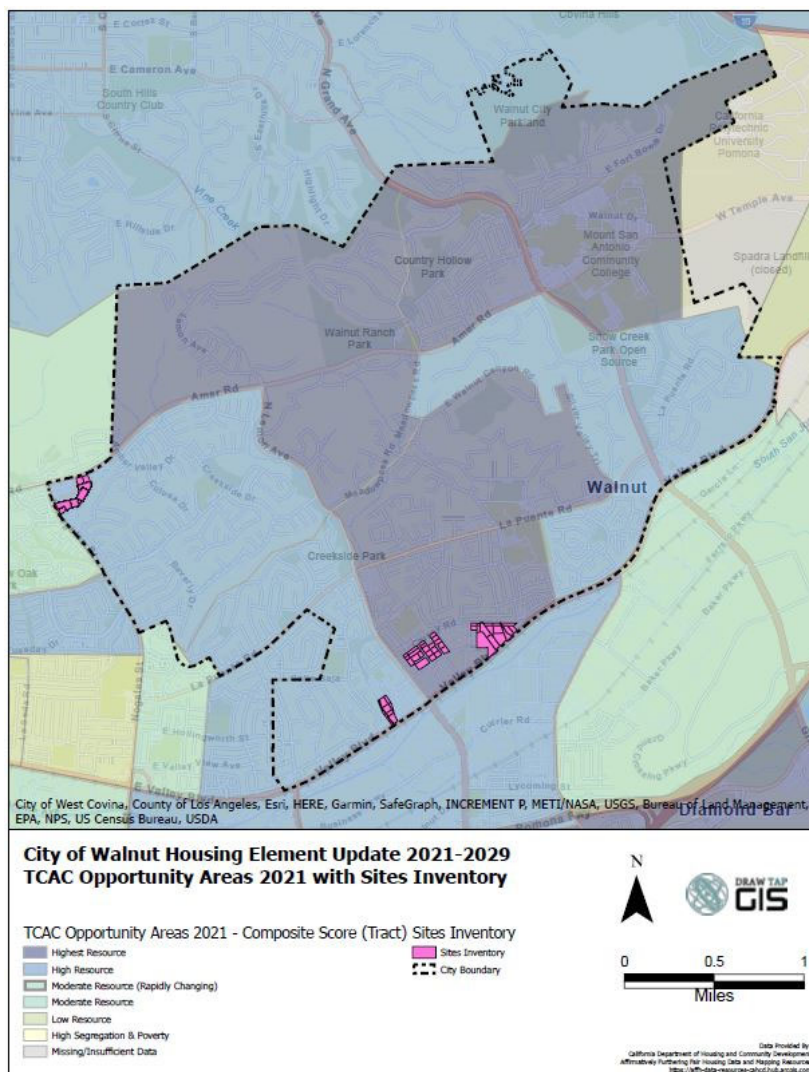
Table D-4: Domains and List of Indicators for Opportunity Maps					
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037403401	0.66	0.40	0.84	0.37	High Resource
6037403402	0.59	0.40	0.93	0.49	Highest Resource
6037403403	0.78	0.00	0.92	0.12	High Resource
6037403404	0.80	0.53	0.95	0.71	Highest Resource
6037403405	0.72	0.32	0.93	0.53	Highest Resource
6037403406	0.50	0.56	0.95	0.52	Highest Resource
6037403407	0.74	0.20	0.95	0.58	Highest Resource
6037403408	0.66	0.27	0.78	0.25	High Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

Table D-5: RHNA Units by TCAC Opportunity Areas			
Opportunity Area	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
Highest Resource	52.5%	64.9%	56.7%
High Resource	47.5%	35.1%	43.3%
Grand Total	948	481	1,429

Note: Above Moderate income RHNA units are being satisfied with entitled/pipelined projects.

Figure D-16: Opportunity Score by Census Tract and RHNA Distribution



Education

According to the National Center for Education Statistics, five schools in Walnut are a Title 1 school. These schools coordinate and integrate resources and services from federal, state, and local sources. The schools are Cyrus J. Morris Elementary, South Pointe Middle, Suzanne Middle, Vejar Elementary, and Walnut Elementary.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 13.3 percent of children aged 0-17 in the City of Walnut were living in low-income working families between 2012 and 2016.⁹

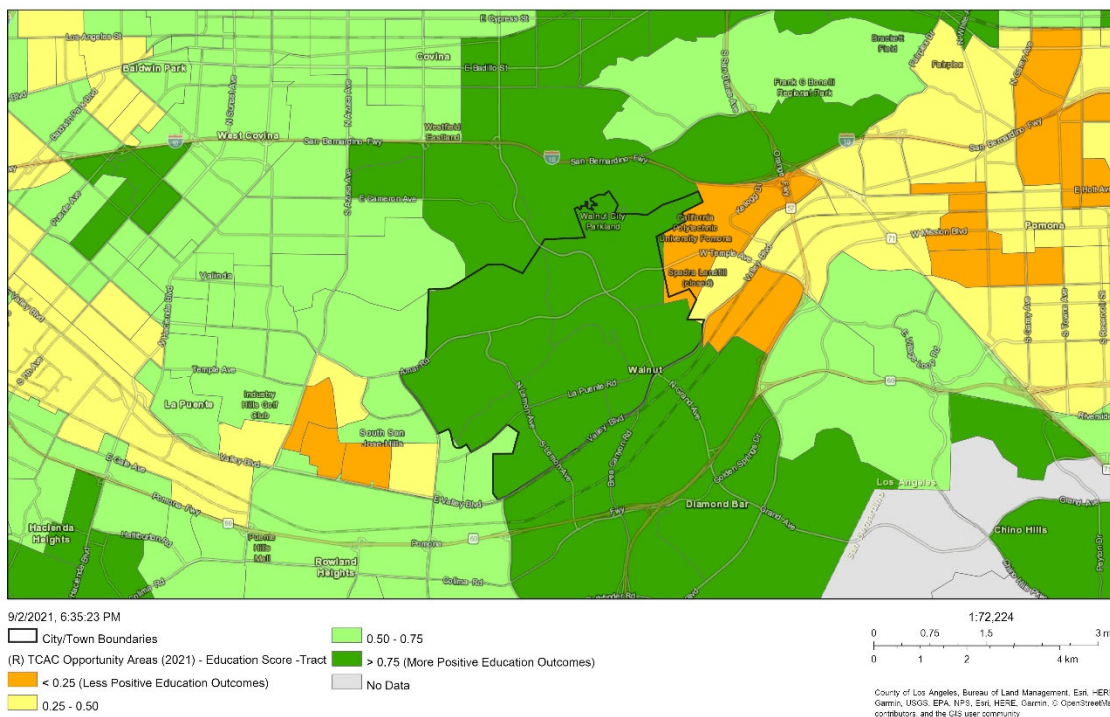
Kidsdata.org also reported that in 2019, 30.7 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster

⁹ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in Los Angeles County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-17 shows the education scores of each census tract in the City. Education scores in the City are all positive.

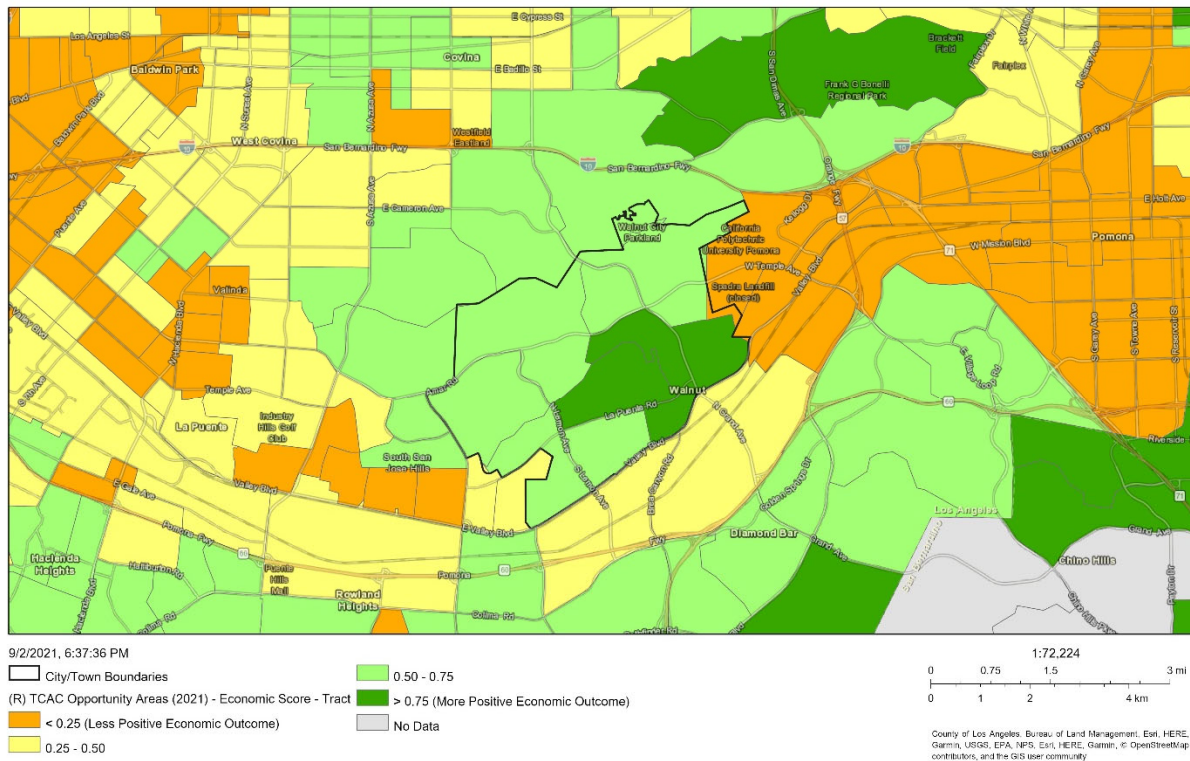
Figure D-17: Education Score by Census Tract



Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-18, the census tracts in the City are of moderate to above moderate economic scores ranging from 50 to 80. The most recent unemployment rates published by the California Employment and Development Department (August 2021) show that Walnut’s unemployment rate is lower than Los Angeles County as a whole (7.7 percent and 9.7 percent, respectively).

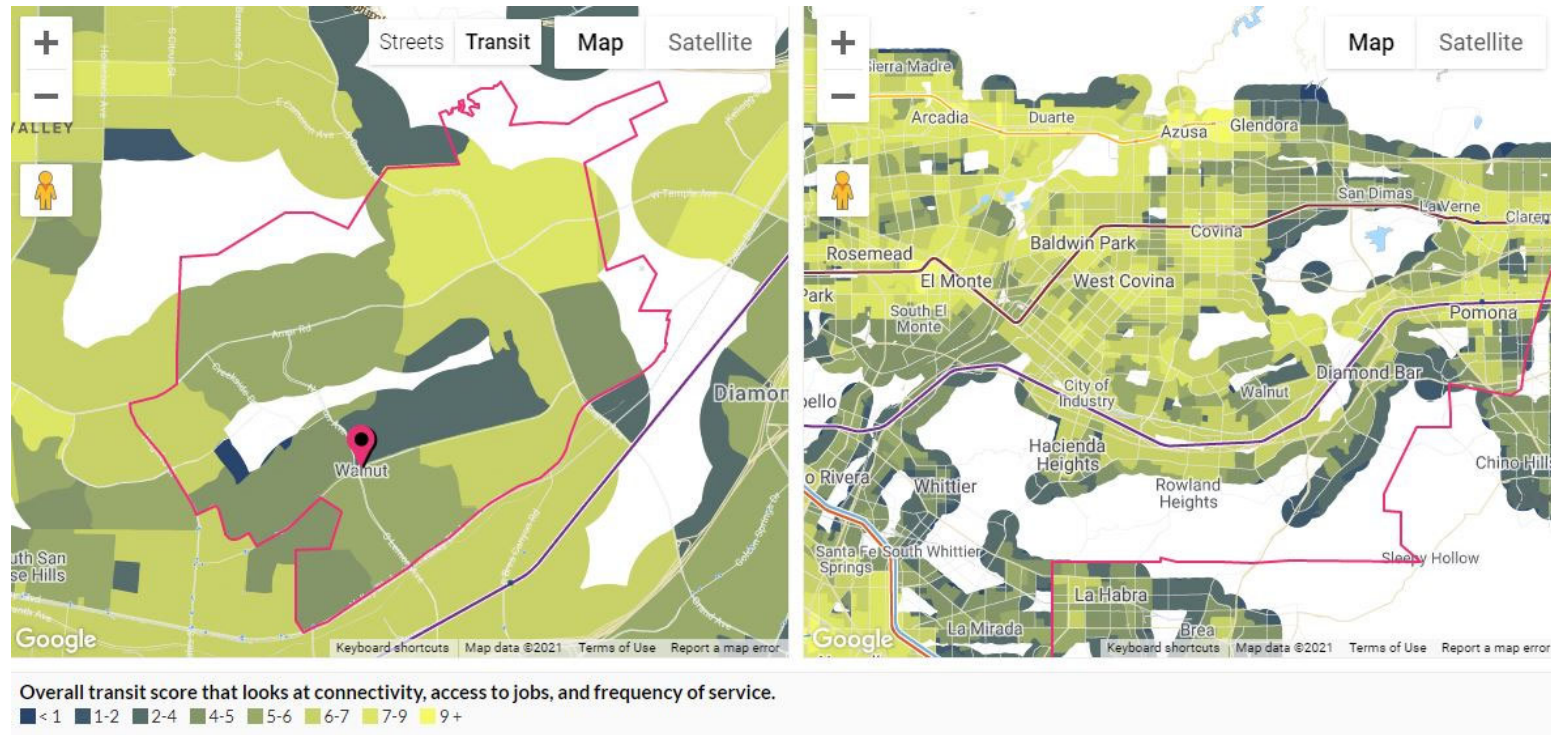
Figure D-18: Economic Score by Census Tract



Transportation

All Transit is a data source that explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Walnut’s All Transit Performance score of 5.3 illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score (6.8) was higher than the City’s. Walnut has a lower proportion of commuters that use transit (3.33 percent) than the County (6.66 percent). Figure D-19 shows the All Transit Performance Scores for Walnut and the surrounding Region.

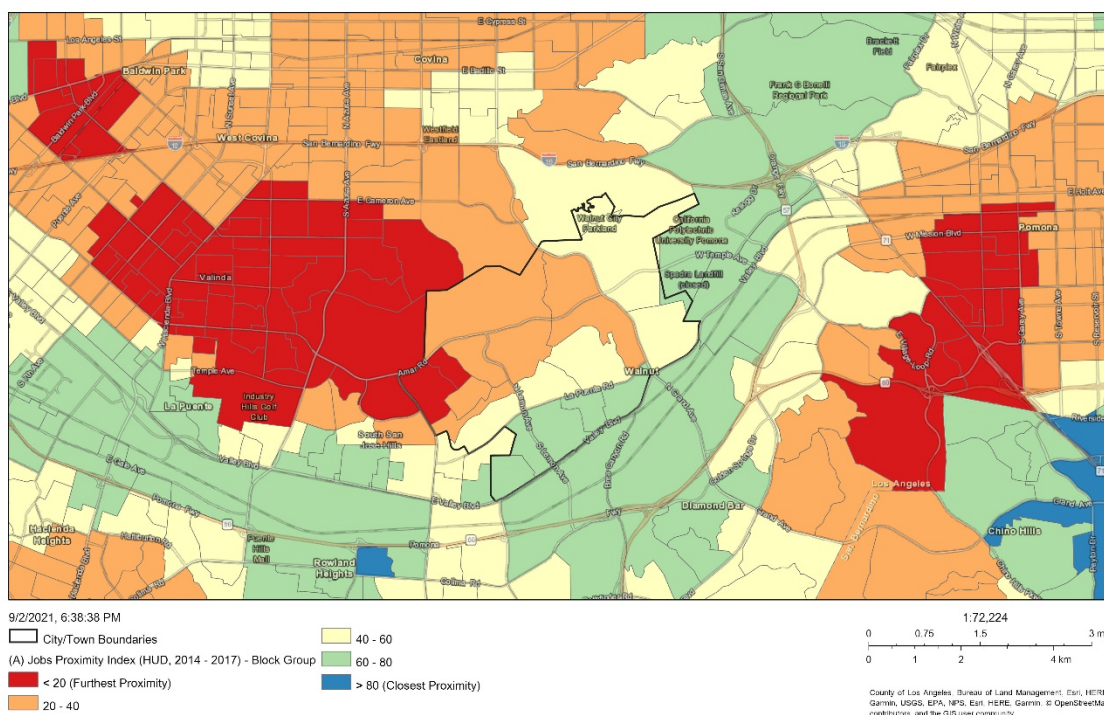
Figure D-19: All Transit Performance Scores - Walnut and the Region



Source: All Transit, 2021.

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-20, block groups in the City have scores that are low to moderate showing that there is a range of proximity to jobs for residents. The City does not have severe isolation when it comes to job proximity like areas in Pomona or to the west of the City.

Figure D-20: Job Proximity Index by Census Block Group



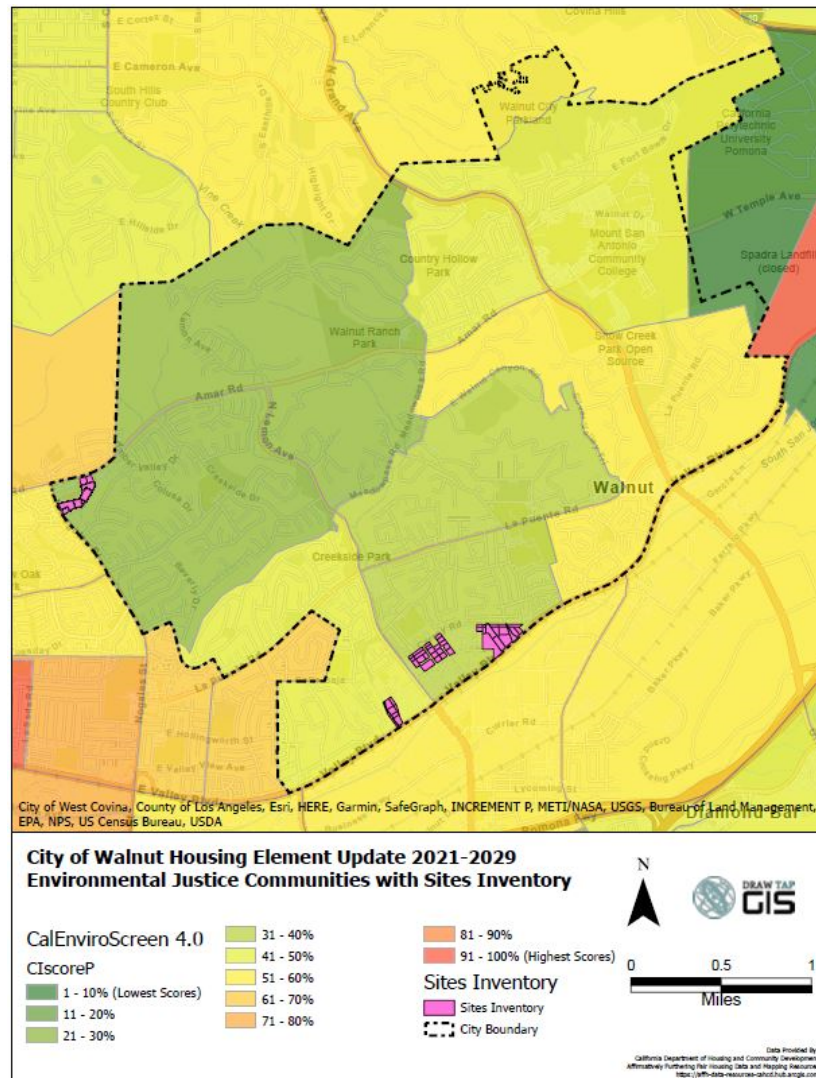
Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-21 shows that there are tracts located in the south section of the City with moderate environmental scores. The census tracts south of Foothill Boulevard are most impacted by environmental factors and have the lowest environmental scores in the City. The majority of the City’s RHNA has relatively low environmental scores in the range of 21 to 30 and 31 to 40 (Table D-6). The majority of the City’s lower income RHNA units are in the tracts with a moderate score between 31 and 40 (52.5 percent). The location of the sites does not exacerbate existing conditions.

According to the American Lung Association’s State of the Air report, Los Angeles County received an Ozone score of “F”, which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study.

Table D-6: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores			
% LMI HH	Lower	Moderate	Total Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	0.0%
21 - 30%	32.1%	22.0%	28.7%
31 - 40%	52.5%	64.9%	56.7%
41 - 50%	15.4%	13.1%	14.6%
51 - 60%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%
Total Units	948	481	1,429
Note: Above Moderate income RHNA units are being satisfied with entitled/pipe-lined projects.			

Figure D-21: Environmental Score by Census Tract and RHNA Distribution



D.2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.’ 24 C.F.R. § 5.152” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Walnut. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or

- Units with physical defects (lacking complete kitchen or bathroom)

Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table 7 provides overpayment and severe overpayment details by income and household type for Walnut between 2013 and 2017. Overall, 34 percent of all households in the City experienced a housing cost burden. Elderly households were more likely than other household types to have a housing cost burden. In Los Angeles County approximately 75 percent of households experience a housing cost burden, significantly higher than the City. In Walnut approximately 17 percent of all households experience a severe cost burden compared to the 23 percent of County households.

The incidence of housing cost burden also varied by household income. Housing cost burden was generally the most prevalent among the City's very low income households, rather than in its extremely low income households, potentially because more extremely low income households in Walnut were receiving some form of housing assistance. In addition, extremely low income households in Walnut are more likely to be long-time residents that have owned their homes for a long time.

Figure D-22 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. A majority of the census tracts in the city have 20 to 40 percent of the renter households overpaying for their housing unit. Figure D-23 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tract in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	50	40	260	240	280	10	630	890
With any housing problem	60.0%	100.0%	43.8%	81.3%	69.6%	100.0%	71.4%	63.4%
With cost burden >30%	40.0%	100.0%	40.0%	83.3%	69.6%	100.0%	72.1%	62.7%
With cost burden > 50%	40.0%	100.0%	30.4%	56.3%	55.4%	100.0%	54.8%	47.6%
Very Low Income (31-50% AMI)	115	55	270	340	270	75	705	975
With any housing problem	95.7%	81.8%	72.2%	51.5%	92.6%	86.7%	70.1%	70.7%
With cost burden >30%	95.7%	81.8%	72.2%	51.2%	92.6%	78.7%	69.1%	69.9%
With cost burden > 50%	95.7%	81.8%	72.2%	39.7%	68.5%	73.3%	53.8%	58.9%
Low Income (51-80% AMI)	155	40	214	340	560	100	1,075	1,289
With any housing problem	100.0%	100.0%	93.0%	33.5%	63.4%	80.0%	56.7%	62.7%
With cost burden >30%	100.0%	75.0%	88.3%	32.1%	62.5%	74.0%	55.2%	60.7%
With cost burden > 50%	29.0%	0.0%	21.0%	24.7%	36.6%	4.0%	32.8%	30.9%
Moderate & Above Income (>80% AMI)	420	149	719	1,180	3,110	680	5,210	5,929
With any housing problem	25.0%	23.5%	22.9%	15.6%	19.1%	25.0%	19.7%	20.1%
With cost burden >30%	23.8%	16.8%	20.9%	15.5%	19.0%	13.2%	17.9%	18.3%
With cost burden > 50%	0.0%	0.0%	0.0%	2.0%	2.1%	2.2%	2.2%	1.9%
Total Households	740	284	1,463	2,100	4,220	865	7,620	9,083
With any housing problem	54.1%	56.3%	46.0%	31.8%	33.1%	37.6%	33.8%	35.8%
With cost burden >30%	52.0%	49.3%	43.6%	31.7%	32.8%	26.9%	32.4%	34.2%
With cost burden >50%	23.6%	29.9%	21.8%	18.0%	14.5%	9.7%	15.6%	16.6%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins are errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Table D-8: RHNA Units by Cost Burdened Households - Renter			
% Cost Burdened HHs	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 20 %	32.1%	22.0%	28.7%
20% - 40%	0.0%	0.0%	0.0%
40% - 60%	10.9%	10.0%	10.6%
60% - 80%	57.1%	68.0%	60.7%
> 80%	0.0%	0.0%	0.0%
Total Units	948	481	1,429
Note: Above Moderate income RHNA units are being satisfied with entitled/pipelined projects.			

The City's RHNA is mostly located in census tracts with 60 to 80 percent of renter households being cost burdened (Table D-8 and Figure D-22). This is also where a majority of the low income units are located. The City's RHNA is all located in census tracts with 40 to 60 percent of owner households being cost burdened (Figure D-23). The location of the sites does not exacerbate existing conditions.

Figure D-22: Overpayment - Renter Households and RHNA Distribution

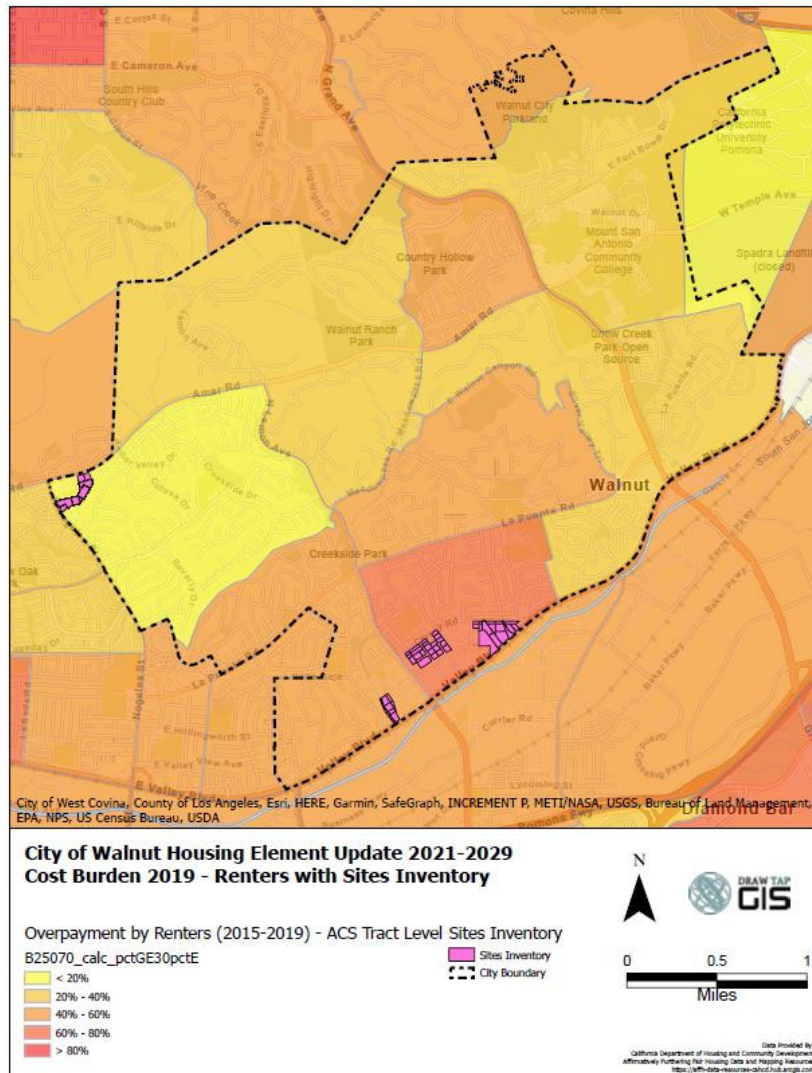
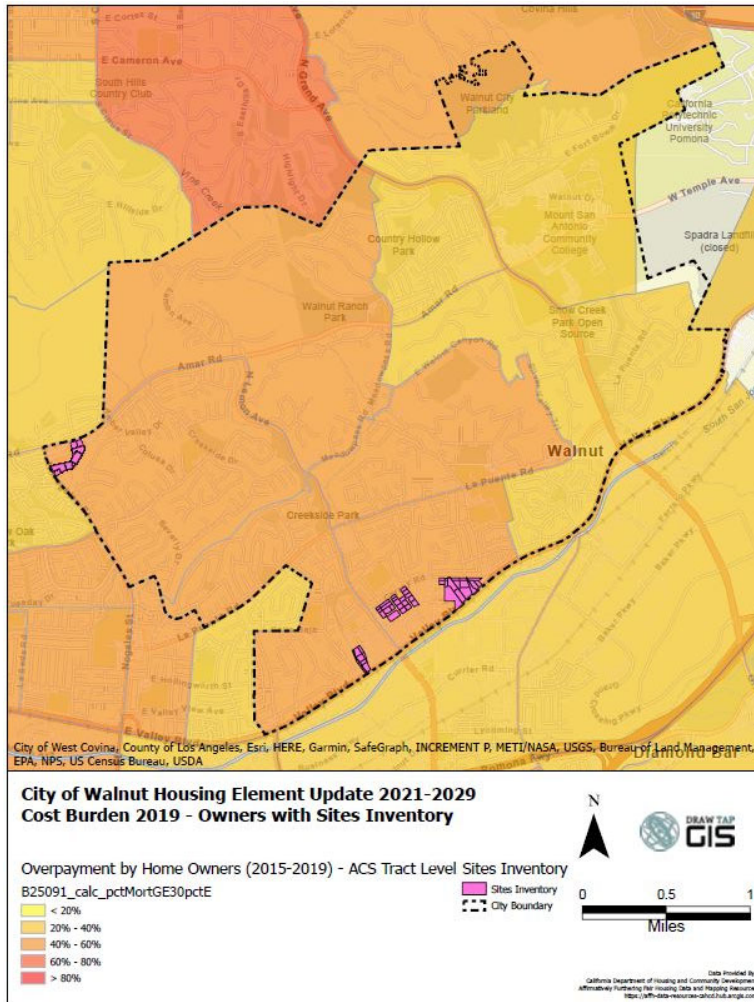


Figure D-23: Overpayment - Owner Households and RHNA Distribution



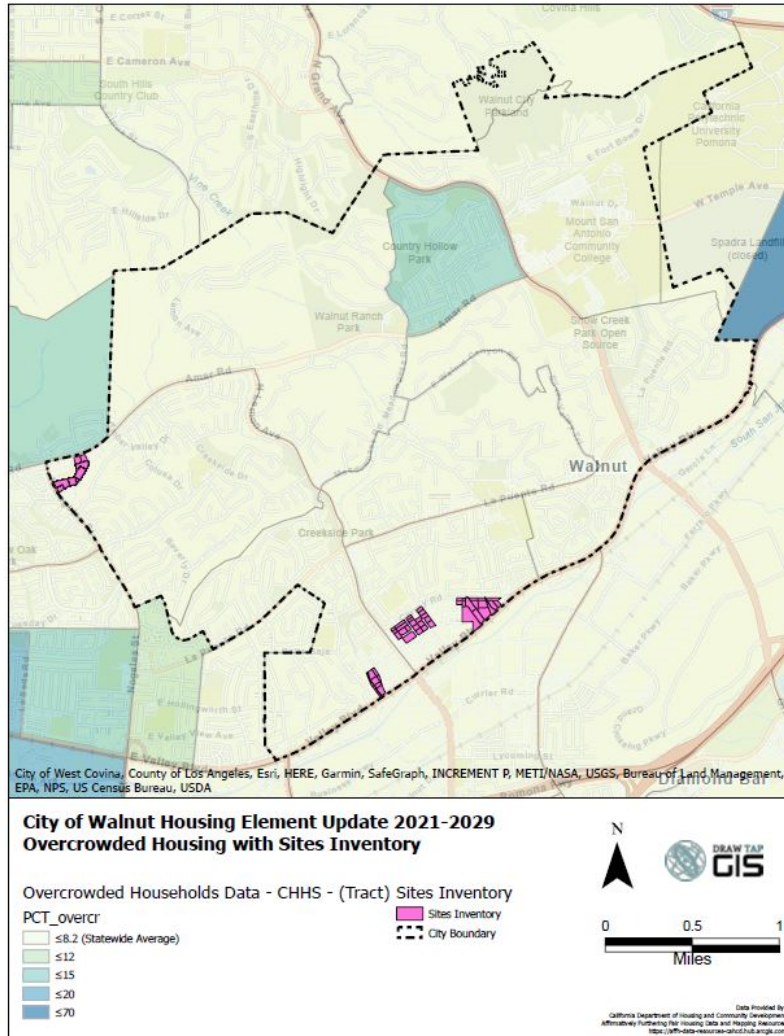
Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The overall rate of overcrowding is higher among renter-occupied units (five percent) than owner-occupied units (two percent). Furthermore, less than one percent of owner-occupied units were severely overcrowded similar to renter-occupied units severely overcrowded. In Los Angeles County two percent of owner households are overcrowded similar to the City. Almost eight percent of renter households are overcrowded in the County. Similar to the City, renter households in the County experience more overcrowding.

Table D-9: Overcrowding by Tenure and Severity (2000 - 2019)						
Tenure/Persons per Room	2000		2010		2019	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied						
Total Overcrowded (>1.0 person/room)	579	7.9%	169	2.3%	121	1.6%
Moderately Overcrowded (1.01-1.5 person/room)	452	6.2%	151	2.0%	111	1.4%
Severely Overcrowded (>1.5 persons/room)	127	1.7%	18	0.2%	10	0.1%
Renter-Occupied						
Total Overcrowded (>1.0 person/room)	130	14.1%	109	13.2%	70	5.1%
Moderately Overcrowded (1.01-1.5 person/room)	75	8.2%	50	6.0%	65	4.7%
Severely Overcrowded (>1.5 persons/room)	55	5.9%	59	7.1%	5	0.4%
Source: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates).						

According to Figure D-24, most of the City’s census tracts do not have overcrowded households. One census tract does however have a percentage of households being overcrowded. The City’s RHNA is not located in census tracts with overcrowded households. The location of the sites does not exacerbate existing conditions.

Figure D-24: Overcrowded Households and RHNA Distribution



Substandard Conditions

Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, roofs and exterior, heating and air conditioning systems, plumbing, and windows. Often, a structure’s age correlates to its need for rehabilitation. Housing is subject to gradual deterioration over time. If a property is not regularly maintained, housing can deteriorate and discourage reinvestment, reduce neighboring property values, and impact the quality of life.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Walnut’s housing stock is relatively newer. The age of the City’s housing stock as defined by the year the units were built is shown in Table D-10. As of 2019, only about forty-two percent of all

housing units in Walnut were thirty years old or older (built prior to 1980). A majority of units (58 percent) were built between 1980 and 2019. In the County a majority of housing units were built from 1950 to 1990 with 58 percent of housing units constructed during this time period making them most likely in need of replacement or rehabilitation. Housing units in the City are generally well-maintained. As of 2020, it was estimated that approximately ten housing units in the City were in need of substantial rehabilitation, and fewer than five units were deteriorated and in need of replacement. The number of units requiring substantial rehabilitation or replacement is likely the same.

Table D-10: Age of Housing Stock		
Year Structure Built	Number	Percent
Built 2010 or Later	156	1.6%
Built 2000 to 2009	465	4.9%
Built 1990 to 1999	565	5.9%
Built 1980 to 1989	4,358	45.7%
Built 1970 to 1979	2,158	22.6%
Built 1960 to 1969	1,384	14.5%
Built 1950 to 1959	298	3.1%
Built 1940 to 1949	54	0.6%
Built 1939 or earlier	104	1.1%
Total Units	9,542	100.0%
Source: 2015-2019 ACS.		

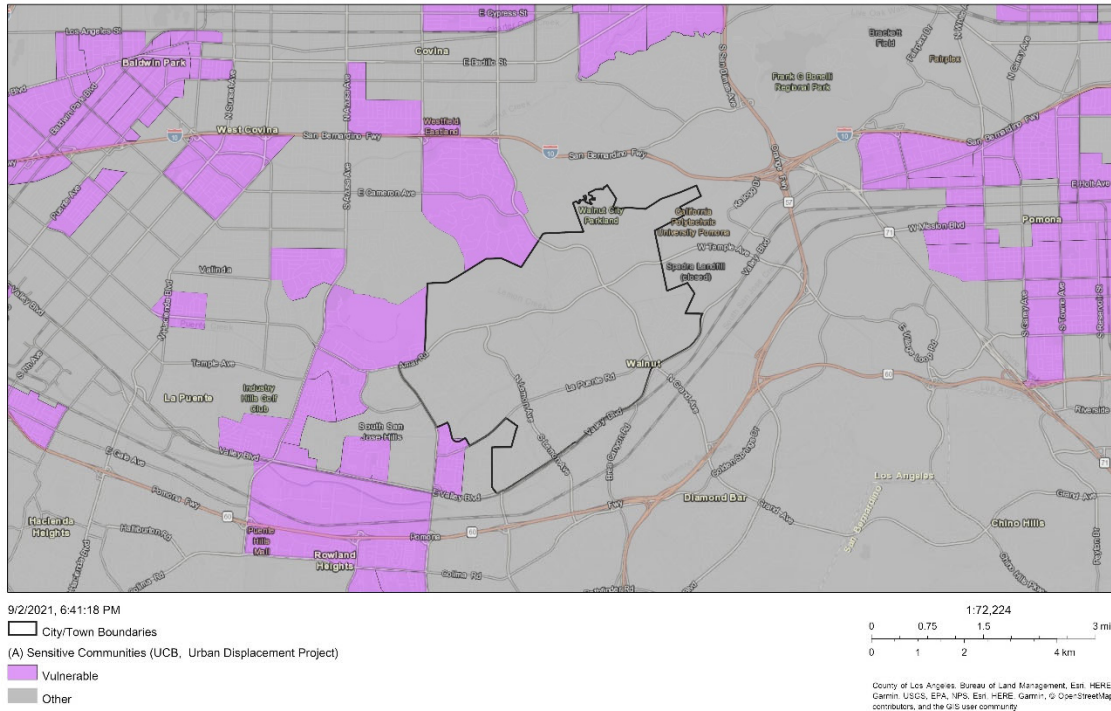
Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-25 identifies census tracts that are considered to be vulnerable to urban displacement in the surrounding region. These communities are areas that have a higher concentration of low- and moderate-income persons (Figure D-12) and higher housing overpayment by renters (Figure D-22).

Figure D-25: Urban Displacement



Homelessness

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure D-26 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.

Figure D-26: Los Angeles County Homeless Population Trend (2015-2020)

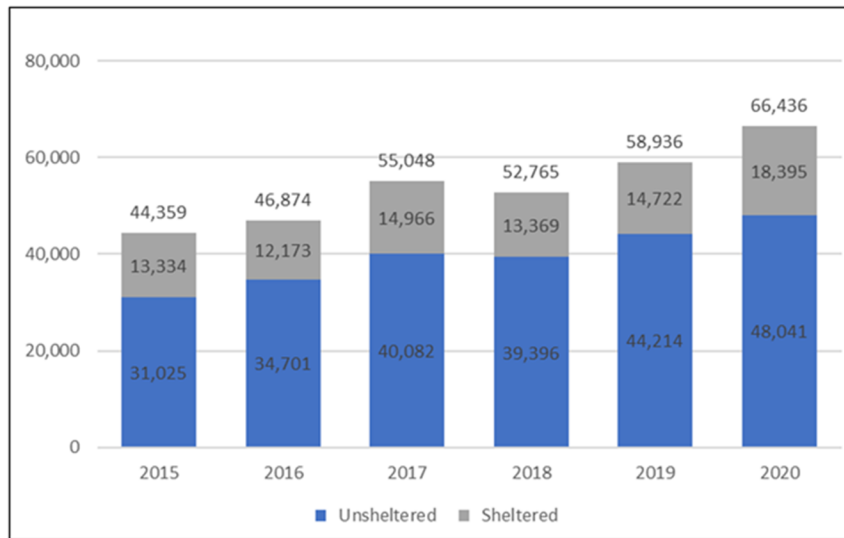


Table D-11 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.

Table D-11: Los Angeles County Homeless Population Demographics (2019-2020)					
	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0%	66,436	100.0%	12.7%
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	--	0.6%	--	0.7%	--
*Members of families with at least one child under 18. ** Indicators are not mutually exclusive. Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered (Table D-12).

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)			

There were no reported homeless in the City of Walnut.

D.2.6 Other Relevant Factors

Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Table 13 summarizes home purchase and improvement loan applications in Walnut for 2017. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications along with the income, gender, and race of loan applicants. In 2017, applications for home refinancing were the most common in Walnut. Of the five-hundred and thirty-seven (537) applications for refinancing, approximately 69 percent were approved, seventeen percent were denied, and 15 percent were withdrawn or closed for incompleteness.

Though less common than loans for home purchase and refinance, there was a noticeable demand for home improvement financing in the City. A total of 83 households in Walnut applied for loans to make home improvements and approval rates for this loan type were the highest at 76 percent. About 17 percent of home improvement loan applications were denied.

Table D-13: Disposition of Home Purchase Loan Applications (2017)

Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Purchase - Conventional	292	72.7%	13.3%	14.0%
Purchase - Government-Backed	6	64.3%	14.3%	21.4%
Home Improvement	83	75.6%	16.7%	7.7%
Refinancing	537	68.8%	16.6%	14.7%

Notes:

4. Due to a change in report formatting by the FFIEC, lendingpatterns.com has delayed in releasing the data for 2018 onward.
5. Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
6. Percent Other includes loan applications that were either withdrawn or closed for incomplete information.

Source: *www.LendingPatterns.com*TM, HMDA data, 2020.

Environmental Justice Communities

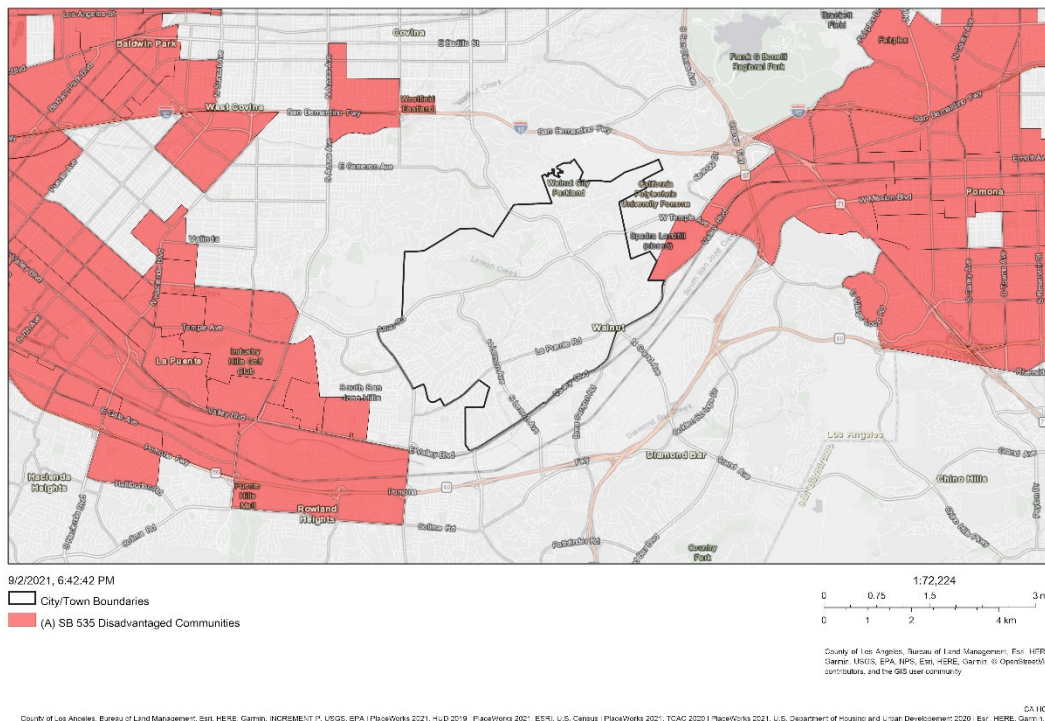
Disadvantaged communities in California are specifically targeted for investment of proceeds from the State’s cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities at the same time they’re reducing pollution that causes climate change.

Any jurisdiction can choose to include policies focused on environmental justice (EJ) in their General Plan, but an EJ Element is required under state Law for any city or county that includes disadvantaged communities. For the purposes of environmental justice, a disadvantaged community is defined as, “An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

Senate Bill 535 defines disadvantaged communities as the top 25% scoring areas from CalEnviroScreen. Assembly Bill 1550 defines low-income communities using census data, statewide median income data, and state Department of Housing and Community Development income limits. As shown below (Figure D-27), no census tracts meet one or both of the definitions in the City, but tracts in the surrounding region do.

Based on the pollution data for Walnut, the southern portion of the city is disproportionately affected by environmental pollution. In particular, impacts from ozone pollution affect the majority of the residents in these areas closest to major highways.

Figure D-27: Disadvantaged Communities



D.2.7 Summary of Fair Housing Issues

According to the 2018 Analysis of Impediments to Fair Housing Choice, the County’s fair housing service provider receives a majority of its fair housing discrimination complaints on the basis of disability. Throughout the County, the state, and nationally, disability-related complaints are the leading basis of discrimination cited by residents, accounting for approximately two-thirds of all complaints, demonstrating a lack of understanding and sensitivity of the fair housing rights of persons with disabilities. Persons with disabilities may have difficulties requesting reasonable modifications or accommodations or knowing their rights when it comes to fair housing. Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.

While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County’s 2015 Health Survey, 22.6 percent had a disability countywide. Barriers to mobility are compounded with limited access to affordable housing to create a lack of accessible housing options. Service providers echo this sentiment, highlighting the need for additional accessible units for varying households. The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4. Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HACoLA to address fair housing issues in the County.

According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high

percentage of families that need appropriately sized housing makes this contributing factor a high priority.

The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.

Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority.

The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2018, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well.

As seen in the Disparities in Access to Opportunity section of this document, R/ECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households. Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.

Summary of Additional Fair Housing Concerns

Additional fair housing concerns identified as part of this Housing Element update are summarized below:

- Concentrations of minorities
- Concentrations of renter households with housing overpayment

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Walnut.

D.3.1 Fair Housing Enforcement and Outreach Capacity

With the high number of fair housing complaints filed on the basis of disability, residents in the City may need additional information on their fair housing rights. Increased fair housing enforcement and education for landlords as well as education and information available for all residents is needed.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of local private fair housing outreach and enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing Laws to support strong enforcement

D.3.2 Segregation and Integration

The analysis found a concentration of minority households in census tracts in the City. These tracts also had a higher concentration of single-female headed households with children. These tracts were also found to have higher environmental burdens. These households need increased access to affordable housing and improved infrastructure and public facilities.

Contributing Factors:

- Lack of private investments
- Location and type of affordable housing
- Private discrimination
- Land use and zoning Laws

D.3.3 Disproportionate Housing Needs, Including Displacement Risks

There are Census tracts in the City could be at risk of displacement as a high portion of their renters experience cost burdens and gross rents continue to increase.

Contributing Factors:

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods

D.3.4 Disparities in Access to Opportunity

There are areas in the City that have disparities in access to opportunities.

Contributing Factors:

- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination

RESOLUTION NO. 22-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE GENERAL PLAN AMENDMENT (GPA) 2021-01, ADOPTING THE 2021-2029 HOUSING ELEMENT AND REVISING THE LAND USE ELEMENT AND LAND USE ELEMENT MAP IN ORDER TO ESTABLISH THE R-4 MEDIUM-HIGH (MH) AND R-5 HIGH (H) RESIDENTIAL LAND USE DESIGNATIONS

WHEREAS, pursuant to the Housing Element Law ("Act"), California Government Code Section 65580, et seq., each Council of Government (COG) and the California Department of Housing and Community Development (HCD) are required to determine the existing and projected housing needs within the COG's respective region; and

WHEREAS, the Southern California Association of Governments (SCAG) is required by the Act to determine each jurisdiction's share of the regional housing need in the six (6) county Southern California region; and

WHEREAS, the Regional Housing Needs Assessment (RHNA) consists of two (2) measurements:

- Existing need for housing;
- Future need for housing; and

WHEREAS, on March 20, 2021, SCAG allocated 1,293 housing units to the City of Walnut; and

WHEREAS, the Act requires local governments to make plans to adequately address their share of existing and projected population growth, taking into consideration affordability of available and future housing; and

WHEREAS, the Walnut City Council seeks to adequately address housing needs and demands; and

WHEREAS, based on conditions of existing uses, age of structures, recent and projected development trends, expressed interests from property owners and developers, the existing uses are not considered impediments to residential development during the period covered by the Housing Element; and

WHEREAS, on October 8, 2021, the Walnut Community Development Department submitted the Draft 2021 – 2029 Housing Element to HCD for review; and

WHEREAS, on December 15, 2021 the Walnut Planning Commission conducted a Public Hearing to consider General Plan Amendment 2021 – 01 adopting the 2021 – 2029 Housing Element and revising the Land Use Element and Land Use Element Map in in order to establish the R-4 Medium-High (MH) and R-5 High (H) Residential Land Use Designations (collectively referred to as GPA 2021 – 01); and

WHEREAS, the Walnut Planning Commission adopted PC Resolution 21 – 10, recommending that the City Council adopt this Resolution approving GPA 2021 - 01; and

WHEREAS, on February 23, 2022 the Walnut City Council conducted a Public Hearing and determined to continue consideration of GPA 2021-01 along with Zoning Code Amendment 2021 – 01 [An Ordinance amending the Walnut Municipal Code (WMC) Title 6, adopting the Zoning Ordinance to establish the R-4 Medium High and R-5 High Residential Zones] (hereinafter ZCA 2021 - 01) to the regularly scheduled Walnut City Council meeting on March 23, 2022; and

WHEREAS, on March 23, 2022, the Walnut City Council conducted a Public Hearing to consider the GPA 2021 – 01 and ZCA 2021 – 01; and

WHEREAS, the Walnut City Council has sufficiently considered all testimony presented to make the following determination.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WALNUT, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The Walnut City Council HEREBY FINDS that an Addendum to the General Plan FEIR has been prepared for the Project in accordance with requirements of the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 et seq.: “CEQA”) and the State Guidelines for Implementation of CEQA (title 14, Cal. Code Regs. §§ 15000 et seq.: the “CEQA Guidelines”), including Section 15164(a) of the CEQA Guidelines which provides that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred”; and

SECTION 2. The Walnut City Council HEREBY FINDS that GPA 2021 – 01 is consistent with the other Elements of the Walnut General Plan and the 2021 – 2029 Housing Element identifies the availability of adequate sites to accommodate Walnut’s assigned RHNA.

SECTION 3. The Walnut City Council hereby approves GPA 2021 – 01 to adopt the 2021 – 2029 Housing Element (attached as Exhibit 1 to this Resolution) and revise the Land Use Element (“Land Use Plan - Land Use Classifications, Residential Designations”) to add the following:

Medium-High Density Residential

The Medium-High designation provides for multiple-unit residential developments, allowing Townhomes, Condominiums, Senior Housing Facilities and Parking Structures, consistent with the Walnut Municipal Code and amendments thereto.

- **Density:** 32.0 to 36.0 Dwelling Units/Acre
- **Building Height:** 3 stories maximum

High Density Residential

The High designation provides for multiple-unit residential developments, allowing Townhomes, Condominiums, Senior Housing Facilities and Parking Structures, consistent with the Walnut Municipal Code and amendments thereto.


- **Density:** 36.1 to 40.0 Dwelling Units/Acre
- **Building Height:** 4 stories maximum

SECTION 4. The Land Use Element Map is amended to establish the Medium-High (MH) and High (H) land uses, as shown in Exhibit 2 (attached to this Resolution).

SECTION 5. This Resolution shall become effective upon adoption.


SECTION 6. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED on this 23rd day of March, 2022 by the members of the City Council.



Eric Ching, Mayor

ATTEST:



Teresa De Dios, City Clerk

(STATE OF CALIFORNIA)
(COUNTY OF LOS ANGELES) ss.
(CITY OF WALNUT)

I, Teresa De Dios, City Clerk, do hereby certify that I am duly appointed City Clerk of the City of Walnut and that the foregoing Resolution No. 22-10:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE GENERAL PLAN AMENDMENT (GPA) 2021 – 01, ADOPTING THE 2021 – 2029 HOUSING ELEMENT AND REVISING THE LAND USE ELEMENT AND LAND USE ELEMENT MAP IN ORDER TO ESTABLISH THE R-4 MEDIUM-HIGH (MH) AND R-5 HIGH (H) RESIDENTIAL LAND USE DESIGNATIONS

was adopted and approved by the City Council of Walnut on the 23rd day of March, 2022, by the following vote:

AYES: COUNCILMEMBER(S): CHING, FREEDMAN, PACHECO, TRAGARZ, WU
NOES: COUNCILMEMBER(S): NONE
ABSTAIN: COUNCILMEMBER(S): NONE
ABSENT: COUNCILMEMBER(S): NONE



Teresa De Dios, City Clerk

Exhibit(s)

- 1. 2021 – 2029 Housing Element
- 2. Updated Land Use Element Map

City of Walnut 2021-2029 Housing Element



February 2022

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

Prepared by:
Veronica Tam & Associates
107 S. Fair Oaks Avenue, Suite 212
Pasadena, CA 91105

Table of Contents

1. Introduction.....	1
1.1 Community Context.....	1
1.2 Purpose and Organization of the Element.....	2
1.3 Data Sources and Methods	3
1.4 Community Participation	3
1.5 General Plan Consistency.....	4
2. Community Profile.....	5
2.1 Demographic Profile	5
2.2 Household Characteristics.....	10
2.3 Special Needs.....	13
2.4 Housing Stock Characteristics	22
2.5 Affordable Housing.....	27
2.6 Estimate of Housing Needs	29
3. Housing Constraints	33
3.1 Market Constraints	33
3.2 Governmental Constraints	36
3.3 Environmental and Infrastructure Constraints.....	68
4. Housing Resources	71
4.1 Residential Development Potential.....	71
4.2 Financial Resources	79
5. Housing Plan	82
5.1 Goals and Policies	82
5.2 Implementing Programs.....	84
5.3 Quantified Objectives	95
Appendix A: Public Participation	A-1
Appendix B: Review of Past Accomplishments.....	B-1
Appendix C: Sites Inventory	C-1
Appendix D: Assessment of Fair Housing.....	D-1
D.1 Introduction and Overview of AB 686.....	D-1
D.2 Assessment of Fair Housing Issues.....	D-1
D.3 Identification and Prioritization of Contributing Factors	D-18

List of Tables

Table 1: Population Growth in Walnut (1990 - 2019)	5
Table 2: Population Trends in Nearby Communities	6
Table 3: Age Distribution in Walnut (2000-2019).....	7
Table 4: Race and Ethnicity in Walnut (2000-2019).....	7
Table 5: Principal Employers (2020).....	9
Table 6: Annual Average Salary by Occupation (2020).....	10
Table 7: Household Type (2000 - 2019)	11
Table 8: Special Needs Groups in Walnut	13
Table 9: Disabilities Tallied (2019)	15
Table 10: Changes in Housing Stock (2000 - 2019).....	23
Table 11: Housing Tenure and Vacancy (2000 - 2019).....	24
Table 12: Housing Age (2019)	25
Table 13: Changes in Median Home Sale Prices (March 2020 and 2021) .	26
Table 14: Median and Average Rents by Number of Bedrooms (2021) ...	26
Table 15: Housing Affordability Matrix (2020).....	28
Table 16: Overcrowding in Households (2000 - 2019).....	29
Table 17: Overcrowding by Tenure and Severity (2000 - 2019)	30
Table 18: Housing Assistance Needs of Lower Income Households (2013- 2017)	32
Table 19: Disposition of Home Purchase Loan Applications (2017).....	36
Table 20: Land Use Categories Permitting Residences	43
Table 21: Residential Development Standards (Existing)	44
Table 22: Off-Street Parking Requirements.....	47
Table 23: District Overlay Development Standards	48
Table 24: Housing Types by Residential Zone Category.....	50
Table 25: Planning and Development Fees for Residential Projects	62
Table 26: Planning and Development Fees in the Region*	63
Table 27: Projection of ADU Activities	72
Table 28: Progress toward RHNA	73
Table 29: RHNA versus Residential Development Capacity.....	77
Table 30: Summary of Quantified Objectives.....	95

List of Maps and Figures

Figure 1: Employment by Occupation (2019)	8
Figure 2: Median Household Income (2019)	12

1. Introduction

1.1 Community Context

The City of Walnut encompasses approximately 8.9 square miles and is surrounded by the cities of West Covina to the west and north, Pomona to the east, and Industry to the south. In addition, two (2) County islands are adjacent to the City's northern and southeastern boundaries.

Incorporated in 1959, Walnut has developed as a low-density, semi-rural residential community, reflecting the presence of severe environmental constraints. The City contains large hillside areas with slopes well in excess of twenty-five (25%) percent, which are susceptible to unstable soils and geologic conditions. Landslides have occurred in some of these steeper hillside areas. Earthquakes also pose a danger to Walnut. The San Jose Fault traverses the northern portion of the City and groundshaking, liquefaction, and lurching are all possible hazards. In addition, two (2) landfills are located adjacent to the City's borders. Setback requirements (open space) have been established along the City's western border due to hazardous materials contained in the BKK Landfill. The Spadra landfill located on the eastern border of the City is now closed. Walnut's character as a low-density Community has evolved in recognition of these limitations to development.

During the 1980s, the City experienced an unprecedented population growth of over one-hundred and thirty (130%) percent, increasing from 12,000 to over 29,000 residents. Even in light of these growth pressures, Walnut has maintained its low-density character, reflective both of residents' desires to maintain the area's rural ambience and the presence of topographical and environmental constraints to higher intensity development. Walnut's growth during the 1990s had slowed to just three (3%) percent. Between 2000 and 2010, the population in Walnut decreased to 29,172 residents, representing an approximately three (3%) percent decrease. As of 2021, the City population was estimated at 29,835 by the State Department of Finance, a two (2%) percent increase from 2010.

Demographic shifts are always occurring in the City. In 1980, Asian/Pacific Islanders comprised only ten (10%) percent of the City's population, but by 2019, Asian/Pacific Islanders comprise a majority of Walnut residents (63 percent).

1.2 Purpose and Organization of the Element

The Housing Element is one of the mandatory Elements of the General Plan and is required by State Law to be updated periodically. This update fulfills the 2021 – 2029 update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region. This Housing Element covers the planning period from October 15, 2021 through October 15, 2029. The Housing Element is intended to adequately plan for the existing and future housing needs of the Community, including a “fair share” of the regional housing need. State Law generally provides great flexibility in the content of a General Plan to reflect the values and needs of a community. However, State Law is more specific and clearly defines what must be addressed in Housing Elements. The Housing Element identifies policies, programs, and objectives that focus on the following:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and
- Promoting equal housing opportunities for all Walnut residents.

The Housing Element consists of the following major components:

- An analysis of the demographic, household, and housing characteristics and trends (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 3);
- An evaluation of the land, financial, and administrative resources available to address housing needs (Section 4);
- A statement of the Housing Plan, including goals, policies, and programs to address the identified housing needs (Section 5); and
- An evaluation of the accomplishments achieved under the adopted 2013 Housing Element (Appendix B).

Housing Element Law also requires the State Department of Housing and Community Development (HCD) to review Housing Elements for compliance with State Law and to report their findings to the local government.

1.3 Data Sources and Methods

In preparing this Housing Element, various sources of data were consulted, including, but not limited to:

- Bureau of the Census, 2000 and 2010 Census.
- Bureau of the Census, 2007 - 2011 and 2015 - 2019 American Community Survey (ACS).
- 2021 - 2029 Regional Housing Needs Assessment (RHNA) from the Southern California Association of Governments (SCAG).
- City of Walnut General Plan and Zoning Code.
- Comprehensive Housing Affordability Strategy (CHAS) prepared by the U.S. Department of Housing and Urban Development (HUD), 2013 - 2017..
- Various real estate data from commercial data sources such as CoreLogic and Craigslist.
- Home Mortgage Disclosure Act (HMDA) data from LendingPatterns.com.

1.4 Community Participation

Housing Element Workshops, June 1 and June 2, 2021

The June 1 a workshop was held at Donut Tree to discuss the future of Walnut. Conversations were held with residents to discuss housing and what the needs of the community are going forward, and the Housing Element Survey was shared. On June 2 a Zoom teleconference was held to inform the public on what the Housing Element and the RHNA are. The study areas for the sites inventory and form-based code amendments were also discussed.

Housing Element Community Meeting, August 3, 2021

The Housing Element Community meeting was held on August 3, 2021 and provided the public with information on the Housing Element and RHNA. This meeting also went into more detail on the form-based code amendment and the impact the update will have on the City's sites inventory.

Public Review of Draft Document

The draft Housing element was made available for Public Review Starting September 24, 2021. After two weeks of Public Review the Housing Element will be submitted to the State Department of Housing and Community Development for a 60-day review.

The City will continue its efforts to promote the Housing Element and to conduct additional outreach as the process moves to adoption by making all revisions available to the public before submitting to HCD for certification and providing ample amount of time for comments to be received and addressed. The City will continue to outreach to the public during the adoption process and during the implementation of the certified Housing Element during the planning period.

1.5 General Plan Consistency

The City of Walnut General Plan is comprised of the following chapters:

- Land Use and Community Design.
- Circulation.
- Conservation, Open Space, and Recreation.
- Community Facilities and Infrastructure.
- Public Safety.
- Noise.

This Housing Element builds upon the other General Plan chapters and is consistent with the policies and proposals set forth by the Plan. The City updated its General Plan in 2018. No disadvantaged unincorporated communities are located within the City or within its sphere of influence. The City will be updating (in the near future) its Safety Element again to address recent changes in State Law regard extreme weathers and high fire hazards.

2. Community Profile

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the Community and region. This Section of the Housing Element discusses the major components of housing need including the trends in Walnut's population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

2.1 Demographic Profile

Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

2.1.1 Population Trends

Table 1 shows population growth in the City from 1990 to 2019. Since 1990, growth in the City has slowed dramatically, which is reflective of the sluggish economy during the first half of the 1990s and the relatively limited remaining land available for development. The slower rate of growth is also typical of the region. Between 2000 and 2010, the City's population declined, by about three (3%) percent, to 29,172 residents. Since 2010, the population has only slightly increased to 29,903 residents.

Table 1: Population Growth in Walnut (1990 - 2019)

Year	Population	% Change
1990	29,105	--
2000	30,004	3.1%
2010	29,172	-2.8%
2019	29,903	2.5%

Sources: 1990-2010 Census; 2014-2019 ACS (5-Year Estimates).

Table 1 shows population changes between 1990 and 2019 for Walnut and its neighbors. During the 2000s, Walnut experienced much less growth than nearby communities and Los Angeles County as a whole. The City was also one of the few cities in the area to experience an actual decline in population between 2000 and 2010.

Table 2: Population Trends in Nearby Communities

Jurisdiction	2000	2010	2019	Percent Change	
				2000-2010	2010-2019
Brea	35,410	39,282	42,678	10.9%	8.6%
Pomona	149,493	162,140	152,209	8.5%	-6.1%
Covina	46,837	47,796	48,095	2.0%	0.6%
West Covina	105,080	106,098	106,589	1.0%	0.5%
San Dimas	34,980	33,371	34,048	-4.6%	2.0%
Walnut	30,004	29,172	29,903	-2.8%	2.5%
Los Angeles County	9,580,028	9,818,605	10,081,570	2.5%	2.7%

Sources: 2000-2010 Census; 2015-2019 ACS (5-Year Estimates).

2.1.2 Age Trends

The age distribution of a community is an important factor affecting future housing needs. Traditionally, the younger adult population (ages 18 to 34) prefers low- to moderate-cost, smaller units. Persons between 35 and 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households. Seniors generally prefer smaller units that require less maintenance and are close to public transportation.

Table 3 shows the changes in the age distribution of Walnut residents from 2000 to 2019. This table groups residents according to their implications on household characteristics and associated housing needs. As the City has matured, the population has also aged. The median age of Walnut residents has increased significantly from 37.2 in 2000 to 45.9 in 2019.

The number and proportion of children and adults aged 45 to 54, all decreased. Residents in these age groups are typically members of families. The changes in Walnut’s age composition over time indicate an exodus of families, possibly due to the high costs of housing. However, the number of young adults aged 25 to 34 has increased.

Older adults (aged 55 – 64) and seniors experienced large proportional increases between 2000 – 2010 and 2010 – 2019. However, the housing stock in Walnut has limited options appropriate to persons in these age groups. Smaller units, such as condominiums/townhomes, senior apartments, or assisted living facilities that require limited or no maintenance, are in short supply.

Table 3: Age Distribution in Walnut (2000-2019)

Age Range	2000		2010		2019		Percent Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2000-2010	2010-2019
Preschool ≤ 5	1,466	4.9%	1,276	4.4%	1,218	4.1%	-13.0%	-4.5%
School Age 6 - 17	6,863	22.9%	4,812	16.5%	4,152	13.8%	-29.9%	-13.7%
College Age 18 - 24	2,929	9.8%	3,092	10.6%	2,315	7.7%	5.6%	-25.1%
Young Adults 25 - 34	2,934	9.8%	2,773	9.5%	3,663	12.2%	-5.5%	32.1%
Adults 35 - 44	5,213	17.4%	3,316	11.4%	3,348	11.2%	-36.4%	1.0%
Adults 45 - 54	5,838	19.5%	5,454	18.7%	3,887	13.0%	-6.6%	-28.7%
Adults 55 - 64	2,676	8.9%	4,885	16.7%	5,216	17.5%	82.5%	6.8%
Seniors 65 and over	2,085	6.9%	3,564	12.2%	6,104	20.4%	70.9%	71.3%
Total Population	30,004	100.0%	29,172	100.0%	29,903	100.0%	-2.8%	2.5%
Median Age	37.2		43.1		45.9		15.9%	6.5%

Sources: 2000-2010 Census; 2015-2019 ACS (5-Year Estimates).

2.1.3 Race and Ethnicity

The nature and extent of a community’s housing needs can be affected by the racial/ethnic composition of its population. Table 4 shows the racial and ethnic composition of Walnut residents from 2000 to 2019. Asian residents continue to make up the majority of Walnut residents (63 percent). The White population since 2010 has declined while all other racial and ethnic categories experienced proportional inclines during this time period.

Table 4: Race and Ethnicity in Walnut (2000-2019)

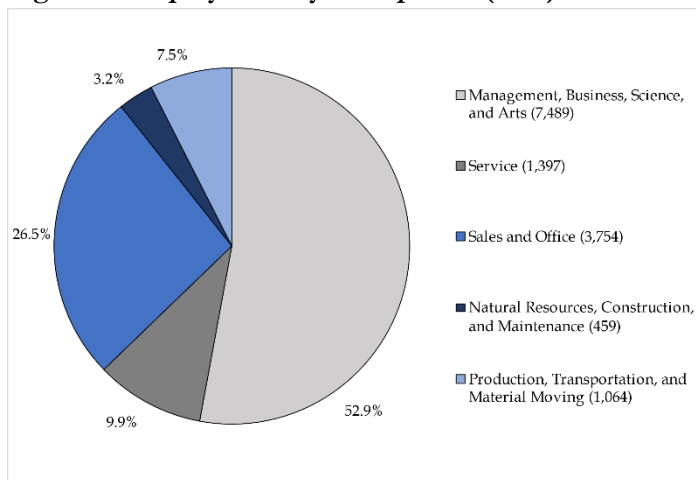
Race/Ethnicity	2000		2010		2019		Percent Change	
	#	%	#	%	#	%	2000-2010	2010-2019
White	8,513	28.4%	3,645	12.5%	3,107	10.4%	-57.2%	-14.8%
Black	1,259	4.2%	786	2.7%	1,263	4.2%	-37.6%	60.7%
Asian	16,752	55.8%	18,445	63.2%	18,703	62.5%	10.1%	1.4%
Other	2,368	7.9%	101	0.3%	139	0.5%	-95.7%	37.6%
Two or more Races	1,112	3.7%	620	2.1%	643	2.2%	-44.2%	3.7%
Total	30,004	100.0%	29,172	100.0%	29,903	100.0%	-2.8%	2.5%
Hispanic*	5,803	19.3%	5,575	19.1%	6,048	20.2%	-3.9%	8.5%

*Hispanic Category is not mutually exclusive of other races.
Source: 2000-2010 Census; 2015-2019 ACS (5-Year Estimates).

2.1.4 Educational Attainment

The distribution of occupations held by Walnut residents is shown in Figure 1. As of 2019, 14,163 persons were employed in the civilian labor force in Walnut. Over one-half (53 percent) of residents in the City held management, business, science, and arts occupations. Sales and office occupations represented the second largest share of employment at twenty-seven (27%) percent.

Figure 1: Employment by Occupation (2019)



Source: 2015-2019 American Community Survey.

Principal employers in Walnut are detailed in Table 5. As shown, Mount San Antonio College is by far the largest employer in the City, with over 3,200 employees. Manufacturing companies are also prominent, representing four (4) out of the top ten (10) employers.

Table 5: Principal Employers (2020)

Employer	Number of Employees	Product/Service
Mount San Antonio College	3,250	Community College
Ninas Mexican Foods, Inc.	140	Manufacturer
Edro Engineering Company	117	Manufacture Mold Bases
Stater Brothers	81	Grocery Store
Vons #2167	76	Grocery Store
Ronsin Photocopy Inc.	75	Photocopy Manufacturer
Applebee's Neighborhood Grill	73	Restaurant
Home Goods #282	72	Retail
Alliance Industrial Refrigeration	66	Industrial Refrigeration
Fairway Injection Molding System	60	Manufacture Mold Bases

Source: City of Walnut, CAFR, 2020.

Table 6 presents the average salary by occupation for the first quarter in 2020 for Los Angeles County. The average salary in Los Angeles County for 2020 was \$62,006. Management occupations, which employ the largest proportion of Walnut residents, tend to command higher salaries, at an average of \$136,326.

Table 6: Annual Average Salary by Occupation (2020)

Employment Category	Los Angeles County
Legal Occupations	\$132,857
Management Occupations	\$136,326
Architecture and Engineering	\$103,804
Computer and Mathematical	\$102,452
Healthcare Practitioners and Technical Occupations	\$100,721
Business and Financial Operations	\$85,015
Education Training and Library	\$71,575
Community and Social Services	\$61,628
Protective Services	\$63,864
Installation, Maintenance, and Repair	\$57,329
Sales and Related Occupations	\$48,351
Office and Administrative Support	\$46,703
Healthcare Support	\$34,776
Production Occupations	\$40,879
Personal Care and Service	\$37,086
Building, Grounds cleaning, and Maintenance	\$38,450
Food Prep and Serving	\$32,238
Total	\$62,006

Source: California Employment Development Department, First Quarter 2020.

2.2 Household Characteristics

A household is defined as all persons occupying a housing unit. Families are a subset of households. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. Household characteristics play an important role in defining Community needs. Household type, income and tenure can help to identify special needs populations as well as other factors that affect the housing needs of a community.

2.2.1 Household Types

Walnut is a family-oriented Community. Table 7 illustrates the changes in household composition (e.g. family household, non-family household, or single household) in Walnut from 2000 to 2019. Of the 9,069 households that resided in Walnut in 2019, eighty-seven (87%) percent were families. Approximately twenty-three (23%) percent of Walnut households were

married couples with children and forty-seven (47%) percent were married couples without children. Since 2010, the proportion of married couples with children has decreased by twenty-one (21%) percent, while the proportion of married couples without children increased by sixteen (16%) percent.

Table 7: Household Type (2000 - 2019)

Household by Type	2000		2010		2019		Percent Change	
	#	%	#	%	#	%	1990-2000	2000-2010
Total Households	8,260	100.0%	8,533	100.0%	9,069	100.0%	3.3%	6.3%
Family Households	7,580	91.8%	7,677	90.0%	7,887	87.0%	1.3%	2.7%
Married-With Children	3,699	44.8%	2,624	30.8%	2,080	22.9%	-29.1%	-20.7%
Married No Children	2,668	32.3%	3,674	43.1%	4,263	47.0%	37.7%	16.0%
Other Families	1,213	14.7%	1,379	16.2%	1,544	17.0%	13.7%	12.0%
Non-Family Households	680	8.2%	856	10.0%	1,182	13.0%	25.9%	38.1%
Singles	477	5.8%	627	7.3%	946	10.4%	31.4%	50.9%
Others	203	2.4%	229	2.7%	236	2.6%	12.8%	3.1%
Average Household Size	3.63		3.41		3.29		-2.2%	-3.5%
Average Family Size	3.74		3.55		3.51		-2.3%	-1.1%

Source: 2000-2010 Censuses. 2015-2019 ACS (5-Year Estimates)

Non-family households, which include single persons and other unrelated persons living together, comprised only thirteen (13%) percent of all households in 2019. The number of single person households has increased significantly (51 percent) since 2010, but this household type still only represents a very small proportion of total households in the City.

The 2015 – 2019 ACS indicates that the average household size and average family size in Walnut have decreased since 2010. However, the average household size is still larger than the County’s (2.98), while the average family size in the City is slightly less than the County’s (3.58).

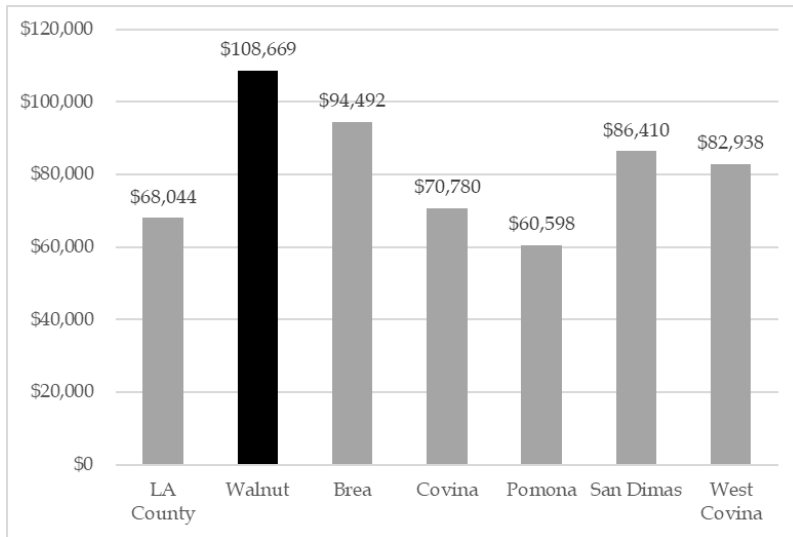
2.2.2 Household Income

Income is one of the most important factor affecting housing opportunities because it affects the ability of households to balance housing costs with other basic necessities.

Many people who work in Walnut do not live in the City and many Walnut residents commute throughout the Greater Los Angeles Area for

work. As shown in Figure 2, the 2019 median household income in Walnut was much higher than the median income of Los Angeles County. Since 2010, the median household income in Walnut has increased from \$101,358 to \$108,669.

Figure 2: Median Household Income (2019)



Source: American Community Survey, 2015-2019.

2.3 Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one’s income, family characteristics, and disability status, among others. In Walnut, persons and households with special needs include seniors, persons with disabilities, large households, single-parent households, farmworkers, residents living in poverty, and the homeless.¹ Table 8 provides a summary of the special needs groups in the City.

Table 8: Special Needs Groups in Walnut

Special Needs Group	# of Persons or HHs	# (%) of Owners	# (%) of Renters	% of Total Persons or HHs
Households w/ Senior Members Age 65+	3,807	--	--	42.0%
Senior Headed Households	2,809	2,604 (92.7%)	205 (7.3%)	31.0%
Seniors Living Alone	354	322 (91%)	32 (9%)	3.9%
Persons with Disabilities	2,520	--	--	8.4%
Large Households	1,443	1,154 (80%)	289 (20%)	15.9%
Single Parent Households	412	--	--	4.5%
Female Headed Households with Children	327	--	--	3.6%
Farmworkers*	19	--	--	0.1%
Residents Living Below Poverty	1,957	--	--	6.6%
Homeless**	0	--	--	0.0%
Students (College/Graduate)	2,888	--	--	9.7%

* All farming, fishing, and forestry occupations.

** LAHSA 2020 Homeless Count by Community/City.

Source: 2015-2019 ACS (5-Year Estimates); LAHSA 2020 Homeless Count by Community/City.

2.3.1 Seniors

Seniors are those individuals aged sixty-five (65) or older. The special housing needs of seniors stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitations. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that arise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

According to the 2015 – 2019 ACS, 2,809 households in Walnut (approximately 31 percent of all households) were headed by seniors. Of these

¹ Although the City of Walnut has no farming operations, State Housing Element Law (Government Code Section 65583(a)(2) or Health and Safety Code Section 17021.6) requires that the City examine the extent of farmworker housing needs.

senior-headed households, the vast majority (93 percent) owned their homes and just seven (7%) percent rented their homes. The number of senior households in Walnut has increased dramatically since 2010, when only eighteen (18%) percent of households were headed by seniors.

Disabilities greatly impacted the City's senior population. In 2011, approximately twenty-nine (29%) percent of Walnut's seniors suffered from at least one disability. As shown in Table 9, over one-half of seniors with disabilities had ambulatory and independent living difficulties.

Resources

The special needs of seniors can be met through a range of services, including congregate care, residential care facilities, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can also be modified with features that help ensure continued independent living arrangements. According to the State Department of Social Services, Community Care Licensing Division, as of June 2021, two licensed residential care facilities provided assisted living, nursing care, and general services to seniors in Walnut. These facilities have a combined capacity of one-hundred and twenty-six (126) beds.

Senior residents can also benefit from programs and services available at the City of Walnut's Senior Citizens Center. Services provided include: help in accessing various health and human services, nutrition programs, support groups, and volunteer opportunities. The Center also offers a wide array of educational and instructional classes, including, health and wellness, socialization, recreation and leisure, arts and crafts, and personal development activities. A daily calendar of the Center's programs and special events can be found on the City's website.

2.3.2 Persons with Disabilities

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Disabled persons have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and Federal legislation mandate that a percentage of units in new or substantially reha-

bilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Table 9 presents the number of disabilities by type for Walnut residents with one (1) or more disabilities. According to the 2015 - 2019 ACS, approximately seven (7%) percent of residents had one or more disabilities. Among the disabilities tallied, independent living and ambulatory difficulties were the most prevalent; however, the frequency of certain types of disabilities varied by age. Specifically, cognitive difficulties were the most common among disabled persons aged 5 - 17, while independent living difficulties were reported the most frequently by seniors.

Table 9: Disabilities Tallied (2019)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	6.5%	26.7%	33.5%	30.5%
With a vision difficulty	0.0%	12.7%	12.7%	12.3%
With a cognitive difficulty	93.5%	46.4%	21.7%	31.7%
With an ambulatory difficulty	9.8%	38.6%	63.9%	54.4%
With a self-care difficulty	9.8%	11.5%	21.8%	26.3%
With an independent living difficulty	--	35.4%	53.7%	46.3%
Total Disabled Persons	92	748	1,680	2,520

Notes:

1. A person can have multiple disabilities.
2. This table does not include persons under the age of 5 with a disability.

Source: 2015-2019 ACS (5-Year Estimates).

Persons with Developmental Disabilities

A recent change in State Law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means:

“A disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As

defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an acceptable estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This translates to four-hundred and forty-eight (448) persons in the City of Walnut with developmental disabilities, based on the City's 2015 - 2019 ACS population.

According to the State's Department of Developmental Services, as of December 2020, approximately one-thousand and forty-four (1,044) Walnut residents with developmental disabilities were being assisted at the San Gabriel/Pomona Regional Center. Most of these individuals were residing in a private home with their parent or guardian and four-hundred and twenty-one (421) of these persons with developmental disabilities were under the age of eighteen (18).

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

As of June 2021, nine (9) adult residential care facilities, with the capacity to serve ninety-six (96) persons with disabilities, are located in Walnut. One (1) group home and one (1) small family home, with a total capacity of eight (8) beds, are also available for disabled children in the City. Residents with disabilities can benefit from various supportive services offered by the City, including, the Greater La Puente Valley Meals on Wheels program and Dial-A-Cab discount travel services.

Persons with disabilities can also benefit from the City's Housing Rehabilitation Program, which provides financial assistance for the installation of special amenities in housing occupied by elderly and disabled households, such as wheelchair ramps, support rail systems, and security/safety devices.

2.3.3 Large Households

Large households are defined as households with five (5) or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two (2) or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

Large households comprise a special needs group because of their need for larger units, which often command higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

The 2015 - 2019 ACS reported 1,443 households in Walnut with five (5) or more members, representing approximately sixteen (16%) percent of total households. Among the City's large households, eighty (80%) percent were homeowners and twenty (20%) percent were renters.

Resources

Large households can benefit from the general programs and services available to all of the City's lower and moderate income households. Lower income large households are eligible to participate in the Section 8 Housing Choice Voucher program, which the City provides through a cooperative agreement with the County of Los Angeles Community Development Commission.

2.3.4 Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other assistance.

In 2019, four-hundred and twelve (412) single-parent households with children lived in Walnut, representing approximately five (5%) percent of all households. Of these single-parent households, seventy-nine (79%) percent were female-headed households with children.

Female-headed households with children in particular are more likely to earn lower incomes, thus limiting housing availability for this group. Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is also a pressing issue for many families with children. Overall, 1,957 persons (7 percent of all residents) in Walnut were living below the poverty level in 2019. By comparison, twenty-one (21%) percent of all female-headed families with children were living below the poverty level.

Resources

Single-parent households can benefit from the general housing programs and services available to all of the City's lower and moderate income households.

In addition, these households can also benefit from programs and services that support the City's youth and teen residents. The Parks and Recreation Department offers after school programs and seasonal day camps for youth residents of all ages. The City's Teen Center provides teens with access to social events, recreational activities, assistance with schoolwork, and various workshop and classes. Families can also benefit from teen/parent counseling offered at the Teen Center. For households with childcare assistance needs, the Salvation Army, Pomona Corps offers three programs: Day Care, Kindergarten, and After School Programs that are available for children age two (2) to twelve (12).

2.3.5 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2015 - 2019 ACS, there were nineteen (19) farmworkers in the City of Walnut. The City is mostly urbanized and there is no agriculturally designated land or active farming operations in the City. Regionally, there were four-hundred and thirteen (413) farms in Los Angeles County, employing 3,266 workers, according to the 2017 USDA Census of Agriculture. Of the four-hundred and thirteen (413) farms, twenty-two

(22) farms were employing three-hundred and ninety-five (395) migrant farmworkers.

Resources

Because there are very few farmworkers recorded in the City of Walnut, no specific programs and resources for this special needs group are necessary. Farmworkers can access programs tailored for lower income households, including extremely low income households, such as the Housing Choice Voucher (HCV) program.

2.3.6 Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2015 - 2019 American Community Survey (ACS) classified approximately seven (7%) percent of all Walnut residents and three (3%) percent of all families as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources

City households living in poverty can benefit from the services offered by various non-profits located in neighboring communities. Assistance is often provided in cases of financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance, utility payments, and referrals to other services. Agencies offering such services include the Walnut Food Bank, ESGVHC Emergency Assistance Center, Inland Valley Council of Churches, Pomona Neighborhood Center, Catholic Charities, House of Ruth, and WINGS Pomona.

2.3.7 Homeless Persons

Assessing a community's homeless population is difficult because of the transient nature of the population. There are essentially three (3) categories of the homeless populations: the chronically homeless, migrant farmworkers, and the situationally homeless. The chronically homeless often have problems that led to their homelessness such as substance abuse and mental illness. They opt to live on the streets rather than participate in a case managed program.

Migrant farmworkers or day laborers live under difficult conditions in encampments often adjacent to farming operations. Because of their tenuous

living conditions, it is very difficult to estimate their numbers. Mostly single adult men from Mexico, migrant farmworkers are paid minimum wage and often choose to send their earnings home to support their families rather than using the money to obtain housing. They also tend to travel from community to community according to the harvesting schedules of crops.

The last category of homeless people, the situationally homeless, often find themselves homeless due to a combination of factors beyond their control, such as rent increases, medical bills or loss of employment. This is also the segment that is most likely to seek help from service agencies and best able to work toward becoming self-sufficient again.

As the cost of housing in Southern California continues to rise, homelessness has become more prevalent, even in affluent communities like Walnut. According to the 2020 Point-in-Time Count of the homeless population conducted by the Los Angeles Homeless Services Authority (LAHSA), there is no homeless persons in Walnut. However, there is another category of homeless in Walnut that does not meet the stereotype of “homeless.” Persons in this category do not live on the street as they have alternative housing arrangements. They may live with relatives or friends, in nearby hotels, or other transitory housing. The City cannot provide an estimate of the persons that fall into this category. Their numbers are difficult to quantify, as they are invisible in the community.

Resources

The City’s Community Development Department is responsible for directing people in need to the appropriate resources. Families that are displaced from their homes are referred to a number of shelters or temporary housing services available in the local area. These include:

- **Walnut Food Bank** – Provides food assistance to individuals and families that are homeless or at-risk of becoming homeless.
- **ESGVHC Emergency Assistance Center** – Provides information and referrals, emergency food and clothing, transportation (bus tokens and taxi vouchers), counseling. Located in Hacienda Heights.
- **Inland Valley Council of Churches** - Provides a centralized location for service provision to homeless persons, as well as emergency shelter and services to homeless women with children and families. Located in Pomona.

- **Pomona Neighborhood Center** – Provides employment services, emergency food and clothing, information and referrals. Located in Pomona.
- **Catholic Charities** – Provides services to homeless and low-income families at risk of becoming homeless such as counseling and poverty services, food, shelter, vouchers, job training referrals. Located in Pomona.
- **House of Ruth** - Provides supportive services to women who are homeless as a result of domestic violence.
- **WINGS Pomona** – Provides emergency housing, food, clothing, and counseling to victims of domestic violence.

In addition, during the winter and inclement weather conditions, homeless persons may be provided hotel vouchers or transported to a local shelter, such as the National Guard Armory in Pomona or the East San Gabriel Valley Coalition for the Homeless. Los Angeles County Department of Mental Health also accepts referrals.

2.3.8 College Students

The largest college in the City of Walnut is Mt. San Antonio College, a Community College serving approximately 40,000 students a year in Walnut and surrounding cities. Most students live outside of Walnut in cities like Pomona, Covina, West Covina, and Diamond Bar and commute to Walnut. California State Polytechnic University, Pomona, is immediately adjacent to the City of Walnut. The large student and faculty population in the City and surrounding cities contributes to the local economy and to housing demand. One of the difficulties for students and faculty members is finding affordable housing in the City. According to the 2015 - 2019 ACS, 2,888 college/graduate students resided in the City, representing approximately ten (10%) percent of the total population in 2019.

Resources

Students can benefit from the general housing services available to all lower and moderate-income residents of Walnut. In addition, the City works with the colleges to encourage the provision of housing for students, faculty, and staff on campus.

2.4 Housing Stock Characteristics

The Census defines a housing unit as any of the following:

- A house;
- An apartment;
- A mobile home or trailer;
- A group of homes; or
- A single room intended for use as separate living quarters.

Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. This Section discusses various housing characteristics and trends that affect housing needs in Walnut. Important characteristics include housing types, tenure, vacancy rates, housing age and condition, and housing cost and affordability.

2.4.1 Housing Growth and Type

Table 10 shows the changes in the City's housing stock by type of housing between 2000 and 2019. Housing growth in Walnut has been relatively steady over the past decade. The 2015 - 2019 American Community Survey recorded 9,542 housing units in the City. This represents an increase of approximately eleven (11%) percent between 2011 and 2019. However, the ACS is a sample survey extrapolated to represent the entire community. According to the State Department of Finance, total housing units in Walnut is 9,074 units as of 2021, only a six (6%) percent increase from 2011. More accurate data would be the 2020 Census, which is not yet released.

The majority of units in Walnut were single-family detached homes, which comprised approximately ninety-six (96%) percent of all units, based on both ACS and DOF estimates. Multi-family units made up the remaining four (4%) percent of all homes. However, new housing units built since 2011 has been mostly single-family housing.

Table 10: Changes in Housing Stock (2000 - 2019)

Housing Type	2000		2011		2019		2021	
	#	%	#	%	#	%	#	%
Single Family	8,157	97.2%	8,242	96.2%	9,136	95.7%	8,723	96.1
Detached	8,038	95.7%	8,163	95.3%	8,993	94.2%	8,607	94.8
Attached	119	1.4%	79	0.9%	143	1.5%	116	1.3
Multi-Family	228	2.7%	320	3.7%	356	3.7%	348	3.8
2-4 Units	36	0.4%	52	0.6%	109	1.1%	45	0.5
5 + Units	192	2.3%	268	3.1%	247	2.6%	303	3.3
Mobile Homes/Other	0	0.0%	4	0.0%	50	0.5%	3	0.0
Total Units	8,395	100.0%	8,566	100.0%	9,542	100.0%	9,074	100.0%

Sources: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates); and 2021 State Department of Finance Population and Housing Estimates.

2.4.2 Housing Tenure and Vacancy

Vacancy rates are often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of five (5%) to six (6%) percent for rental housing and one (1%) to two (2%) percent for ownership housing are generally considered optimum and indicate that there is a balance between the supply and demand for housing. A higher than optimal vacancy rate may indicate an excess supply of units and price depreciation, while a lower than optimal vacancy rate may indicate a shortage of units and escalation of housing prices.

The tenure distribution (owner- versus renter-occupied units) and vacancy rates of the Walnut housing stock between 2000 and 2019 are presented in Table 11. In 2010, approximately eighty-eight (88%) percent of housing units in Walnut were owner-occupied – this proportion remains similar in 2019 with ninety-five (95%) percent being owner-occupied. Countywide, only fifty-one (51%) percent of all housing units were owner-occupied.

Vacancy rates for both ownership and rental housing were significantly lower in Walnut than the County as a whole in 2019. The City’s vacancy rates of three (3%) percent for rental housing and less than one (1%) percent for ownership housing indicate high demand for housing in Walnut.

Table 11: Housing Tenure and Vacancy (2000 - 2019)

	2000	% of Total	2010	% of Total	2019	% of Total
Owner-occupied	7,340	88.9%	7,536	88.3%	7,696	84.9%
Renter-occupied	920	11.1%	997	11.7%	1,373	15.1%
Rental vacancy rate	2.2%		4.4%		3.0%	
Owner vacancy rate	0.7%		0.8%		0.3%	
Overall vacancy rate	1.6%		2.5%		5.0%	
Total Units	8,395	100.0%	8,753	100.0%	9,542	100.0%

Source: 2000-2010 Censuses; 2015-2019 ACS (5-Year Estimates).

2.4.3 Housing Age and Condition

The age and condition of Walnut’s housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over thirty (30) years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. Due to high household income and high housing values in Walnut, housing in the City tends to be better maintained than in many other communities with an older housing stock. However, despite having large equity in their homes, some households (elderly households in particular) have limited incomes and may have difficulty maintaining their homes.

Walnut’s housing stock is relatively newer. The age of the City’s housing stock as defined by the year the units were built is shown in Table 12. As of 2019, only about forty-two (42%) percent of all housing units in Walnut were thirty (30) years old or older (built prior to 1980). A majority of units (58 percent) were built between 1980 and 2019. Housing units in the City are generally well-maintained. As of 2020, it was estimated that approximately ten (10) housing units in the City were in need of substantial rehabilitation, and fewer than five (5) units were deteriorated and in need of replacement. The number of units requiring substantial rehabilitation or replacement is likely the same.

Table 12: Housing Age (2019)

Year Built	No. of Units	% of Total
Built 2010 or Later	156	1.6%
Built 2000 to 2009	465	4.9%
Built 1990 to 1999	565	5.9%
Built 1980 to 1989	4,358	45.7%
Built 1970 to 1979	2,158	22.6%
Built 1960 to 1969	1,384	14.5%
Built 1950 to 1959	298	3.1%
Built 1940 to 1949	54	0.6%
Built 1939 or earlier	104	1.1%
Total Units	9,542	100.0%
Built prior to 1990		87.60%

Sources: 2015-2019 ACS (5-Year Estimates).

2.4.4 Housing Cost and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This Section summarizes the cost and affordability of housing to Walnut residents.

Ownership Market

According to CoreLogic, a company that collects real estate data, the median home price in Walnut was the highest among neighboring jurisdictions. As of March 2021, the City's median home sales price of \$865,000 was higher than the County median price of \$750,000.

Since 2020, home prices in the region and Los Angeles County as a whole have increased. Between 2020 and 2021, Walnut and many surrounding jurisdictions experienced double digit increases in home prices, including Los Angeles County as a whole, which experienced a seventeen (17%) percent increase (Table 13).

Table 13: Changes in Median Home Sale Prices (March 2020 and 2021)

Jurisdiction	2021	2020	% Change
Covina	\$633,750	\$560,000	13.2%
Diamond Bar	\$680,000	\$745,000	-8.7%
La Puente	\$550,000	\$507,500	8.4%
Rowland Heights	\$745,000	\$635,000	17.3%
Walnut	\$865,000	\$728,000	18.8%
West Covina	\$660,000	\$590,000	11.9%
County of Los Angeles	\$750,000	\$640,000	17.2%

Source: CoreLogic, 2021.

Rental Costs

Advertised rents for apartments and single-family homes, based on an Internet search conducted in the summer of 2021, are summarized in Table 14. The majority of units advertised for rent were single-family homes. Generally, median rents increased as the size of the unit increased. In Walnut, average rents ranged from \$1,425 for a one-bedroom unit to \$2,990 for a five (5) bedroom unit. Apartments offer the most affordable rental option but the number of apartments available for rent was limited.

Table 14: Median and Average Rents by Number of Bedrooms (2021)

Number of Bedrooms	Number Listed	Average Rent
1	7	\$1,425
2	14	\$1,790
3	9	\$2,300
4	2	\$2,500
5+	2	\$2,990
Totals	34	\$2,201

Source: Craigslist.org, June 2021.

Housing Affordability by Income

Housing affordability is an important indicator of quality of life in Walnut. If residents pay too much for housing they will not have sufficient income for other necessities such as health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. State Law requires that the City facilitate provision of housing opportunities that are affordable to all economic segments of the Community.

Based on the California Department of Housing and Community Development's 2020 income limits for Los Angeles County and current real estate prices, homeownership in Walnut is beyond the reach of most lower and moderate income households. Housing options for extremely low and very low income households are virtually non-existent unless public assistance is involved. As shown in Table 15, moderate income households can generally afford market rate rents for some of the City's smaller apartments but appropriately sized affordable units may still be difficult to find.

2.5 Affordable Housing

2.5.1 Affordable Housing Inventory

The City of Walnut has assisted in the development of two (2) affordable housing projects within the last decade. These include the one-hundred and eight (108) unit Walnut Grove, an affordable senior condominium project, and eight (8) single-family detached homes at Magnolia for seniors. The Walnut Grove project was completed in 2004 and is affordable to very low, low, and moderate income seniors. The eight (8) single-family homes are affordable to moderate income seniors.

2.5.2 At-Risk Housing

State Law requires that the Housing Element evaluates the potential conversion of publicly assisted rental housing from low-income use to market-rate housing. The City of Walnut does not currently have any publicly assisted rental housing complexes. Therefore, over the next ten (10) years (between 2021 and 2031), no projects are considered to be at risk of conversion to market rate housing.

Table 15: Housing Affordability Matrix (2020)

Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Median Income (81-100% AMI)						
1-Person	\$54,100	\$1,353	\$151	\$473	\$1,202	\$191,981
2-Person	\$61,850	\$1,546	\$166	\$541	\$1,380	\$221,130
3-Person	\$69,550	\$1,739	\$190	\$609	\$1,548	\$247,693
4-Person	\$77,300	\$1,933	\$223	\$676	\$1,710	\$272,361
5-Person	\$83,500	\$2,088	\$264	\$731	\$1,824	\$288,020
Moderate Income (101-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325

Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.

2.6 Estimate of Housing Needs

Typical housing needs/problems include cost burden, overcrowding, and substandard housing. Most lower and moderate income households cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit.

2.6.1 Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. It can also occur when there is a lack of adequately sized housing units for large households. Overcrowding can potentially lead to rapid deterioration of the City’s housing stock, additional traffic, and a shortage of on-site parking. As defined by the State Department of Housing and Community Development (HCD), overcrowding occurs when a household has more than one (1) person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there are more than 1.5 persons per room.

A summary of overcrowding in Walnut between 2000 and 2019 is presented in Table 16. The number of overcrowded housing units has decreased dramatically in both the City and the County since 2000. In 2019, just two (2) percent of total households in the City were overcrowded, compared to eleven (11%) percent countywide.

Table 16: Overcrowding in Households (2000 - 2019)

Persons per Room	2000	2011	2019	Percent Change	
				2000-2011	2011-2019
1.00 or Fewer Occupants per Room	7,551	7,981	8,878	5.7%	11.24%
1.01 or More Occupants per Room	709	278	191	60.8%	31.29%
Total Units	8,260	8,259	9,069	0.0%	9.81%
Overcrowded Units as a % of Total Units	8.6%	3.4%	2.1%	---	---
Los Angeles County					
Overcrowded Units as a % of Total Units	22.9%	12.0%	11.3%	---	---

Source: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates).

Table 17 shows the extent of overcrowding in Walnut by tenure (owner versus renter) from 2000 to 2019. The overall rate of overcrowding is

higher among renter-occupied units (five (5%) percent) than owner-occupied units (two (2%) percent). Furthermore, less than one (1%) percent of owner-occupied units were severely overcrowded similar to renter-occupied units severely overcrowded.

Table 17: Overcrowding by Tenure and Severity (2000 - 2019)

Tenure/Persons per Room	2000		2010		2019	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied						
Total Overcrowded (>1.0 person/room)	579	7.9%	169	2.3%	121	1.6%
Moderately Overcrowded (1.01-1.5 person/room)	452	6.2%	151	2.0%	111	1.4%
Severely Overcrowded (>1.5 persons/room)	127	1.7%	18	0.2%	10	0.1%
Renter-Occupied						
Total Overcrowded (>1.0 person/room)	130	14.1%	109	13.2%	70	5.1%
Moderately Overcrowded (1.01-1.5 person/room)	75	8.2%	50	6.0%	65	4.7%
Severely Overcrowded (>1.5 persons/room)	55	5.9%	59	7.1%	5	0.4%

Source: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates).

2.6.2 Cost Burden

Housing cost burden is defined as a housing cost that exceeds thirty (30%) percent of a household’s gross income. A severe cost burden is a housing cost that exceeds fifty (50%) percent of a household’s gross income. Housing cost burden is particularly problematic for low and moderate income households in that it leaves little resources for a household to pay for other living expenses.

When a household spends more than thirty (30%) percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

The 2013 - 2017 CHAS data estimated that thirty-eight (38%) percent of owner-households and fifty-five (55%) percent of renter-households in the City were overpaying for housing. Because housing cost burden tends to

concentrate among the most vulnerable populations, reducing cost burden is an important housing goal for the City of Walnut.

Table 18 shows the proportion of households with housing cost burden by income level, tenure, and household type. Overall, thirty-four (34%) percent of all households in the City experienced a housing cost burden. Elderly households were more likely than other household types to have a housing cost burden.

The incidence of housing cost burden also varied by household income. Housing cost burden was generally the most prevalent among the City's very low income households, rather than in its extremely low income households, potentially because more extremely low income households in Walnut were receiving some form of housing assistance. In addition, extremely low income households in Walnut are more likely to be long-time residents that have owned their homes for a long time.

Table 18: Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	50	40	260	240	280	10	630	890
With any housing problem	60.0%	100.0%	43.8%	81.3%	69.6%	100.0%	71.4%	63.4%
With cost burden >30%	40.0%	100.0%	40.0%	83.3%	69.6%	100.0%	72.1%	62.7%
With cost burden > 50%	40.0%	100.0%	30.4%	56.3%	55.4%	100.0%	54.8%	47.6%
Very Low Income (31-50% AMI)	115	55	270	340	270	75	705	975
With any housing problem	95.7%	81.8%	72.2%	51.5%	92.6%	86.7%	70.1%	70.7%
With cost burden >30%	95.7%	81.8%	72.2%	51.2%	92.6%	78.7%	69.1%	69.9%
With cost burden > 50%	95.7%	81.8%	72.2%	39.7%	68.5%	73.3%	53.8%	58.9%
Low Income (51-80% AMI)	155	40	214	340	560	100	1,075	1,289
With any housing problem	100.0%	100.0%	93.0%	33.5%	63.4%	80.0%	56.7%	62.7%
With cost burden >30%	100.0%	75.0%	88.3%	32.1%	62.5%	74.0%	55.2%	60.7%
With cost burden > 50%	29.0%	0.0%	21.0%	24.7%	36.6%	4.0%	32.8%	30.9%
Moderate & Above Income (>80% AMI)	420	149	719	1,180	3,110	680	5,210	5,929
With any housing problem	25.0%	23.5%	22.9%	15.6%	19.1%	25.0%	19.7%	20.1%
With cost burden >30%	23.8%	16.8%	20.9%	15.5%	19.0%	13.2%	17.9%	18.3%
With cost burden > 50%	0.0%	0.0%	0.0%	2.0%	2.1%	2.2%	2.2%	1.9%
Total Households	740	284	1,463	2,100	4,220	865	7,620	9,083
With any housing problem	54.1%	56.3%	46.0%	31.8%	33.1%	37.6%	33.8%	35.8%
With cost burden >30%	52.0%	49.3%	43.6%	31.7%	32.8%	26.9%	32.4%	34.2%
With cost burden >50%	23.6%	29.9%	21.8%	18.0%	14.5%	9.7%	15.6%	16.6%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins are errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

3. Housing Constraints

Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes as well as those with special needs. This Section analyzes these potential constraints.

3.1 Market Constraints

Nongovernmental constraints refer to economic and market factors that impact the maintenance, development, and improvement of affordable housing. Although every community is impacted to varying degrees by market constraints, the City of Walnut has instituted policies and programs to offset the impact of market forces, and conserve and expand the availability of safe, decent, and affordable housing opportunities.

3.1.1 Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. The California housing market hit its peak in the summer of 2005. In the years following, however, home prices fell dramatically statewide in response to the credit crunch. Fortunately, home prices in Walnut and in Los Angeles County as a whole stabilized and began increasing. Median home prices in the City increased about fourteen (14%) percent between April 2012 and April 2013. By 2014 the median home prices had exceeded the market high before the housing market crash. As shown in earlier, median home price in Walnut reached \$865,000 by 2021, over eighteen (18%) percent increase from 2020.

3.1.2 Land Costs

The majority of Walnut is built out, with the exception of the Hillside, which do not offer the kind of terrain necessary for high-density development and are often protected open space. Underutilized land offers additional opportunity for housing development, but demolition of existing improvements may add to the cost of development. According to listings for vacant residential land available for purchase on Realtor.com in August 2021, land values in the City averaged approximately eighteen (\$18) dollars per square foot, or \$773,035 per acre. This represents a twenty-eight (28%) percent decrease since 2013.

3.1.3 Construction Labor Shortage and Construction Costs

Construction costs differ according to type of housing development, with multi-family housing being generally less expensive to construct than single-family homes. However, variations within each construction type exist depending on the size of the unit, and the number and quality of amenities provided. Construction costs can be broken down into two (2) primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another key component of construction costs is labor. California is 200,000 construction workers short to meet Governor Newsom’s housing goals (this number comes from a new study for Smart Cities Prevail). The study finds that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. University of Southern California (USC) housing economist Gary Painter also says that California has “a shortage of construction workers at the price people want to pay.” However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are “importing” workers from out of state for the construction work and pay for their temporary housing during the construction periods.

The California Labor Code applies prevailing wage rates to public works projects of a value exceeding \$1,000, defining public works to mean construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and thus would trigger prevailing wage requirements. State Law exempts affordable housing projects assisted with only redevelopment housing set-aside funds. If other public funds are involved, prevailing wage rates may still be triggered.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. One indicator of construction costs is Building Valuation Data, which is compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in 2020 are as follows and provided by the ICC:

- Type I or II, Multi-Family: \$147.35 to \$167.27 per sq. ft.
- Type V Wood Frame, Multi-Family: \$112.75 to \$117.40 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$122.46 to \$130.04 per sq. ft.

The unit costs for residential care facilities generally range between \$142.33 and \$197.83 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

3.1.4 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. In 2017, a total of two-hundred and ninety-two (292) households applied for conventional mortgage loans to purchase homes in Walnut (Table 19). Few households utilized government-backed loans to purchase homes in Walnut.² Approximately seventy-three (73%) percent of conventional mortgage applications were approved, thirteen (13%) percent were denied, and fourteen (14%) percent were withdrawn or closed for incompleteness.

² Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

In 2017, applications for home refinancing were the most common in Walnut. Of the five-hundred and thirty-seven (537) applications for refinancing, approximately sixty-nine (69%) percent were approved, seventeen (17%) percent were denied, and fifteen (15%) percent were withdrawn or closed for incompleteness.

Though less common than loans for home purchase and refinance, there was a noticeable demand for home improvement financing in the City. A total of eighty-three (83) households in Walnut applied for loans to make home improvements and approval rates for this loan type were the highest at seventy-six (76%) percent. About seventeen (17%) percent of home improvement loan applications were denied.

Table 19: Disposition of Home Purchase Loan Applications (2017)

Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Purchase - Conventional	292	72.7%	13.3%	14.0%
Purchase - Government-Backed	6	64.3%	14.3%	21.4%
Home Improvement	83	75.6%	16.7%	7.7%
Refinancing	537	68.8%	16.6%	14.7%

Notes:

1. Due to a change in report formatting by the FFIEC, lendingpatterns.com has delayed in releasing the data for 2018 onward.
2. Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
3. Percent Other includes loan applications that were either withdrawn or closed for incomplete information.

Source: *www.LendingPatterns.comTM, HMDA data, 2020.*

3.1.5 Timing and Density

Typically, residential development in Walnut has been primarily in the form of ownership housing. Density yield usually does not reach the maximum allowable density due to the developers' decision to cater toward the product types that sell the fastest in the Community.

There is also little delay between project entitlement and building permit issuance in Walnut. On average the time lapse between a project is approved and construction is approximately three (3) to six (6) months.

3.2 Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Local policies and regulations, such as land use controls, site improvement requirements, building codes, fees, and other local programs, to improve the overall quality of housing may serve as a con-

straint to housing development. This Section discusses policies and regulations by the City that can affect overall housing availability, adequacy, and affordability and could be considered governmental constraints.

3.2.1 Transparency in Development Regulations

The City complies with the requirement to provide transparency in its development regulations. The City website (<https://www.cityofwalnut.org/for-residents/departments/community-development>) offers a variety of information online that helps facilitate development and improvement of housing, including:

- General Plan.
- Municipal Code, including the Zoning Code.
- Zoning Map.
- Planning Application Forms and Fee Schedule.
- Housing Information - Housing Rehabilitation Program; Fair Housing; Community Resources; Los Angeles County Housing Resources; Landlord Tenant Mediation.

3.2.2 General Plan

The Land Use and Community Design Element of the Walnut General Plan (WGP) establishes the amount and distribution of different land uses within Walnut and contains the primary policies that guide residential development in the City. These policies are implemented primarily through the Zoning Code (Code) in conjunction with the Subdivision Ordinance, which regulates the division and improvement of land.

The City's General Plan (GP) was comprehensively updated in 2018. The Land Use and Community Design Element establishes the following land use designations that accommodate housing:

Very Low Density Residential

The Very Low Density Residential designation applies to hillside areas with larger lots that are generally over 25,000 square feet in size. A maximum of one detached single-family dwelling unit is permitted as the primary residence, with accessory dwelling units permitted consistent with the requirement of the City's Zoning Code and State Law. The density range is 0.5 to 2.0 dwelling units per acre.

Low Density Residential

This category promotes a suburban lifestyle of detached single-family homes. This designation consists of lot sizes generally ranging from 12,000 to 20,000 square feet. A maximum of one detached single-family dwelling

unit is permitted as the primary residence, with accessory dwelling units permitted consistent with the requirement of the City's Zoning Code and State Law. The density range is 2.1 to 4.0 dwelling units per acre.

Low Medium Density Residential

This designation applies to the predominant residential development approach in Walnut: suburban neighborhoods of detached housing. A maximum of one detached single-family dwelling unit is permitted as the primary residence, with accessory dwelling units permitted consistent with the requirement of the City's Zoning Code and State Law. The density range is 4.1 to 6.0 dwelling units per acre.

Medium Density Residential

This designation provides for both detached and multiple-unit residential developments including but not limited to single-unit residences, townhouses, condominiums, and senior facilities, etc. (as permitted by Zoning). The density range is 6.1 to 14.0 dwelling units per acre.

Mixed-Use

Mixed-Use development refers to an integration of residential and commercial uses as part of a cohesive development plan, with the residential component either in the same building as the commercial component (vertical Mixed-Use) or on an adjacent lot with a clear relationship to the commercial use (horizontal Mixed-Use). Mixed-Use projects must include a viable neighborhood-serving retail and service component. A Specific Plan is required to implement land use policy within the areas designated Mixed-Use. There are three (3) Mixed-Use focus areas designation on the Land Use Plan:

West Valley Mixed Use: The West Valley Mixed Use focus area is implemented by the West Valley Specific Plan (WVSP), which was adopted in 2018 in conjunction with the General Plan Update. It is located on Valley Boulevard between the west City limit to Lemon Creek. The objective is to create a Mixed-Use district containing a variety of housing, parks and open spaces, and low-scale commercial services and retail. Residential densities range from 14.0 to 28.0 du/ac.

The adopted WVSP allows residential dwelling units within Mixed-Use projects; allowable densities vary depending on the Zone. Residential density ranges from fourteen (14) du/ac to a maximum of twenty-eight (28) du/ac with provision of commercial space. Permitted uses are allowed without discretionary approval unless Site Plan and Architectural Review applies; conditionally permitted uses require discretionary approval via a

Conditional Use Permit (CUP) authorized by the Planning Commission. There are three (3) Zones: WVMU-1, WVMU-2, and WVMU-3.

- WVMU-1 (Commercial Node Mixed Use): Although intended to be primarily commercial, it also allows residential uses within a Mixed-Use development. Maximum residential density allowed in Mixed-Use developments is tied to the amount of commercial space provided, ranging from 14 – 20 du/ac for 3,000 to 4,999 sq. ft. of commercial space; 20.1 – 24.0 du/ac for 5,000 to 9,999 sq. ft. of commercial space; and 24.1 – 28.0 du/ac for 10,000 to 55,000 sq. ft. of commercial space. Actual residential density will be established through the development review process on a project-by-project basis. Maximum allowable building heights range from 18 ft. (1 story), 35 ft. (2 story), to 40 ft. (3 story). Parking requirements are based on Zoning Code requirements but may be modified through the development review process.
- WVMU-2 (Corridor Mixed Use): Allows stand-alone attached and detached residential developments (multiple-unit dwellings and two-unit dwellings), mixed-use projects, and stand-alone commercial uses. Live/work units are allowed with a CUP. Maximum density is twenty-four (24) du/ac. Parking requirements are based on Zoning Code requirements but may be modified through the development review process.
- WVMU-3 (Transitional Residential Mixed Use): Allows multiple-unit dwellings, two-unit dwellings, and single-family dwellings as permitted uses. Live/work units are allowed with a CUP. Maximum density is fourteen (14) du/ac. Parking requirements are based on Zoning Code requirements but may be modified through the development review process.

Walnut Hills Mixed Use: Walnut Hills is a Mixed-Use land use designation anticipated to consist of a balanced mix of higher-density residential uses and commercial uses that meet both local and more regional needs. Residential development approaches can include a mix of residential types. Density ranges from fourteen (14) to twenty-four (24) du/ac. A maximum of three (3) stories is permitted. A Specific Plan will be required to implement this Mixed-Use focus area.

Mt. San Antonio College (Mt. SAC) Shopping Center Mixed Use: The Mt. SAC Mixed-Use designation is located across from the campus of Mt. SAC. Density ranges from fourteen (14) to twenty-eight (28) du/ac. A

maximum of three (3) stories is permitted. A Specific Plan will be required to implement this Mixed-Use focus area.

3.2.3 Zoning Code

The Land Use and Community Design Element is implemented by the City's Zoning Code. The Code establishes the Zones that accommodate housing:

R-1 (One Family Residential) Zone

The R-1 Zone is established to provide for residential areas to be developed exclusively for one-family dwellings. Additional uses, necessary and incidental to single-family development, are also permitted. There are various sub-categories in this Zone that designate the required square footage for each lot, which influence the maximum allowable density. This Zoning allows for a maximum of six (6) units per acre when no number follows the Zoning symbol. These are: R-1 (7,200); R-1 (8,500); R-1 (10,000); R-1 (15,000); R-1 (20,000); R-1 (30,000); and R-1 (40,000). For example, a subdivision with an R-1 (7,200) would allow a maximum of six (6) dwelling units per acre, while a subdivision with an R-1 (40,000) would allow a maximum of one (1) dwelling unit per acre.

R-2 (Limited Multiple Residential) Zone

The R-2 Zone is intended for one (1) or more family dwelling units on lots with a minimum area of 8,000 square feet, including two (2) or more family dwelling units either in separate buildings or one (1) main building. Minimum lot area is 8,000 square feet. This Zone allows for a maximum of 10.89 dwelling units per acre.

R-3 (Multiple Family Residential) Zone

The R-3 Zone is intended to provide for the development of multiple family dwellings, apartment houses, group houses, and other similar buildings. Convalescent or rest homes are allowed with a CUP. Minimum lot area is 9,000 square feet. This Zone allows for a maximum of 14.5 units per acre.

Residential Planned Development Zone (RPD)

The intent and purpose of a Residential Planned Development Zone is to:

- Create a better living environment;
- Promote the achievement of Residential land use amenities than could otherwise be obtained under conventional development;
- Achieve greater design flexibility of residential acreage than could otherwise be possible through the application of conventional residential Zone regulations;
- Encourage well planned developments through creative and imaginative planning principles, practice and techniques;
- Reserve a greater proportion of open space land for recreation, conservation, parking and other similar uses than is otherwise required by conventional residential Zone regulations;
- Provide for a more efficient, appropriate and desirable use of land which is sufficiently unique in its physical characteristics and other circumstances to warrant special methods of development;
- Provide areas of natural scenic beauty, vistas, land marks, and promontories and other environmental features through integrated land planning, design and unified control of physical development patterns; and
- Set forth use regulations and property development regulations that will best assure that the intent and purpose of the RPD chapter is carried out.

A proposed RPD development plan requires a parcel of land containing not less than ten (10) acres; an exception to the ten (10)-acre minimum is allowed when a new RPD is proposed adjacent to an existing RPD and it can be shown that the two (2) developments can be blended. The overall density of the proposed residential unit will be the density that is set forth in the RPD Zone designation to a maximum of 4.2 dwelling units per acre.

Zone C-1 (Light Commercial) Zone

Zone C-1 is established to provide for restricted neighborhood retail commercial and residential needs. Business and professional offices and limited retail stores and single-family residences are permitted. Provisions are included to allow public educational institutions and the establishment of necessary public service facilities. The standards of development in Zone C-1 are designed to protect adjacent Zones, promote orderly development and avoid the creation of traffic congestion within the neighborhood. This Zone allows for up to six (6) residential units per acre.

Mixed Use/Housing Opportunity Overlays

In October 2013, the City adopted three (4) Mixed-Use Overlays that made it possible for residential units to be developed in some of the City's commercial Zones:

- **Mixed Use/Housing Opportunity Overlay (MU/HOO-1):** This Overlay allows for the development of housing up to thirty-six (36) dwelling units per acre.
- **Mixed Use/Housing Opportunity Overlay (MU/HOO-2):** This Overlay allows for the development of housing up to twenty-eight (28) dwelling units per acre. In addition, the Overlay restricts commercial development to a maximum of twenty (20%) percent of the total area covered by the MU/HOO-2.
- **Mixed Use/Housing Opportunity Overlay (MU/HOO-3):** This Overlay allows for the development of housing up to thirty-six (36) dwelling units per acre.

Residential Zones (R-4 Medium High and R-5 High)

In 2022, the City is amending the Zoning Code with a Form-Based Ordinance to establish two (2) Residential Zones:

- R-4 Medium-High (MH) Zone (32 - 36 units per acre)
- R-5 High (H) Zone (36.1 - 40 units per acre)

The purpose of the R-4 (MH) and R-5 (H) Residential Zones is to designate specific areas in the City as zones suitable for higher density residential neighborhoods. The goal of the Form-Based Ordinance is to achieve a specific design theme that is vibrant, utilizes unique streetscapes and innovative design concepts, is compatible with adjacent land uses, and promotes walking and biking with pedestrian-friendly streets. The R-4 (MH) Zone is designated for Zone Area(s) 1, 2, 3 and 5; R-5 (H) Zone is applied to Zone Area 4. It should be noted that the R-5(H) Zone is not permitted if immediately adjacent to existing single-family areas. Adoption of the Residential District Overlay Zones is anticipated by March 2022.

The proposed Zone Area(s) one (1) through five (5) are to be rezoned from Industrial and Commercial to the R-4 Medium-High and R-5 High Residential uses. The existing uses will be replaced with residential uses as these properties are being redeveloped. Once rezoned, redevelopment of these properties into nonresidential uses would not be permitted. Table 20 summarizes the General Plan residential land use designations and implementing residential Zones.

Table 20: Land Use Categories Permitting Residences

Land Use & Community Design Element	Corresponding Zoning District	Maximum Density (du/ac)	Typical Residential Types(s)
One Family Residential Zone	R-1 (7,200) R-1 (8,500) R-1 (10,000) R-1 (15,000) R-1 (20,000) R-1 (30,000) R-1 (40,000)	Up to 6	Low-density single-family detached homes on large lots, with a custom character of development
Residential Planned Development Zone	RPD	As approved per the zone change to a maximum of 4.2	Single-family detached homes in planned communities
Limited Multiple Residential Zone	R-2	10.9	Includes single-family detached and attached units, townhouses, apartments and condominiums.
Multiple Family Residential Zone	R-3	14.5	Includes townhomes, condominiums, and apartments.
Medium-High and High Residential Zones	R-4 R-5	36 40	Apartments, condominiums, townhomes, senior housing facilities

Source: City of Walnut Zoning Code, 2021.

3.2.4 Residential Development Standards

Residential development standards established in the Zoning Code are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods. The development standards summarized below and in Table 21 can have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing within Walnut discussed.

Development standards for the Mixed-Use Overlays will be developed as Specific Plans are developed. The City will consult with residents and the development Community to ensure that appropriate standards are in place to facilitate Mixed-Use developments and minimize impacts on surrounding neighborhoods.

Table 21: Residential Development Standards (Existing)

District	Min. Lot Area	Min. Lot Dimensions	Setbacks	Lot Coverage (%)	Min. Floor Area (sf)	Max. Height Main Bldg
R-1 (7,200)	7,200 sf	W-60 ft. D-100 ft.	F-20 ft. S-5/12 ft. R-15/25 ft.	40% of gross site area	1,500 sf	35 ft/ 2 Stories
R-1 (10,000)	10,000				1,600 sf	
R-1 (15,000)	15,000 sf	W-75 ft. D-120 ft.			1,700 sf	
R-1 (20,000)	20,000 sf					
R-1 (30,000)	30,000 sf					
R-1 (40,000)	40,000 sf					
RPD	7,200 sf	W-60 ft. D-100 ft.			1,500 sf	
R-2	8,000 sf (4,000sf/du)	W-75 ft. D-100 ft.	F-20 ft. S-5 ft.	50%	800 sf	
R-3	9,000 sf (3,000sf/du)	W-75 ft. D-100 ft.	R.-20	60%	550 sf	
C-1	7,200 sf	W-60 ft. D-100 ft.	F-20 ft. S -10 ft. R-20 ft	50%	No minimum	

Source: City of Walnut Zoning Code, 2021.

Residential Density

The Walnut General Plan (WGP) allows for base residential densities ranging from less than one (1) dwelling unit per acre up to 14.5 dwelling units per acre.

Walnut has historically developed as a low-density single-family community primarily because of the area's severe environmental constraints. A

substantial portion of the City contains hillsides in excess of twenty-five (25%) percent, permitting development in only limited portions of the Community. Development on such severely sloped parcels requires substantial modifications to the natural terrain which significantly adds to the cost of development. These areas are also subject to slope instability and landslide hazards. Other constraints to development include earthquake related hazards, such as groundshaking, lurching and liquefaction that are of particular concern because of the close proximity of the San Jose earthquake fault.

As a result, the City is primarily built out with ninety-six (96%) percent of the residential units as single-family homes, and most in excellent condition. Given the need to accommodate additional housing in the Community, the City established the R-4 and R-5 Zones in 2021 to five (5) Zone Areas that are currently developed with antiquated and underutilized industrial and commercial uses (see detailed discussions in Section 3.2.5 on the R-4 and R-5 Residential Zones).

Lot Size and Area

The Zoning Code establishes minimum lot areas for single-family residentially Zoned properties. The minimum lot area varies from 7,200 square feet to 40,000 square feet in the R-1 (40,000) District. Minimum lot dimensions range from fifty (50') to seventy (70') feet in width and one-hundred (100') to one-hundred and twenty (120') feet in depth, depending on the minimum lot size. These minimum dimensions are similar to those of many neighboring communities and do not pose a constraint to housing development.

Yards and Setbacks

For residences under 4,500 square-feet of living area, the minimum front yard setback requirements are twenty (20') feet to living area and twenty-five (25') feet to a garage. The minimum side yard setbacks are five (5') feet one side and twelve (12') feet on the other side. The minimum rear yard setbacks are fifteen (15') feet to the first floor and twenty-five (25') feet to the second floor. These setback requirements are similar to those of many neighboring communities and do not pose a constraint to housing development.

Lot Coverage

The City imposes reasonable limits on building coverage. Structures and parking may occupy up to fifty (50%) percent of the lot in the R-2 Zone and up to sixty (60%) percent in the R-3 Zone, which would permit sufficient square-footage to facilitate construction of a range of variously sized

apartment units up to the maximum allowable densities. Lot coverage requirements within single-family districts allow structures to occupy up to forty (40%) percent of the lot.

Minimum Floor Area

Minimum floor area requirements are maintained within Multiple Family and some Single-Family Residential Zone Districts. Within the Multi-Family Districts, a minimum of five-hundred and fifty (550) square-feet for studio and six-hundred and fifty (650) square-feet for one-bedroom units is required. These minimum floor area requirements are necessary to maintain Health and Safety standards and do not constrain the ability of projects to achieve the maximum densities of these Districts. Within the R-1 Districts, the minimum floor area is 1,500 to 1,700 square-feet.

Building Height

Land Use regulations establish a height limit of two (2) stories or thirty-five (35') feet in all Zones. However Specific Plans, such as the Cornerstone Development allow up to three (3) stories at thirty-five (35') feet in height. Therefore, this height limit is able to accommodate higher density development through the Specific Plan process.

Parking

The City of Walnut amended the Municipal Code in September 2012 to establish off-street parking requirements for single-family dwellings that better reflected the needs of the Community. The newly adopted parking standards are summarized below in Table 22.

Parking requirements for Multiple-Family dwellings are 2.5 spaces per unit. However, through the Specific Plan process, the City could consider alternative parking requirements in order to facilitate affordable housing development provided parking demand could be accommodated.

The City has virtually no remaining land Zoned for multi-family residential development. Existing uses are also generally in good condition and not likely to be recycled in the near future. Therefore, to offer additional and substantive potential for future residential development, the City is rezoning existing deteriorating and marginally operating industrial uses into medium-high and high density residential uses (discussed later). Through new the form-based zoning, the City has introduced parking standards, setbacks, and height that are appropriate for accommodating the proposed density ranges and types of housing anticipated (see Table 23).

Table 22: Off-Street Parking Requirements

Residential Type	Parking Requirements
<i>One-Family Dwellings</i>	
1 - 4 bedrooms	2 parking spaces in an enclosed garage
5 bedrooms	3 parking spaces in an enclosed garage
6 - 7 bedrooms	4 parking spaces in an enclosed garage
More than 7 bedrooms	4 parking spaces plus one additional parking space for each bedroom over 7 bedrooms.
Less than 3,000 square feet of gross floor area	2 parking spaces in an enclosed garage
3,001 to 4,500 square feet of gross floor area	3 parking spaces in an enclosed garage
4,501 to 6,000 square feet of gross floor area	4 parking spaces in an enclosed garage
6,001 square feet or greater	5 parking spaces, plus one additional space for each 1,000 square feet of floor area or fraction thereof over 7,001 square feet
<i>Multiple-Family Dwellings</i>	
Apartment Houses	2.5 spaces per unit
<i>Special Needs Housing</i>	
Emergency Shelter	1 space per 1,000 square feet of gross floor area or 1 space for each employee on largest shift plus one space for each agency vehicle plus three visitor spaces (whichever is greater)
SRO	One (1) uncovered parking space for every three (3) SRO units. Two (2) uncovered parking spaces for an on-site manager unit. Each SRO unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that SRO unit.

Notes:

Source: *City of Walnut Municipal Code, 2021.*

- Tandem parking spaces may be permissible for the purpose of providing the required parking spaces in an enclosed garage provided tandem parking is limited to not more than one vehicle behind another and a minimum of two parking spaces are provided side-by-side at the garage entrance.
- Bedroom is defined as “any room, other than a living room, family room, dining room, kitchen, bathroom or laundry room, and shall include specialty rooms.”
- Gross floor area does not include any room that is a kitchen as defined by the Building Code.
- When determining the number of required parking spaces, the more restrictive standard shall prevail.

Density Bonus

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Specifically, if the Project includes a portion of units affordable to lower and moderate income households, on a sliding scale, the project is entitled to receive a density bonus and concessions, depending upon the percentage of affordable units in the development. The City last updated the Zoning Code to establish density bonus provisions in 2013. However, recent changes to State Law necessitate an amendment to the Zoning Code to comply with State Law. A program is included in the Housing Plan to address various Zoning Code revisions, including density bonus.

3.2.5 R-4 and R-5 Residential Zones: Development Standards

Much of the future residential developments will occur in the R-4 MH and R-5 H Zones. Table 23 summarizes the development standards in the R-4 MH and R-5 H Zones. Only housing will be permitted in the Zone Areas as properties are being redeveloped. Existing industrial/commercial uses will become legal non-conforming uses and expansion and redevelopment of such uses would not be permitted. The development standards are established to facilitate multi-family housing. Parking standards and height limitations in the Zones are consistent with urban style development in the region.

Table 23: R-4 and R-5 Development Standards

Standard	R-4 Medium-High (MH)	R-5 High (H)
Density	32 - 36 du/ac	36.1 - 40 du/ac
Minimum Lot Area		
Minimum Lot Width	75'	75'
Minimum Lot Depth	100'	100'
Minimum Lot Size	5,000 sq. ft.	4,000 sq. ft.
Minimum Setbacks		
Front Yard	10'	0' or N/A
Minimum Side Yard	10'	5'
Minimum Rear Yard	10'	10'
Residential Edge Setbacks		
<i>Abutting Residential</i>		
Front Yard	20'	N/A
Minimum Side Yard	20'	N/A
Minimum Rear Yard	20'	N/A

Table 23: R-4 and R-5 Development Standards

Standard	R-4 Medium-High (MH)	R-5 High (H)
<i>Residential Separated by Street</i>		
Front Yard	0' or N/A	0' or N/A
Minimum Side Yard	5'	0' or N/A
Minimum Rear Yard	10'	0' or N/A
Maximum Lot Coverage	75%	80%
<i>Building Size and Massing</i>		
Maximum Number of Stories	3	4
Maximum Height	45'	60'
<i>Landscaping</i>	20%	10%
<i>Parking</i>		
Studio or 1-bedroom unit	1	1
2-bedroom unit	1	1
3+ bedroom unit	1	1
Senior Housing (per bedroom plus 1 per employee)	0.5	0.5
Guest Parking (per 8 units)	1	1

3.2.6 Provisions for a Variety of Housing Types

The Zoning Code stipulates the residential types permitted, conditionally permitted, or prohibited in each Zone allowing residential uses. Residential types in Walnut include single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and Mixed-Use opportunities. Table 24 summarizes the different types of residential uses permitted, conditionally permitted, or permitted through a Specific Plan process in the various residential Zones of the City.

Table 24: Housing Types by Residential Zone Category

Residential Uses	R-1	RPD	R-2	R-3	C-P	C-1	C-3	M-1	MH	H
Single-family dwellings	P	P	P	--	SP	P/SP	SP	--	--	--
Condominiums/ Townhomes	--	--	P	P	SP	SP	SP	--	P	P
Apartments	--	--	--	P	SP	SP	SP	--	P	P
Accessory Dwelling Unit	P	P	P	--	--	--	--	--	--	--
Mixed Use	--	--	--	--	SP	SP	SP	--	--	--
Manufactured homes	P	P	P	--	--	--	--	--	--	--
Mobile home parks	P	P	P	--	--	--	--	--	--	--
Emergency Shelters	--	--	--	--	--	--	--	P	--	--
Transitional Housing	P	P	P	P	SP	SP	SP	--	P	P
Supportive Housing	P	P	P	P	SP	SP	SP	--	P	P
Single Room Occupancy (SRO) unit	--	--	--	--	--	--	--	CUP	--	--
Residential care facilities (6 or fewer persons)	P	P	P	P	--	P	--	--	P	P
Residential care facilities (7 or more persons)	--	--	--	CUP	CUP	CUP	CUP	--	CUP	CUP

"P" = permitted uses

"CUP" = conditionally permitted uses

"SP" = Specific Plan process

"--" = uses not permitted

Source: City of Walnut, 2021.

Single-Family Dwellings

Detached, single-family dwelling units are permitted in the R-1, RPD, R-2, and C-1 Districts. This provision allows the development of small-lot single-family homes that fall within the density range of the Multiple-Family Districts but offers a product type that may be more compatible with surrounding uses.

Condominiums/Townhomes

Condominiums and townhomes are permitted by right in the R-2 and R-3 Districts, subject to meeting density requirements. They are also permitted in the new R-4 and R-5 Residential Zones.

Apartments

Apartment units are permitted by right in the R-2 and R-3 Districts where Multi-Family housing is intended.

Accessory Dwelling Units

The passage of Assembly Bill (AB) 1866 (effective July 2003) requires cities to use a ministerial process to consider second-units in effort to facilitate the production of affordable housing State-wide. Walnut amended its Accessory Dwelling Unit (ADU) Ordinance on January 13, 2021. The City of Walnut Zoning Code establishes specific use restrictions for second-units.

In addition, the City has established the following development standards for second-units, consistent with State Law:

- **Setbacks and Lot Coverage:** Second-units shall conform to all applicable setback and lot coverage standards for the Zoning district in which they are located except as follows:
 - No setbacks are required for an ADU that is created by converting existing living area or existing accessory structures to new Accessory Dwelling Units.
 - A minimum setback of four (4') feet from the side and rear lot lines shall be required for a new ADU structure and shall comply with all applicable front yard setbacks.
 - A detached ADU shall be separated from the primary residence and all other structures, including garages, by at least ten (10') feet.
- **Height:** A detached ADU shall not exceed one (1) story or seventeen (17') feet in height, whichever is less.

- **Size:** The maximum floor area of an ADU shall be eight-hundred and fifty (850) square feet or one-thousand (1,000) square feet for ADUs with more than one (1) bedroom.
- **Utilities:** The property must have adequate water and sewer facilities. No second-unit shall be allowed on a property that is not connected to the public sewer system.

Manufactured Housing

Manufactured homes meeting national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for approval or construction of units. The City will review the Zoning Code to ensure manufactured housing is permitted where single-family residential use is permitted.

Mobile Home Parks

Mobile home parks are conditionally permitted in the R-1, RPD, and R-2 Districts pursuant to requirements established in the Zoning Code for this type of housing. The development standards for mobile home parks are consistent with the health and safety needs of Walnut residents and surrounding developments, and are not overly burdensome or restrictive. These restrictions are not considered a constraint to the development of mobile home parks.

Residential Care Facilities

Residential care facilities serving six (6) or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to State Health and Safety Code and State Welfare and Institutions Code.

Residential care facilities serving more than six (6) persons are conditionally permitted in the R-3, C-1, C-3, and C-P Districts as “rest homes.” Rest homes are defined in the Walnut Zoning Code as:

“Premises used for the housing of and caring for more than six individuals who are aged, infirm or ambulatory. There shall be only incidental convalescent care not involving either trained nurse or physician residing on the premises. There shall be no surgery, physical therapy, or other similar activities such as are customarily provided in sanitariums and hospitals.”

No unique distance requirements between facilities or other sensitive uses

have been established in the Zoning Code. The City will amend the Zoning Code to address the provision of residential care facilities for seven or more persons as similar uses in the same Zone.

Transitional and Supportive Housing

Pursuant to Senate Bill (SB) 2 signed into law in October 2007, the City must address housing for extremely low income households, such as transitional and supportive housing.

In October 2013, the City amended the Zoning Code to add the following definition of transitional housing:

“Buildings configured as rental apartment developments, that operate under program requirements which call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months, and no more than two years. Appropriate sites for the transitional housing development should include those close to public services and facilities including transportation. Transitional Housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.”

The City also added the following definition of supportive housing:

“Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive Housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.”

Furthermore, AB 2162 (Approved in September 2018) further requires supportive housing projects of fifty (50) units or fewer to be permitted by right in Zones where Multi-Family and Mixed-Use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within 0.5 mile of a public transit stop. A program is included in the Housing Plan to address various Zoning Code revisions, including supportive housing consistent with AB 2162 requirements.

Emergency Shelters

Pursuant to SB 2, the City must address the provision for emergency shelters. Specifically, the City must identify a Zoning District where emergency shelters are permitted by right (i.e. without a discretionary approval process). In October 2013, the City amended the Zoning Code to permit emergency shelters in the M-1 Zone. There are over sixty (60) parcels (about 110 acres) within the City of Walnut Zoned M-1. Since Los Angeles Homeless Services Authority (LAHSA) estimates no homeless population in Walnut, this capacity is more than sufficient to allow for at least one (1) shelter, meeting the requirements of SB 2. The 2013 amendment also established the following operational and development standards for emergency shelters:

1. **Number Of Beds.** An emergency shelter shall contain a maximum of fifty (50) beds.
2. **Hours of Operation.** Emergency shelter operations are limited to the evening hours and shall open not earlier than 5:00 p.m. and close not later than 8:00 a.m. daily. All clientele shall vacate the premises upon closing. There shall be no in-and-out privileges for clientele using the shelter between 10:00 p.m. and 6:00 a.m.
3. **Floor Area per Occupant.** The minimum floor area per occupant shall be at least one-hundred and fifty (150) square-feet and the maximum number of occupants to be served at any given time shall not exceed fifty (50).
4. **Interior Waiting Area.** Interior onsite waiting and client intake area shall be a minimum of two-hundred (200) square-feet, including seating for twenty-five (25) clients at any one (1) time.
5. **Exterior Waiting Area.** A covered exterior onsite waiting area shall be provided, at a minimum of one-hundred (100) square-feet for seating for fifty (50) clients at any one (1) time, to protect clients from the elements.

6. **Separation between Shelters.** An emergency shelter shall be no closer than three-hundred (300') feet from another emergency shelter, as measured from the nearest property line.
7. **External Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public-rights-of-way.
8. **Parking.** Off-street parking requirements shall be provided at a ratio of one (1) space per 1,000 square-feet of gross floor area, or one (1) space for each employee on the largest shift plus one (1) space for each agency vehicle plus three (3) visitor spaces, whichever is greater. All parking is required to be off-street and on-site.
9. **ADA Access.** The shelter shall be compliant with the Americans with Disabilities Act (ADA).
10. **Amenities.** The facility may include central cooking and dining areas, laundry area, recreation rooms, counseling centers, child care facilities, play areas, bike racks, and other support services for the exclusive use of the residents and Staff.
11. **Annual Report.** The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and determination of compliance with the City's development standards for the use.
12. **Deliveries.** Deliveries of goods to the shelter shall only be made between 5:00 p.m. and 10:00 p.m.
13. **Noise or Lighting.** The facility shall not generate noise or lighting at levels adversely affecting surrounding properties.

AB 139 (Approved in September 2019) also changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be based solely on shelter staffing level, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same Zone. The City's current parking regulation for emergency shelters provides the option of utilizing Staff to determine the requirement. Therefore, the City's current regulation complies with AB 139. No revision to the Zoning Code is necessary.

Low Barrier Navigation Center (LBNC)

AB 101 (Approved in July 2019) requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas Zoned for Mixed-Use and nonresidential Zones permitting Multi-Family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as:

“A Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for LBNC developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. A program is included in the Housing Plan to address various Zoning Code revisions, including LBNC consistent with AB 101 requirements.

Single Room Occupancy (SRO)

SROs are one of the most traditional forms of affordable private housing for lower- income individuals, seniors, and persons with disabilities. An SRO unit is usually small, between eighty (80) and two-hundred and fifty (250) square-feet. These Units provide a valuable source of affordable housing.

In October 2013, the City amended the Zoning Code to allow SRO units in the M-1 Zone, subject to a Conditional Use Permit (CUP). The amendment also established the following operational and development standards for SRO housing:

1. **SRO Size Requirements.** SRO units shall have a minimum size of one-hundred and fifty (150) square-feet and a maximum of four-hundred (400) square-feet.
2. **Occupancy.** Each SRO unit shall accommodate a maximum of two (2) persons.
3. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of the Walnut Municipal Code (WMC).
4. **Laundry Facilities.** Laundry facilities must be provided in a separate enclosed room at the ratio of one (1) washer one and (1)

dryer for every twenty (20) units of fractional number thereof, with at least one (1) washer and dryer per floor.

5. **Cleaning Supply Room.** A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO unit facility.
6. **Lavatory.** Each unit is required to provide a separate bathroom containing a water closet, lavatory, and bathtub or shower.
7. **Minimum Kitchen Requirements.** Each unit shall be provided with a kitchen sink, functioning cooking appliance, a refrigerator, and each having a clear working space of not less than thirty (30") inches in front.
8. **Building Code Requirements.** SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible. .
9. **On/Off Site Management.** A SRO unit project with ten (10) or more units shall provide on-site management. A project with less than ten (10) units may provide management off-site.
10. **Tenancy.** Tenancy of SRO units shall not be less than thirty (30) days and a maximum period of twelve (12) months.
11. **Parking.** A SRO unit project shall comply with all parking requirements of the WMC and at a minimum shall have the following:
 - One (1) uncovered parking space for every three (3) SRO units.
 - Two (2) uncovered parking spaces for an on-site manager unit.
 - Each SRO unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that SRO unit.

Employee Housing

Pursuant to State Employee Housing Act, employee housing for six (6) or fewer employees are to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City's Zoning Code does not address employee housing and will be amended to comply with State Law.

Other Local Codes and Ordinances

The City amended the Zoning Code to prohibit short-term rentals. This ordinance has the effect of preserving existing housing as permanent housing for residents. No other ordinances with the potential to impact the costs and availability of housing have been adopted.

3.2.7 Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disability Act (ADA) came into effect in 1990. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor. With limited rental housing construction in the City, few rental housing units in Walnut are accessible. The ADA also does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older single-family housing stock.

Pursuant to SB 520 (Approved in: February 2013), the Housing Element must evaluate the City's Codes, policies, and regulations to ensure that they are free of constraints to the development and improvement of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.³

In October 2013, the City amended its definition of "family." A "family" is now defined as:

³ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

“Any group of individuals living together as the functional equivalent of a family. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.”

This definition of family is not considered restrictive and does not constrain the development of housing in any way.

Land Use Control

Pursuant to State Law, Walnut permits State-licensed residential care facilities serving six (6) or fewer persons in all of its residential Zoning Districts by right. State-licensed residential care facilities serving seven (7) or more persons are permitted in the R-3, C-1, C-3, and C-P Districts.

The City has not adopted a local requirement for proximity between two (2) special needs housing sites. The requirements of Health and Safety Code, Section 1520.5 are enforced by the State Department of Social Services, Health and Human Services Agency. The Law requires that residential facilities be separated by a minimum of three-hundred (300') feet to avoid over-concentration. According to the State Department of Social Services, Community Care Licensing Division, the City has a total of sixteen (16) residential care facilities, including:

- Six (6) adult residential facilities ranging in capacity from five (5) to six (6) persons.
- One (1) group home for six (6) children/teenagers.
- One (1) small family home for two (2) children with disabilities.
- Eight (8) residential care facilities for the elderly with a total capacity of one-hundred and fifty-nine (159) persons.

The City has no special Zoning or Land Use restrictions that regulate the siting of housing for persons with disabilities.

Building Codes

Building procedures within the City are required to conform to the International Building Code (IBC), as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Ameri-

cans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation Procedures

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's Building Codes, as well as approach to Code Enforcement, allow for special provisions that meet the needs of persons with disabilities.

Accessory uses such as wheelchair ramps are permitted within all residential Zones as incidental structures related to the residence. Most reasonable accommodation requests to increase accessibility of existing properties are handled through the building permit process.

The City's Building Official has the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As part of the building permit application, an Applicant can request reasonable accommodation to the Building Code. The Building Official will act upon the request. No formal hearing process before any board is required.

In September 2013, the City amended the Zoning Code to provide a formal reasonable accommodation procedure for the application of Zoning and development standards. For example, it may be a reasonable request to waiver the setback or encroachment requirement, or the oak tree removal permit procedure in order to accommodate the timely construction of a handicap ramp. To accommodate a ground floor master suite for a disabled family member, a homeowner may request an increase in the maximum lot coverage. No fees are required for the application for reasonable accommodation.

3.2.8 Site Improvements

Site improvements and Property dedications are important components of new development. These include:

- Reservation of sites for parks, recreation facilities, fire stations, libraries, or other Public uses.
- Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other Public easements, and Public utility easements.

Improvements required of new subdivisions include:

- Arterial highways and collector streets constructed according to the roadway classification identified in the Circulation Element of the General Plan. Local streets and alleys constructed as shown on an approved tentative map and/or as required by the Tentative Map Conditions of Approval (COA).
- Each unit or lot within the subdivision served by a domestic water system and a sanitary sewer system approved by the City Engineer.
- Storm drain system designed for the subdivision and its watershed, capable of collecting and conveying runoff according to the standards of the Los Angeles County Flood Control District (LACFCD).
- All utility lines to serve the subdivision, such as electric, communications, street lighting, cable television, and similar lines are required to be installed underground.

3.2.9 Development and Planning Fees

Development impact fees offset the costs of improvements serving the development. Planning and processing fees cover administrative review of the development by City Planning, Building, and Engineering Departments. The City's Fee Schedule is based on anticipated costs associated with review and approval of proposed Projects. Walnut's Planning and development fee schedule for residential Projects is summarized in Table 25.

In terms of impact fees, the City has adopted in lieu fees for parkland dedication. These fees apply to subdivisions that do not provide parkland as part of the development. The fees do not apply to apartments. The amount of the fee is calculated based on the value of the land prescribed by the parkland dedication requirements allowed by the State Subdivision Map Act. The other impact fee that the City has adopted is the Development Tax, which is three-hundred (\$300) dollars per new residence to be used for open space, median, landscape parkway and trail maintenance or improvements. The City also has a ten (10%) percent maintenance fee and a General Plan impact fee.

Overall, Site Plan and Architectural Review fees total approximately \$1,200 per single-family unit. For Projects with more than one (1) Single-Family Residence, including Multi-Family and Mixed-Use developments, the \$1,046 fee is increased an additional thirty-six (\$36) dollars per lot and

one-hundred and thirty-five (\$135) dollars per building. Plan Check and permit fees are roughly the same and are based on a set table that is computed using the building area and the valuation of construction. The City has had three (3) applications for a Multi-Family project submitted in the last five (5) years—the Francesca Senior Project, the Lofts, and Terraces. Using the City’s current fee schedule, total fees (including both Planning and Building permit fees) for the Francesca Senior Project would have been approximately \$1,250 dollars per unit. In comparison, the planning and permit fees for a single-family unit is approximately \$17,128.00. The City’s fee system does not favor single-family housing over multi-family housing.

Furthermore, after reviewing the Planning fees charged by neighboring jurisdictions (Table 26), fees assessed by the City are some of the lowest in the region and are not a constraint to housing development. Nevertheless, such fees add to the costs of housing development. The City Council has the authority to waive Planning, Building, and other fees, and/or offer expedited or priority processing for developments that provide affordable units. Overall, fees in the City has remained at the same level in recent years.

Table 25: Planning and Development Fees for Residential Projects

Planning and Processing Fees	Fee/Deposit
Site Plan Architectural Review by Planning Commission	\$2,742
Site Plan and Architectural Review by Staff	Minor Project (addition less than 500 sq. ft.): \$426 Accessory Dwelling Unit: \$426 Major Project: \$1,200
Conditional Use Permit	\$3,800
Environmental Review (Consultant + Staff)	Consultant deposit: 100% of estimated costs Staff Deposit: \$5,000
Final Map Check	\$2,250 + \$54/lot
General Plan Amendment	\$3,500
Specific Plan	\$3,500
Tentative Tract Map	\$4,500 + \$100/lot
Tentative Parcel Map	\$3,500 + \$100/lot
Variance	\$3,800
Lot Line Adjustment	\$1,500
Certificate of Compliance	\$500
Easement Checking	\$350 per map
Zone Change	\$3,500

Source: City of Walnut, City Council Resolution 20-37, dated 6/10/2020.

Table 26: Planning and Development Fees in the Region*

Application	Walnut	Brea	Pomona**	West Covina***	San Dimas
Conditional Use Permit	\$3,800	\$2,000	\$6,140	Actual Cost; \$3,000 deposit	\$1,092
General Plan Amendment	\$3,500	\$5,000	\$5,908	Actual Cost; \$8,000 deposit	\$382 initial re-view; cost + \$3,000 deposit
Specific Plan	\$3,500	Varies	\$5,908 (Amendment)	n/a	Cost + \$3,000 deposit
Tentative Tract Map	\$4,500 + \$100/lot	\$2,000	\$5,768 + \$35/lot	Actual Cost; \$8,000 deposit	\$1,530 + \$55/lot
Tentative Parcel Map	\$3,500 + \$100/lot	\$2,000	\$4,124	Actual Cost; \$4,000 deposit	\$366 + \$22/lot
Variance	\$3,800	\$2,000	\$4,996	Actual Cost; \$3,000 deposit	\$983
Zone Change	\$3,500	\$5,000	\$5,908	Actual Cost; \$8,000	Cost + \$3,000 deposit

* Does not include any development impact fees

** Total fees, including Planning and Public Works fees

*** Actual cost = fully burdened hourly rate of a position divided by the number of productive hours in a year plus actual cost of City Attorney

Source: Cities of Brea, Pomona, San Dimas, Walnut, and West Covina, posted fee schedules as of January 2020

3.2.10 Building Codes and Enforcement

The City adopted and enforces the 2019 International Building Code (IBC) which ensures that all housing units are built to specified standards. The Code is substantially determined by the International Conference of Building Officials and the State of California. Code Enforcement is implemented proactively on a complaint basis.

3.2.11 Processing and Permit Procedure

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

In Walnut, the review process takes approximately three (3) to six (6) months for a typical single-family Project and six (6) months to a year for a typical Multi-Family Project. Residential uses are permitted by right in residential Zones. However, Site Plan and Architectural Reviews are required for all new residential developments, see Table 25.

Environmental Review

Individual single-family homes are generally exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the environmental documentation can be considered concurrently with the Land Use or Architectural Review hearing.

Land Use Review

City Staff generally reviews Site Plan and Architectural Review projects for room additions that are less than fifty (50%) percent, or two-thousand (2,000) square-feet in living area. All other Site Plan and Architectural Review projects may be approved by the Planning Commission (PC) and/or City Council (CC). Conditional Use Permits (CUP), variances and subdivisions require a Public Hearing and may be approved by the PC. Approval times for the above applications vary from thirty (30) to ninety (90) days. General Plan Amendments (GPA), Zone Changes (ZC), and Specific Plans (SP) require a Public Hearing and recommendation to the City Council (CC) by the Planning Commission and a public hearing and action by the CC. These approvals often require six (6) to twelve (12) months to complete.

Conditional Use Permit

Certain uses in the City require the approval of a Conditional Use Permit (CUP). The principal objective of the CUP process is to provide for the proper location of various types of land use. The reasons for requiring such special consideration involving, among other things:

- Size of the area required for the full development of such uses;
- Nature of the traffic problems incidental to their operation; and/or
- Effect which such uses may have on adjoining land uses and on the growth or development of the community as a whole.

The PC, when reviewing an application for a CUP, may grant the CUP if the use is found:

- Necessary or desirable for the development of the Community;
- In harmony with the various elements or objectives of the Zoning Code; and
- Not detrimental to the existing uses or the uses specifically permitted in the Zone.

In granting a CUP, the PC may impose Conditions of Approval (COA) determined to be necessary to safeguard and protect the public health, safety and general welfare, and to mitigate or eliminate adverse impacts on surrounding properties, residents or businesses.

Site Plan and Architectural Review Process

The City's Site Plan and Architectural Review process is applicable to all new development in the City. The intent is to ensure new development is properly designed, is a positive addition to the City's physical environment, enhances Walnut's cultural heritage, and has given consideration to energy conservation.

The following criteria are used for all projects reviewed by the Planning Commission (per the Walnut Municipal Code Chapter 6.84):

- A. The application should implement the goals and objectives of the General Plan to provide an attractive, high quality, residential environment with a rural character. Industrial, agricultural and commercial land uses should meet high quality development standards. To the extent possible, development should minimize alteration of the natural terrain.
- B. Applications should be reasonably compatible with surrounding buildings and uses in terms of use, function, size, shape, mass, scale, building materials, colors, facade articulation, and roof style and pitch.
- C. Vertical and horizontal articulation of building facades should be used to avoid long, uninterrupted exterior walls on all structures. All structure walls should have relief (variance in vertical and horizontal planes) to create an interesting blend with landscaping, building and the casting of shadows. The integration of varied texture, relief, and soften accents on building walls should be used to soften undesirable planar effects, and enhance the architecture.
- D. Roof lines should be reasonably compatible with the design and scale of surrounding structures. Vertical and horizontal roof articulation is encouraged to avoid monotonous, long, flat sections of roof.
- E. Building designs should be varied in tract developments to create variety and interest. A significant difference in the massing, com-

position, architectural style, building orientation, facade articulation and architectural style of each adjacent house should be achieved.

- F. Structural form, scale and mass should relate to the use of surrounding structures. The scale and mass should be within a human scale so as not to overwhelm or dominate the lot or buildable pad area on which the structure is placed, the natural topography, or surrounding uses or structures.
- G. Colors should be reasonably compatible among various architectural design elements within the same structure and among adjacent structures. Color coordination is not required, but stark divergence of colors which is displeasing to the senses should be avoided.
- H. High quality materials, textures and construction should be used. Materials should be consistently applied and should be chosen to work harmoniously with materials and textures on surrounding structures. Piecemeal embellishment and frequent changes in materials and textures should be avoided.
- I. Any equipment, whether on the side of the building, on the ground, or on the roof, must be screened. The method of screening must be architecturally compatible in terms of materials, color, shape and size. The screening design should blend with the building design.
- J. To the extent reasonably possible, viewshed should be protected from both public and private property. Viewshed includes the blockage of existing views and the creation of undesirable views such as unscreened roof equipment, unbroken roof lines, towers, poles, or flat wall surfaces.
- K. Landscaping should be used to assist the screening of service, loading and parking areas from public right-of-way and adjacent properties.
- L. Landscaping should promote proper vehicular and pedestrian circulation, creating a safe and pleasant environment.
- M. Landscaping should take into consideration local topographic and climate restrictions and proper irrigation, drainage and maintenance.
- N. Landscaping should be reasonably compatible with the character of adjacent landscaping, provided that the existing adjacent landscaping meets the above standards.

- O. The application shall not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
- P. The application shall not be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the application.
- Q. The application shall not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- R. The site of the proposed application shall be adequate in size to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in this chapter, or otherwise required in order to integrate said use with the uses in the surrounding area.
- S. The site of the proposed application shall be adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of traffic such use would generate.

These criteria were established to ensure quality development and the health and safety of residents in the Community. With these criteria, the City works with the Project applicants to craft developments that meet the City's housing needs and address Community concerns.

Specific Plan

A Specific Plan (SP) is a regulatory plan authorized by Government Code Section 65450 through 65457. It is one (1) tool available to implement the General Plan and carries the same weight as Zoning. A SP allows for the establishment of unique land uses and/or development standards that may be more or less restrictive than the underlying Zoning designation.

The City amended its Land Use Element in 1999 to utilize the SP process to allow for residential uses in commercial areas provided that a minimum of twenty-five (25%) percent of the units are made affordable. The City has successfully utilized the process for three (3) projects that have produced affordable units, reduced setbacks and parking standards, and increased densities that would have otherwise be allowed.

The SP has been processed concurrently with the Site Plan and Architectural Review application to ensure efficient processing. One (1) additional Public Hearing is required by the CC following the PC action on the Site Plan and Architectural Review application which does not unnecessarily lengthen the development review process.

R-4 and R-5 Residential Zones: Design Guidelines

The City has established objective design guidelines for the R-4 and R-5 Zones that specify the following:

- Site planning design guidelines – site and building layout; pedestrian access.
- Building design guidelines – building façade design; roofline modulation and design; door and window design; building materials.
- Open space and amenity areas – shared open spaces and amenities; private open space.
- Parking – parking structures.
- Landscaping.
- Walls, fences, and edge treatments.
- Lighting.

The objective of the guidelines is to guide development to construct high-quality streetscapes that promote attractive, accessible, and pedestrian friendly environment, and to foster a smooth transition from medium-high (MH) and high (H) density development to surrounding residential land uses.

3.3 Environmental and Infrastructure Constraints

Environmental factors and a lack of necessary infrastructure or Public Services can constrain residential development in a Community by increasing costs and reducing the amount of land suitable for housing.

3.3.1 Environmental Constraints

Hillsides

Walnut’s hillsides comprise a large portion of the land in the City. The hillsides are an integral part of the Community’s image and identity, providing a stunning visual backdrop, an environmental sanctuary, and a recreational resource. Preserving the hillsides represents an important Community goal. Policies relating to hillside development must balance environmental protection, property rights, and community values.

Natural Hazards

Walnut is susceptible to many natural hazards, including wildland fires, mudslides, and flooding. Other geological conditions of concern include earthquake fault zones, liquefaction areas, landslide areas, and steeply sloped hillsides, as these conditions present additional vulnerability to the

community. Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect Public Health and Safety.

Restricted Use Open Space

There are areas of vacant land within the City that are designated as private or public open space which cannot be developed. The use of these areas is restricted due to environmental issues, land covenants, protection issues, and other factors.

3.3.2 Infrastructure and Public Service Constraints

Water Service

The Golden State Water, Suburban Water Systems, and Walnut Valley Water District provide domestic water service to Walnut residents and businesses. Due to the limited availability of local groundwater sources, the District is primarily dependent on surface water imported from the Colorado River and Northern California by the Metropolitan Water District of Southern California (MWD), the sole importer of water to this area, through a wholesale member agency, Three Valleys Municipal Water District (TVMWD). In 1955, the District, in concert with the City of Pomona and the Rowland Water District constructed a joint pipeline (Joint Water Line) for the purpose of delivering imported water to meet the water supply needs of these communities. This pipeline varies in diameter from forty-two (42") inches to fifty-four (54") inches and transports potable water from MWD's Weymouth Treatment Plant in La Verne and, when surplus water is available, from TVMWD's Miramar Treatment Plant in Claremont to the District's Edmund M. Biederman Terminal Storage Reservoir and Hydroelectric Facilities in Walnut.

Based on communication with the local water Districts, the City of Walnut Engineering Division has indicated that there is sufficient water supply within the Community for implementation of the proposed Mixed-Use Housing Opportunity Overlay (MUHOO-1, MUHOO-2, and MUHOO-3); however, individual water supply studies and environmental assessments will be conducted for each of the R-4 (MH) and R-5 (H) Zones. Once adopted, the Housing Element will be sent to local water districts.

Wastewater Service

Public wastewater lines, which exclude those connecting from private properties, are maintained by the County of Los Angeles. Maintenance of infrastructure in surrounding unincorporated areas also affects Walnut. Unlike areas within the City limits, the County Unincorporated areas are not required to connect to a wastewater system but are facing tightening discharge restrictions from Los Angeles County due to groundwater pollution concerns. These areas rely on septic tanks, which can contaminate groundwater supply. The City of Walnut requires annexation in order to connect to the City's wastewater system.

4. Housing Resources

The extent of housing needs in a community often far exceeds the resources available. As a small city, the City of Walnut must utilize limited resources in an efficient manner in order to address the current and projected housing needs of Walnut. This Section of the Housing Element provides an overview of resources available to the City.

4.1 Residential Development Potential

4.1.1 Regional Housing Needs Allocation

State Housing Element Law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State Law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the Community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six (6) County region.⁴ For the 2021 Housing Element update, the City of Walnut is allocated a RHNA of 1,293 units as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 427 units (33.0 percent)⁵
- Low Income (51 to 80 percent of AMI): 225 units (17.4 percent)
- Moderate Income (81 to 120 percent of AMI): 231 units (17.9 percent)

⁴ Southern California Association of Governments (SCAG) covers a six (6)-County region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

⁵ The City has a RHNA allocation of 427 very low income units (inclusive of extremely low income units). Pursuant to State Law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume fifty (50%) percent of the very low-income units as extremely low. Therefore, the City's very low-income RHNA is split into two-hundred and thirteen (213) extremely low income and two-hundred and fourteen (214) very low income units.

- Above Moderate Income (more than 120 percent of AMI): 410 units (31.7 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards in order to accommodate these units.

4.1.2 Anticipated Accessory Dwelling Units (ADUs)

New State Laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen an increase in ADU activities in the community and thus has permitted eighteen (18) units in 2018, nineteen (19) units in 2019, and nine (9) units in 2020. In 2021, the City has seen a significant increase in ADU submittals and have approved sixteen (16) units to date (as of September 2021) with more anticipated. Based on this trend, the City anticipates permitting eighteen (18) ADUs in 2021.

This Housing Element includes a program to facilitate the development of ADUs. For the purpose of RHNA credits, the City assumes ten (10) ADUs annually for a total of eighty (80) ADUs over the eight (8)-year planning period of the Housing Element. Following the SCAG Regional Accessory Dwelling Unit Affordability Analysis, the City assumed the affordability distribution for ADUs as shown in Table 27.

Table 27: Projection of ADU Activities

Income Level	# of Units	SCAG Affordability Distribution
Extremely Low Income (30% AMI)	12	15%
Very-Low Income (31-50% AMI)	7	8.5%
Low Income (51-80% AMI)	35	44.6%
Moderate Income (81-120% AMI)	2	2.1%
Above Moderate Income (>120% AMI)	24	29.8%
TOTAL	80	100%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis 2021

4.1.3 Pending and Approved Residential Projects

The City of Walnut has several recently approved and pending residential projects in the pipeline. Combined, these projects will add a total of four-hundred thirty-eight (438) units to the City’s housing stock, most of which will likely be market rate.

1. The Terraces at Walnut Development (APN: 8709-023-006/007/008)
 - o Two-hundred and ninety (290) Dwelling Units
 2. Francesca Drive (788 Francesca Drive)
 - o Thirteen (13) Duplex/Triplex
 3. Francesca Drive (780 -808 Francesca Drive)
 - o Thirty eight (38) SFR Dwelling Units
 4. West Valley Loft Mixed-Use Project (20225 Valley Boulevard)
 - o Thirty five (35) Townhome Units
- SPC/AR 2019-067 - Corner of La Puente Road/Grand Avenue (APN: 8709-057-028)
- o Forty-two (42) Townhomes
5. SPC/AR 2018-077 - (Robert Modir) (APN: 8722-015-032)
 - o Five (5) Dwelling Units
 6. SPC/AR 2021-053 & LLA 2020-004 - Paddock Ct & Buckskin Drive
 - o Ten (10)-unit SFR LLA
 7. SPC/AR 2019-082TTM 82772 - 20836 Marcon Drive
 - o Five (5) lot subdivision

4.1.4 Remaining RHNA

Based on pending and approved projects, as well as the projected ADUs, the City has met a portion of its RHNA with a remaining RHNA of eight-hundred and twenty-seven (827) units.

Table 28: Progress toward RHNA

Income Category	RHNA	Pending/ Approved	ADUs	Remaining RHNA
Extremely Low (30% AMI)	213	0	12	201
Very Low (50% AMI)	214	0	7	207
Low (80% AMI)	225	0	35	190
Moderate (120% AMI)	231	0	2	229
Above Moderate (>120% AMI)	410	438	24	0
Total Units	1,293	438	80	827

It is recommended that the City also include capacity to accommodate additional units above the RHNA requirement, pursuant to Senate Bill 166, also known as “No Net Loss.” No net loss states that cities may not reduce potential housing capacity below the remaining RHNA requirements (RHNA - units built) through the planning period. To ensure that the City maintains adequate sites through the Sixth Cycle, it is generally recommended that cities include additional units above the RHNA. The City of Walnut will provide at least a 10 percent buffer above the RHNA.

4.1.5 Residential Sites Inventory

The City is currently in the process of rezoning a number of properties in order to ensure that adequate sites are available in order to meet the City of Walnut's 2021 - 2029 RHNA. The rezoned properties will have a total capacity of one-thousand, four-hundred and twenty-nine (1,429) housing units. All sites were chosen based on the following criteria:

- High Vacancy
- Under utilized
- Code Enforcement Activity
 - Lack of property maintenance
- Interest of property owners for rezone for housing

All sites chosen were grouped into five (5) study areas. The Draft Form-Based Code (R- 4 MH to R-5 H Zones) for the Study Areas establishes two (2) densities - Medium-High (MH) and High (H). The R-4 MH Zone allows between 32 and 36 units per acre, whereas the R-5 H Zone allows between 36.1 and 40 units per acre. Parcels within the Study Areas are not prescribed a specific District; however, development at the H District is not permitted if immediate abutting single-family uses (see Table 23 for development standards associated with the R-4 and R-5 Zones). All property owners were notified of the Zoning changes; no property owners have voiced opposition to the rezoning. Furthermore, the City has already been approached by some property owners with plans to redevelop their existing industrial uses into residential uses.

To estimate capacity for meeting the RHNA, each site within the Study Areas is considered feasible for low income if they are larger than 0.5 acre and smaller than 10 acres to comply with State Law. Because distribution of MH versus H Districts cannot be determined at this time, the MH District is used. At 32 to 36 units per acre, all sites in the Study Areas are considered feasible for lower income housing if they meet the size requirements. For capacity calculations the minimum density of thirty-two (32) units per acre was used for a conservative assumption of capacity. Additional information and site pictures can be found in Appendix C.

The sites identified in the sites inventory for this 6th cycle Housing Element update were not used in prior Housing Element cycles.

Study Area 1

Study Area 1 consists of eight (8) parcels on 5.91 acres and is bounded by Carrey Road to the north, South Lemon Avenue to the west, Paseo Del Prado to the south, and Paseo Sonrisa to the east. It is identified as Assessor's Parcel Number (APN) 8720-024-019, -020, -021, -022, -050, -051, -052, and -053. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 185 units, 112 low income and 73 moderate income.

Study Area 2

Study Area 2 consists of six (6) parcels on 5.26 acres and is located on Lemon Creek Drive and Valley Boulevard. It is identified as Assessor's Parcel Numbers (APN) 8722-009-037, -038, -039, -040, 041, and -042. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 166 units, 103 low income and 63 moderate income.

Study Area 3

Study Area 3 consists of thirteen (13) parcels on 7.37 acres and is bounded by Carrey Road to the north, Paseo Sonrisa to the west, and Paseo Del Prado to the south. It is identified as Assessor's Parcel Numbers (APN) 8720-024-006, -007, -033, -034, -035, -036, -037, -038, -039, -040, -041, -042, and -043. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 228 units, 141 low income and 87 moderate income.

Study Area 4

Study Area 4 consists of sixteen (16) parcels on 18.15 acres and is bounded by Carrey Road to the north, Pierre Road to the east, Valley Boulevard to the south, and Commerce Way to the west. It is identified as Assessor's Parcel Numbers (APN) 8720-025-804, 8720-025-030, -031, -047, and -048. Additionally, APNs 8720-026-021, -022, -028, -029, -030, -031, -032, -033, -034, and -051. One (1) parcel is identified with several APNs of 8720-025-059, -060, -061, -062, -063, -064, -065, -066, and -067. It has a current General Plan Land Use designation of Industrial (I) and is Zoned as Light Manufacturing (M-1).

Taking into consideration the conservative approach to capacity, this study area can accommodate 575 units, 387 low income and 188 moderate income.

Study Area 5

Study Area 5 consists of eight (8) parcels on 8.6 acres and is bounded by Amar Road to the north and Francesca Drive to the east. It is identified as

800 Nogales Street, 715 – 735 Nogales Street, 755 – 855 Francesca Drive, 825 – 855 Francesca Drive, 18780 Amar Road and 18790 Amar Road. Additionally, one parcel without an address is identified as Assessor’s Parcel Number (APN) 8735-026-059. It has a current General Plan Land Use designation of Walnut Hills Mixed Use (14 to 28 D.U.) and Francesca Mixed Use Specific Plan and is Zoned as Heavy Commercial (C-3) and Heavy Commercial and Specific Plan Overlay (C3-SP).

Taking into consideration the conservative approach to capacity, this study area can accommodate 275 units, 205 low income and 70 moderate income.

Additional information on why sites are feasible can be found in Appendix C.

Feasibility of Redevelopment

The five study areas for rezoning to R-4 Medium-High and R-5 High Density Zones were selected based on their existing conditions and future development trends. These areas are currently occupied by a variety of commercial and light industrial uses. Most of these buildings have not undergone significant improvements in many years and are showing signs of dis-repairs. Many buildings are also vacated. Within the proposed rezoning, the City has already been approached by some property owners about interests in redeveloping.

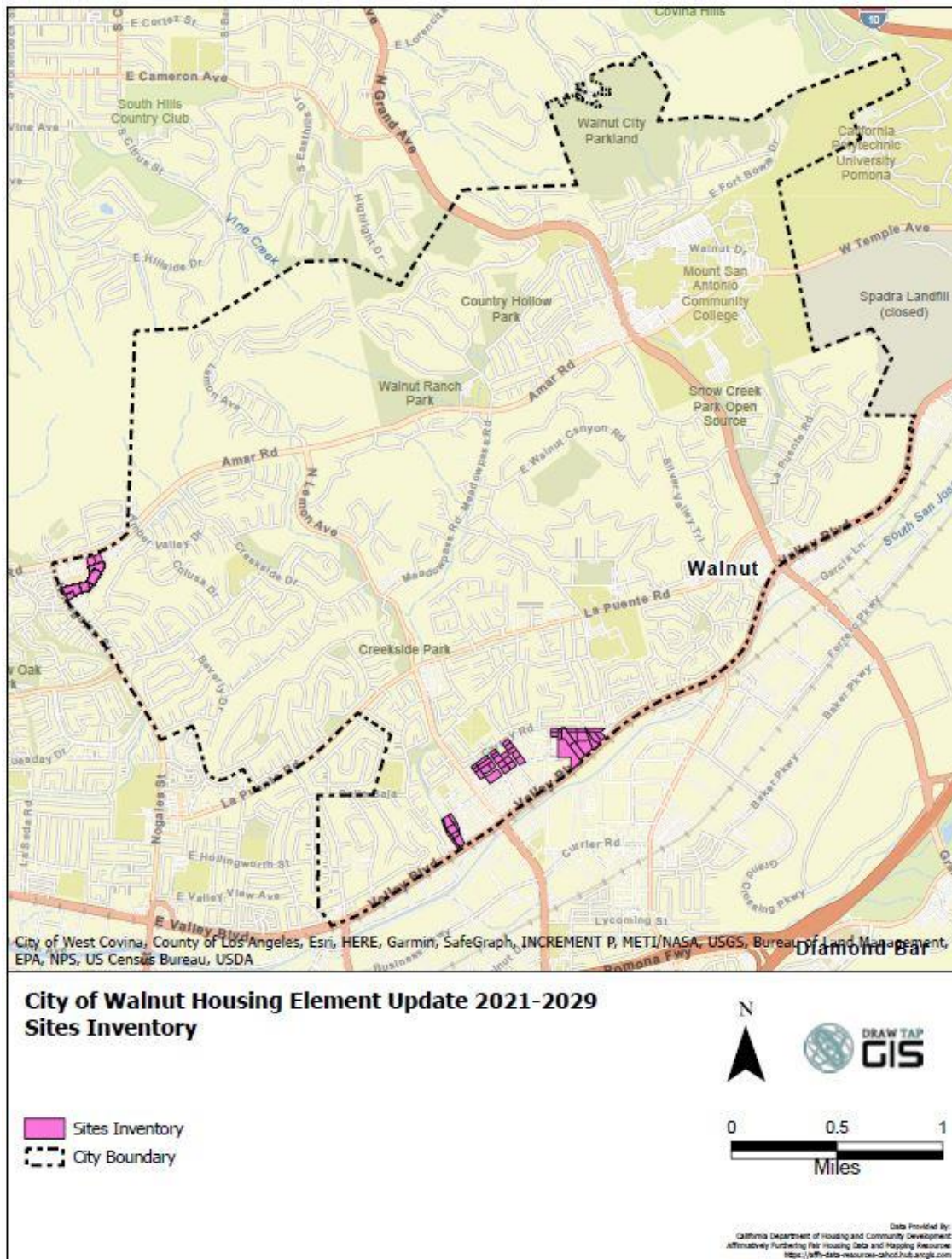
4.1.6 Adequacy of Sites Inventory

The City can realistically accommodate an additional 1,947 housing units through recently pending and approved projects, anticipated ADUs and its residential sites inventory. This capacity is adequate to accommodate the City’s 2021 – 2029 RHNA of 1,293 units (Table 29) with a recommended buffer by the State to cover No Net Loss.

Table 29: RHNA versus Residential Development Capacity

	Lower	Moderate	Above Moderate	Total
RHNA	652	231	410	1,293
Pending and Approved Projects	0	0	438	438
Anticipated ADUs	54	2	24	80
<i>Residential Sites Inventory</i>				
Study Area 1	112	73	0	185
Study Area 2	103	63	0	166
Study Area 3	141	87	0	228
Study Area 4	387	188	0	575
Study Area 5	205	70	0	275
Total Sites	1,002	483	462	1,947
<i>Surplus</i>	+350	+252	+52	+654

Figure 3: Sites Inventory



Availability of Infrastructure and Services

Infrastructure and public services are readily available on the parcels identified in the Residential Sites Inventory. Furthermore, based on the City's communications with water and sewer service providers, there is sufficient water and sewer capacity to serve all of the Sites identified by the City in the Inventory. The City will provide the Housing Element to service providers once adopted.

Site Constraints

The Sites identified in this Inventory are free of any major environmental constraints that would limit residential development.

4.2 Financial Resources

4.2.1 Community Development Block Grant

As a small city, Walnut participates in the Community Development Block Grant (CDBG) program through the Urban County program administered by the County of Los Angeles Community Development Commission. The City anticipates receiving approximately \$121,478 in CDBG funds annually; however, this amount is highly variable. These funds can be used for a variety of community projects, such as public infrastructure improvements, social programs, and housing rehabilitation programs. The City allocates CDBG funds annually for the operation of an owner-occupied Housing Rehabilitation Program for low-income households.

4.2.2 Housing Choice Vouchers (Section 8 Rental Assistance)

The Housing Choice Voucher (Section 8) program is a Federal program that provides rental assistance to very low-income persons in need of affordable housing. The Housing Choice Voucher program offers a voucher which pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30 percent of their income). A voucher also allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost.

4.2.3 SB 2 Permanent Local Housing Allocation

In 2017, Governor Brown signed a fifteen (15)-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each County will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Walnut received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, seventy (70%) percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate Federal Community Development Block Grants (CDBG). However, as a non-entitlement jurisdiction participating in the CDBG program under the Los Angeles Urban County program, the City of Walnut would not be directly eligible to apply for funding under the Permanent Local Housing Allocation (PLHA) component of SB 2. Instead, the City would receive funding through Los Angeles County Development Authority (LACDA), similar to the CDBG program. SB 2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI.
- Increase assistance to affordable owner-occupied workforce housing.
- Assist persons experiencing or at risk of homelessness.
- Facilitate housing affordability, particularly for lower and moderate income households.
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation.

4.2.4 Administrative Resources

Partnership with nonprofit developers is important in facilitating the expansion and preservation of affordable housing opportunities in Walnut. Some of the active affordable housing developers in the Region include:

Habitat for Humanity Greater Los Angeles Area (HFH GLA): Since the Organization's founding in 1990, HFH GLA has built and renovated more than four-hundred (400) homes in the Los Angeles area. HFH GLA has been recognized as the top-producing affiliate in California.

Jamboree Housing: Founded in 1990, Jamboree's portfolio includes development and/or ownership interest of nearly 6,600 affordable homes in sixty-seven (67) California communities – topping a market value of \$1 billion. Jamboree has completed a number of affordable projects in the nearby communities of Covina, Rowland Heights, La Puente, and San Dimas.

National CORE: National CORE is a nonprofit affordable housing developer that builds and manages affordable housing communities. CORE developed and currently owns the one-hundred and twenty-five (125) unit entirely affordable, “*The Promenade*” Community in nearby West Covina.

4.2.5 Opportunities for Energy Conservation

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income that can be used for rents or mortgage payments. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development and requires adoption of an “energy budget.”

Housing Rehabilitation

In addition to ensuring compliance with Title 24 in new construction, the City provides assistance to homeowners to make energy efficiency improvements as part of the Housing Rehabilitation Program. The City also partners with utility companies to assist households in making energy efficiency improvements.

Mixed Use Development

The City promotes smart growth and jobs-housing balance as a means of energy conservation. Specifically, the City amended the General Plan to allow mixed-use developments in its commercial areas.

Metrolink Subsidies

The City promotes the use of public transit to reduce energy consumption and reduce air quality impacts associated with vehicle miles traveled. Specifically, the City subsidizes the costs of Metrolink passes for residents.

5. Housing Plan

The previous Sections of this Housing Element provide an overview of the Community's housing needs, an assessment of constraints to housing development and preservation, and an inventory of housing resources. This Section establishes the City of Walnut's strategy for addressing the housing needs and mitigating the constraints with available resources.

5.1 Goals and Policies

GOAL 1: Provide adequate sites for residential development.
--

Policy 1.1: Facilitate the development of vacant and underutilized parcels identified in the R-4 Medium-High and R-5 High Zones.

Policy 1.2: Maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and the real estate community.

Policy 1.3: Encourage the development of affordable multi-family/senior housing to address the needs of the City's lower income households (including extremely low-income households) and increasing elderly population.

GOAL 2: Encourage the adequate provision of affordable housing to meet the existing and future needs of Walnut residents.
--

Policy 2.1: Provide a variety of residential opportunities in the City including low density single-family homes, multi-family developments for families and seniors, and housing for persons with disabilities (including persons with developmental disabilities).

Policy 2.2: Facilitate the development of lower and moderate income housing in the R-4 Medium-High and R-5 High Zones and through the Specific Plan process in commercial areas.

Policy 2.3: Encourage the development of residential units that are accessible to or are adaptable for conversion to residential use by persons with disabilities (including persons with developmental disabilities). Offer priority for rehabilitation assistance

to disabled homeowners for unit modifications to improve accessibility.

Policy 2.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, as well as the needs of the disabled, elderly, large families, and female-headed households.

GOAL 3: Maintain and enhance the quality of existing residential neighborhoods in Walnut.

Policy 3.1: Continue to implement the City's residential rehabilitation program. Concentrate future outreach efforts in identified focus neighborhoods.

Policy 3.2: Continue to utilize the City's Code Enforcement Program to bring substandard units into compliance with City Codes and to improve overall housing conditions in Walnut.

GOAL 4: Provide increased opportunities for homeownership.

Policy 4.1: Continue to participate in homebuyer programs administered through the County of Los Angeles Community Development Commission.

GOAL 5: Mitigate governmental constraints on housing development.

Policy 5.1: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs. Process amendments to the Zoning Code to address constraints to housing development and to be consistent with State Laws.

Policy 5.2: Provide priority processing, reduced development fees, and other incentives for development with an affordable housing component.

GOAL 6: Promote equal opportunity for all residents to reside in housing of their choice.

Policy 6.1: Provide fair housing outreach and education and to enforce the Fair Housing Laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of classes protected by State and Federal Fair Housing Laws.

Policy 6.2: Promote the development of a range of housing options, locational choices, and price points to accommodate the diverse needs in Walnut and to allow for housing mobility.

Policy 6.3: Pursue actions to reduce or mitigate the displacement of existing tenants.

5.2 Implementing Programs

The following housing programs implement the housing goals and policies outlined above. The programs are listed according to their primary objectives but each program may implement more than one (1) goal and/or policy.

5.2.1 Provide Adequate Sites for Residential Development

1. Provision of Adequate Sites

The City will ensure adequate sites are provided to accommodate the City's RHNA of 1,293 units (427 very low, 225 low, 231 moderate income and 410 above moderate income units). With pipeline projects and projected ADUs, the City has a remaining RHNA of 827 units (408 very low income, 190 low income, and 229 moderate income units).

In 2021, the City is amending the Zoning Code with a Form-Based Ordinance to establish two (2) Residential Zones:

- R-4 Medium-High (MH) (32 - 36 units per acre)
- R-5 High (H) (36.1 - 40 units per acre)

The purpose of the R-4 MH and R-5 H Zones is to designate specific areas in the City suitable for higher density residential neighborhoods. The goal of the Form-Based Ordinance is to achieve a specific design theme that is vibrant, utilizes unique streetscapes and innovative design concepts, is compatible with adjacent land uses, and promotes walking and biking

with pedestrian-friendly streets. The R-4 (MH) Zone is applied to Zone Areas 1, 2, 3 and 5; whereas the R-5 (H) Zone is applied to Zone Area 4. It should be noted that R-5 H Zone is not permitted if immediately adjacent to existing single-family areas. Adoption of the Zoning Code amendment is anticipated to occur by December 2021, either prior to or concurrent with the adoption of the Housing Element.

Pursuant to AB 1397, rezoning of sites for the RHNA past the October 15, 2021 statutory deadline is subject to by-right approval of housing projects that include twenty (20%) percent of lower income units.

2021 – 2029 Objectives and Time Frame:

- Maintain an updated Sites Inventory for developers on the City’s website. Update Sites Inventory at least semi-annually.
- Beginning in 2022, facilitate development in the Medium High and H Residential Zones by:
 - Conducting development opportunity workshops, inviting the participation of property owners and developers;
 - Assisting developers in identifying available sites; and
 - Providing technical assistance in the implementation of the Form-Based Code.
- Amend the Zoning Code in 2022 to address the by-right approval of projects with twenty (20%) percent lower income units in the R-4 MH and R-5 H Zones.
- When rezoning, the City will commit to a minimum of 16 units per site and a minimum density of 20 units per acre.

Responsible Agency: Community Development Department

Source of Funds: Departmental Budget Allocation

2. Adequate Sites Monitoring (SB 166 – No Net Loss)

State Law requires that the City monitor its sites inventory on an ongoing basis to ensure as development occurs, remaining capacity is adequate to accommodate the remaining RHNA for all income categories. To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

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

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element Sites Inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

2021 – 2029 Objectives and Time Frame:

- Develop a procedure in 2022 to monitor the development of vacant and nonvacant Sites in the Sites Inventory and ensure adequate sites are available to meet the remaining RHNA by income category.

Responsible Agency: Community Development Department

Source of Funds: Departmental Budget Allocation

3. Accessory Dwelling Units

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower- and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City will consider incentives and tools to facilitate ADU construction.

2021 – 2029 Objectives and Time Frame:

- Regularly review and amend the existing ordinance to be consistent with State law.
- Develop incentives and tools to facilitate ADU construction by December 2022. Incentives may include:
 - Pre-approved site/floor plans;
 - Expedited review; and/or
 - Website information on resources and technical assistance.
- Monitor the City’s ADU production trend in 2024 to ensure the City is on track in meeting its ADU production goal. If production falls short of expectation, revise the City’s strategy in facilitating ADU construction within one year.

Responsible Agency: Community Development Department

Source of Funds: Departmental Budget Allocation

Encourage the Adequate Provision of Affordable Housing

4. Housing Choice Voucher (Section 8)

The tenant-based Housing Choice Voucher (Section 8) program extends rental subsidies to very low-income households that spend more than thirty (30%) percent of their income on rent. The subsidy represents the difference between thirty (30%) percent of the monthly income and the actual rent up to the Fair Market Rent established by the U.S. Department of Housing and Urban Development (HUD).

Walnut participates in the Housing Choice Voucher program through a cooperative agreement with the County of Los Angeles County Development Authority. This Program represents one of the key programs for extremely low-income households.

2021 – 2029 Objectives and Time Frame:

- Continue to work with LACDA to make Housing Choice Vouchers (HCV) available to qualified renters, emphasizing promotion to extremely low-income households (such as the seniors, disabled, and households at risk of becoming homeless).
- Publicize program information on the City website, City Hall, Senior Center, and other Public locations.
- Through the City’s website, conduct outreach and education on the recent State Laws (SB 329 and SB 222) that expand source of income protection to include housing discrimination against using public assistance (such as HCV) for rent payments by December 2022.

Responsible Agency: Community Development Department; LACDA
Source of Funds: HUD Section 8 Program

5. Collaboration with Housing Developers

The City will continue to encourage the development of affordable housing in the City by fast-tracking affordable housing applications and by waiving and/or reducing fees.

2021 – 2029 Objectives and Time Frame:

- Provide residential Sites Inventory to interested developers to encourage the development in the Zones (see Program 1 - Provision of Adequate Sites) by December 2022.
- In 2022, consider waiving Planning, Building, and other fees for affordable housing units, especially for projects including a com-

ponent for extremely low-income households, seniors, and persons with disabilities, including those with developmental disabilities.

- Provide letters of support for funding applications by affordable housing developers if the proposed Projects would help meet the housing needs of the Community.
- Work with developers to promote the use of the density bonus to encourage the development of the sites in the inventory for lower income housing.
- If feasible, adopt priority processing for housing developments for lower income households (including those with extremely low incomes) by the end of December 2022.

Responsible Agency: Community Development Department

Source of Funds: CDBG; State and Federal funds

6. Supportive Services for Homeless and Persons with Special Needs

The City will continue to provide and coordinate supportive services for the homeless, persons with special needs, and lower income households (especially those with extremely low-incomes). Specifically, the City will continue to coordinate with LACDA, Los Angeles Homeless Services Authority (LAHSA), and other agencies and organizations to provide support services and resources for homeless adults and homeless families, for persons with special needs, and lower income households. As funding permits, the City will continue to provide funding to local non-profit organizations that have expertise in assisting homeless persons and families. Assistance may include food, shelter and transitional housing services.

2021 – 2029 Objectives and Time Frame:

- Annually evaluate funding available and allocate resources based on priority of needs.
- Provide referrals to nonprofit organizations.
- Publicize available services and assistance on City website, City Hall, and other public locations and update annually.

Responsible Agency: Community Development Department

Source of Funds: CDBG

Maintain and Enhance the Quality of Existing Residential Neighborhoods

7. Housing Rehabilitation Program

The City will continue to offer the Housing Rehabilitation Program which provides grants and deferred loans at zero (0%) percent interest to eligible low-income residential owner-occupants living in Walnut. The Housing Rehabilitation Program assists eligible homeowners with funding for home improvements that preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, correct Code Violations, and provide handicapped access. This Program also provides for the installation of special amenities in housing occupied by elderly and disabled households, such as wheelchair ramps, support rail systems, and security/safety devices. This provision benefits primarily lower income persons, especially those with extremely low-incomes.

2021 – 2029 Objectives and Time Frame:

- Provide rehabilitation assistance to five (5) households annually for a total of forty (40) households over the next eight (8) years.
- Publicize program information on City website, City Hall, and other public locations.
- Promote energy conservation measures and features in residential construction and rehabilitation by placing informational materials at City counters by December 2022.

Responsible Agency: Community Development Department

Source of Funds: CDBG

8. Code Enforcement

The City will continue its Code Enforcement Program. Code Enforcement officers will investigate Code Violations on a complaint basis. When citations are made, Code Enforcement Officers will provide information on the City's Housing Rehabilitation Program to households that may potentially qualify for assistance.

2021 – 2029 Objectives and Time Frame:

- Provide Code Enforcement services on an ongoing basis.
- Distribute Housing Rehabilitation Program information, including informational materials on energy conservation measures and features through the Code Enforcement Program by December 2022.

Responsible Agency: Community Development Department
Source of Funds: General Fund Allocation

9. Energy Conservation

Utility companies serving Walnut offer programs to promote the efficient use of energy and assist lower income customers. Southern California Edison (SCE) offers a variety of energy conservation rebates and incentives for single-family homes, multi-family homes, and mobile homes. In addition, SCE offers a range of programs to assist income-qualified households:

- California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs provide income-qualified customers with much-needed bill relief.

Energy Savings Assistance Program provides income-qualified customers free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization.

- Medical Baseline Allowance Program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to the applicable seasonal baseline and the baseline for the region.

2021 – 2029 Objectives and Time Frame:

- Promote energy conservation and assistance programs from the utility companies through the City's Code Enforcement and Housing Rehabilitation Programs.
- Distribute materials from utility companies at public counters and community centers.
- Encourage the use of Green Building principles in the construction and maintenance of affordable housing.

Responsible Agency: Community Development Department
Source of Funds: None required

Provide Increased Opportunities for Homeownership

10. Homebuyer Assistance

The City will continue to promote the existing homebuyer assistance programs offered by LACDA on the City website, in brochures, and in newsletters. Specifically, LACDA offers the following homebuyer programs:

- **Mortgage Credit Certificate (MCC):** This program offers first-time homebuyers a Federal income tax credit. This tax credit reduces the amount of Federal taxes the holders of the certificate

would pay. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax savings.

- **Home Ownership Program (HOP):** This program provides assistance to low-income, first-time homebuyers in purchasing a home. The program provides loans up to \$85,000 or twenty (20%) percent of the purchase price, whichever is less. The loans are shared equity loans with no monthly payments.
- **SCHFA Program:** The Southern California Home Financing Authority (SCHFA) is a joint-powers authority between the Los Angeles and Orange Counties to issue tax-exempt mortgage revenue bonds for low- and moderate-income First Time Homebuyers. The single-family program provides a thirty (30)-year below-market, fixed-rate first mortgage loan to increase affordability and homeownership opportunities to qualified first-time homebuyers. Down payment assistance is also available for those who qualify.

2021 – 2029 Objectives and Time Frame:

- Continue to publicize program information on the City website, City Hall, and other public locations.
- Continue to assist in distributing homebuyer workshop information held by local realtors or by LACDA to potential homebuyers.

Responsible Agency: Community Development Department; LACDA
Source of Funds: HOME funds; tax credits; private lenders

Mitigate Governmental Constraints on Housing Development

11. Zoning Code Amendment and Implementation

Recent changes to State Law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Code. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas Zoned for Mixed-Use and nonresidential Zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as:

“A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

- Supportive Housing (AB 2162): AB 2162 requires supportive housing projects of fifty (50) units or fewer to be permitted by right in Zones where Multi-Family and Mixed-Use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within half (½)-mile of a public transit stop.
- Employee Housing: Pursuant to the Employee Housing Act, employee housing for six (6) or fewer persons should be treated as a single-family residential use to be similarly permitted as single-family homes in the same Zone.
- Density Bonus: Amend density bonus requirements for affordable projects to align with State Law. Recent changes to the Density Bonus Law include:
 - AB 1763 (Density Bonus for 100 Percent Affordable Housing) - Density bonus and increased incentives for one-hundred (100%) percent affordable housing projects for lower income households.
 - SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
 - AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.
- Manufactured Housing: Amend the Zoning Code to permit manufactured housing in the same manner and in the same Zones as single-family residences.
- Residential Care Facilities for seven (7) or more persons: Amend the Zoning Code to address residential care facilities for seven or more persons as similar uses in the same zone.
- Affordable Housing Streamlined Approval (SB 35): Establish a streamlined ministerial review process for qualifying multi-family residential projects.

2013 – 2021 Objectives and Time Frame:

- Amend the Zoning Code to address the needed changes by the end of December 2022.
- Continue to monitor the Zoning Code for possible constraints and process amendments as necessary.

Responsible Agency: Community Development Department

Source of Funds: Departmental budget

Promote Equal Opportunity for All Residents

12. Affirmatively Further Fair Housing

The City will continue participate in the Urban County CDBG program with LACDA. As part of that agreement, LACDA provides tenant/landlord information, referrals, and other fair housing information to Walnut residents through a fair housing service provider (currently the Housing Rights Center).

The City participated in the 2018 Analysis of Impediments of Fair Housing Choice for the Urban County. Appendix D summarizes the fair housing issues and concerns in Walnut based on findings from the Regional Analysis of Impediments to Fair Housing Choice and additional research conducted as part of this Housing Element update. A summary of the issues, contributing factors, and the City’s actions in addressing these issues is summarized below.

2013 – 2021 Objectives and Time Frame:

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
Fair Housing Enforcement and Outreach Capacity	<ul style="list-style-type: none"> ▪ Lack of a variety of inputs media (e.g., meetings, surveys, interviews) ▪ Lack of local private fair housing outreach and enforcement ▪ Lack of resources for fair 	<p>Beginning in FY 2022, petition LACDA to revise its contract with the fair housing service provider to provide jurisdiction-specific service records so the City can assess the nature and extent of fair housing issues in the community.</p> <p>Work with local jurisdictions and the City’s Fair Housing provider to assess the feasibility of providing a regional affordable rental registry accessible on multiple platforms by the end of 2022.</p> <p>Require evidence of effective outreach from the City’s fair housing provider. City will require attendance reports to events from fair housing providers. Based on</p>

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<p>housing agencies and organizations</p> <ul style="list-style-type: none"> ▪ Lack of state or local fair housing laws to support strong enforcement 	<p>reports, work with fair housing provider on plan to increase attendance to outreach events.</p> <p>Work with the City’s Fair Housing provider to expand outreach and education to landlords on source of income discrimination and protection.</p> <ul style="list-style-type: none"> • Create an outreach plan by the end of 2022 to educate local landlords. <p>During the Housing Element period, research local landlords who would be willing to participate or would like to inquire more about voucher programs.</p>
Segregation and Integration	<ul style="list-style-type: none"> ▪ Lack of private investments ▪ Location and type of affordable housing ▪ Private discrimination ▪ Land use and Zoning Laws 	<p>Continue to engage with market-rate developers to include affordable units or four (4) or more units in a building.</p> <p>By the end of 2022, assess current permit streamlining, fees, and incentives available and improvements that could be made to increase affordable housing in the City’s high segregation areas.</p> <p>Work with the City’s Code Enforcement to develop a proactive enforcement program in 2023 that will:</p> <ul style="list-style-type: none"> ▪ Reduce the displacement of residents through rehabilitation
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> ▪ The availability of affordable units in a range of sizes ▪ Displacement of residents due to economic pressures ▪ Lack of private investments in specific neighborhoods 	<p>Work with developers to support subsidized housing development where feasible.</p> <p>Promote development of a range of housing opportunities across the City especially on sites identified in the Housing Element</p> <p>Improve housing mobility for HCV recipients by expanding knowledge of source of income protections.</p>
Disparities in Access to Opportunity	<ul style="list-style-type: none"> ▪ Lack of private investments in specific neighborhoods 	<p>Work with developers to facilitate the development of multifamily housing opportunities.</p> <ul style="list-style-type: none"> ▪ Promote the development of housing projects with four or more units.

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<ul style="list-style-type: none"> ▪ Lack of public investments in specific neighborhoods, including services or amenities ▪ Location and type of affordable housing ▪ Private discrimination 	<ul style="list-style-type: none"> ▪ Create a list of sites suitable for multi-family housing opportunities by the end of 2022 and outreach to developers annually to facilitate development.

Responsible Agency: Community Development Department; Housing Rights Center; LACDA

Source of Funds: CDBG

5.3 Quantified Objectives

Table 30 below summarizes the quantified objectives of housing actions presented in the previous Section.

Table 30: Summary of Quantified Objectives

	Ex-tremely Low	Very Low	Low	Moder-ate	Above Moder-ate	Total
Units to be Constructed (RHNA)		427	225	231	410	1,293
Units to be Rehabilitated	10	10	20	--	--	40
Units to be Preserved	--	--	--	--	--	--

Appendix A: Public Participation



Tuesday, June 1, 2021

10:00 am - 12:00 pm

Donut Tree

388 N Lemon Avenue
Walnut, CA 91789

Let's discuss the future of Walnut!
Please join us for coffee, donuts, and
conversation.

Wednesday, June 2, 2021

5:00 pm - 6:00 pm

Zoom Teleconference

Please click the link below to join the webinar:

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[pwd=Qm5PT0xPZmRSszNRdzdxUDNTWkIWZz09](https://us02web.zoom.us/j/84240722136?pwd=Qm5PT0xPZmRSszNRdzdxUDNTWkIWZz09)

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Or Telephone: Dial (for higher quality, dial a number
based on your current location):

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Webinar ID: 842 4072 2136

Passcode: 886909

Contact Us

Walnut City Hall is temporarily closed to the Public.

If you have any questions/comments please contact a Staff member directly:

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City of Walnut
21201 La Puente Road
Walnut, CA 91789

TO JOIN THE MEETING:

- 1) Please visit: <https://zoom.us/join> and enter the information below:
Webinar ID: **853 1824 6434**
Passcode: **969881**
- 2) Or join by phone: **US: +1 669 900 9128**



6th Cycle Housing Element Update

Community Meeting
August 3, 2021

What is the Housing Element?

- One of 7 required elements in City's General Plan
- Subject to detailed statutory requirements and must be updated periodically
- Provides an assessment of City's housing needs and how best to accommodate the housing needs of existing and future residents
- Update required every 8 years
 - SCAG region – October 15, 2021 (with 120-day grace period)
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)

Housing Element Requirements

- Assess current and future housing needs
- Accommodate projected housing demand, as mandated by the State (RHNA), with an adequate sites inventory
- Analyze opportunities and constraints on housing
- Include Programs and Policies to:
 - Preserve existing affordable housing
 - Improve the safety, quality and condition of existing housing
 - Facilitate the development of housing for all income levels and household types including special needs populations
 - Promote fair housing choice for all
- Include quantified objectives for development, rehabilitation and conservation of housing over the planning period.

Regional Housing Needs Assessment (RHNA)

State	Regional Planning Agency	County	Nearby Cities	RHNA
HCD	SCAG	Los Angeles County 812,060	Walnut	1,293
			Covina	1,910
			West Covina	5,346
			Diamond Bar	2,521
			San Dimas	1,248
			La Verne	1,346

Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

Regional Housing Needs Assessment (RHNA)

6 th Cycle (2021-2029)		
Income Category (% of County AMI)	No. of Units*	Percent
Extremely and Very Low (< 50%)	427	33%
Low (51 to 80%)	225	17%
Moderate (81 to 120%)	231	18%
Above Moderate (> 120%)	410	32%
Total RHNA	1,293	100%

*Source: Southern California Association of Governments (SCAG) 6th Cycle RHNA Allocation

Meeting the RHNA

- City has held 2 open houses to get feedback from the public on the strategy
 - Positive feedback for new housing in Walnut
- 6 study areas have been identified

Medium-High (MH) vs. High (H) Density Residential Overlay District

Medium-High (MH) Density Residential Overlay

Townhomes, Apartments, or Condominiums
32.0 to 36.0 dwelling units/acre
2 to 3 stories



High Density Residential Overlay

Townhomes, Apartments, or Condominiums
36.1 to 40.0 dwelling units/acre
3 to 4 stories



6th Cycle Housing Element Update

Study Areas 1-4



October 20, 2020

6th Cycle Housing Element Update

Study Area 5



6th Cycle Housing Element Update

Study Area 6



6th Cycle Housing Element Update

Poll Questions

1. Which of the following concerns do you have with the proposed Form-Based Code?
 - a) Proposed density
 - b) Proposed building height
 - c) Location to existing uses
 - d) Other? _____
2. How could your concerns be addressed?
3. What types of housing would you like to see in these Study Areas?
 - a) Apartments
 - b) Townhomes
 - c) Condominiums
 - d) Other? _____

6th Cycle Housing Element Update

Poll Questions

1. Which of the following are the biggest housing challenges in Walnut?
 - a) High housing costs
 - b) Availability of ownership housing
 - c) Availability of rental housing
 - d) Housing conditions
 - e) Neighborhood physical conditions
 - f) Fair housing services
2. Which group do you think have the highest unmet need for housing and housing related services?
 - a) Seniors
 - b) Large Households
 - c) People with disabilities
 - d) Young adults
 - e) Veterans and military personnel
 - f) Homeless and former homeless
 - g) Other/none of the above

6th Cycle Housing Element Update

Schedule and Process

Community Meetings	<ul style="list-style-type: none">• 1st Community Open House Event: <i>June 1, 2021</i> (@ Donut Tree)• 2nd Community Open House Event: <i>June 2, 2021</i> (via Zoom teleconference)• Community Meeting: August 3, 2021
Public Review Draft	<ul style="list-style-type: none">• September 2021
HCD Review	<ul style="list-style-type: none">• September 2021
Planning Commission and City Council Adoption	<ul style="list-style-type: none">• PC Meeting November 2021• CC Meeting December 2021

6th Cycle Housing Element Update



City of Walnut

Housing Element Update Workshop

2021 – 2029

6th Cycle RHNA

June 2, 2021



Community Survey

To participate in the City of Walnut's Community Survey please visit:

<https://www.surveymonkey.com/r/r8lfkmy>



RHNA Allocation – Walnut and Surrounding Cities

WALNUT
1,292 units

- Walnut must accommodate an additional 170 units (Senate Bill 166)
- RHNA 1,292 + No Net Loss 170 = Total Units: 1,462
- Consideration of a new “Housing District” Zone

	Total
Covina	1,908 units
Diamond Bar	2,514 units
La Verne	1,343 units
Pomona	10,532 units
San Dimas	1,245 units
West Covina	5,333 units

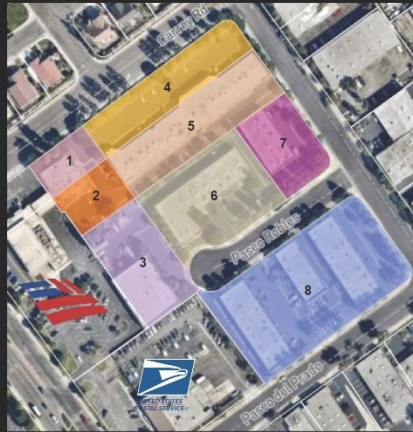
Study Area 2:

- Six (6) Parcels totaling 5.26 acres
- Abutting the east most border of the West Valley Specific Plan



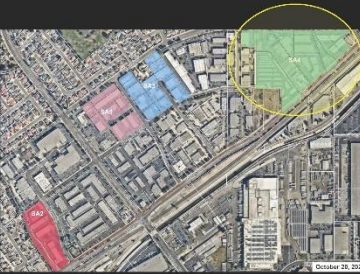
Study Area 1:

- Eight (8) Parcels totaling 5.91 acres
- Planning Commission had no changes/comments on Study Area 1



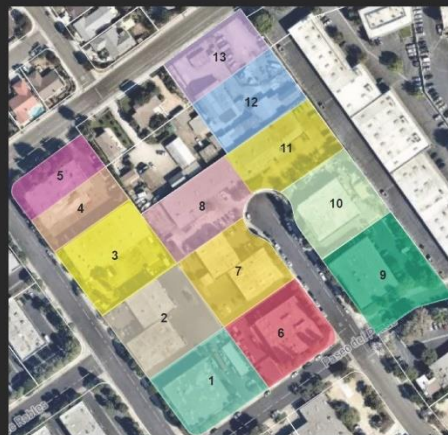
Study Area 4:

- Largest Study Area – 18.15 acres
- Excludes the Chevron Gas Station



Study Area 3:

- Thirteen (13) Parcels totaling 8.46 acres
- Excludes the Carrey Family Property
- Planning Commission had no changes/comments on Study Area 3





Study Area 6

- Approximately 4.4 acres total in size
- Abuts existing SFR (Snow Creek) to the east
- Commercial area along Grand Avenue will remain



Discussion

Appendix B: Review of Past Accomplishments

Summary of Program Accomplishments

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's achievements under the 2013-2021 Housing Element with respect to the actions and objectives contained therein. The City's efforts and accomplishments under the 2013-2021 Housing Element are summarized in this section. The Appendix also contains recommendations for program retention, revision, deletion or addition to address current and projected needs and State requirements between 2021 and 2029. Table A-1 provides a summary of the City's accomplishments over the last seven years.

Cumulative Impacts in Addressing Special Needs

Without redevelopment, the City has limited resources, primarily in CDBG funds, to directly address the housing needs of the community. The CDBG-funded Housing Rehabilitation Program provides funding for home repairs and code corrections. This program benefits primarily seniors and lower income households in Walnut.

The General Plan and West Valley Specific Plan updates, and adoption of the ADU ordinance represented the City's efforts in expanding opportunities for various housing types. In addition, the City collaborated with the San Gabriel Valley Council of Governments (SGVCOG) in assessing homeless needs and developing a regional approach to addressing homelessness. The City also utilizes CDBG funds to provide supportive services for the homeless.

For the 6th cycle Housing Element, the City is rezoning several older industrial areas to mixed use, utilizing form-based code as a tool to facilitate additional residential development in the City. The increased density in these areas will offer potential for a variety of housing types to address the increasingly diverse needs in Walnut.

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 1: Provide adequate sites for residential development.		
1. Provision of Adequate Sites	<ul style="list-style-type: none"> Consult with developers, property owners, and residents, within one year of Housing Element adoption, regarding appropriate development standards to facilitate higher-density development and minimize neighborhood impacts. Prepare and adopt specific plans to implement the Mixed Use/Housing Opportunity Overlays within three years of Housing Element adoption, as City’s fiscal conditions allow, or developer’s application generates. Monitor the availability of the residential and commercial sites annually and the City’s continued ability in addressing the RHNA. 	<p>Effectiveness: In May of 2018, the City adopted the General Plan Update and the West Valley Specific Plan that allows property owners and developers to develop mixed use projects along Valley Boulevard.</p> <p>To provide adequate sites for the sixth cycle RHNA (2021-2029), the City is actively pursuing an alternative sites strategy.</p> <p>The City continues to promote mixed use opportunities in the allowable zones.</p> <p>The City updated the ADU Ordinance in 2020, pursuant to the new State regulations adopted January 2020.</p> <p>Continued Appropriateness: This program is modified and included in the 2021-2029 Housing Element to reflect the City’s new sites strategy and new State law requirements.</p>
GOAL 2: Encourage the adequate provision of affordable housing to meet the existing and future needs of Walnut residents.		
2. Section 8 Housing Choice Vouchers	<ul style="list-style-type: none"> Continue to work with the County to make Section 8 rental assistance available to qualified renters, emphasizing promotion to extremely low income households (such as the seniors, disabled, and households at risk of becoming homeless). Publicize program information on City website, City Hall, Senior Center, and other public locations. 	<p>Effectiveness: As of May 2020, 15 Walnut households are utilizing Section 8 assistance. Due to the high costs of housing in Walnut, property owners have little incentives to accept Section 8 vouchers.</p> <p>Appropriateness: Section 8 is one of the most significant housing programs available for very low and extremely low income households. The City will continue to participate in this program. This program will be included in the 2021-2029 Housing Element. The updated program will include outreach and education regarding the new Source of Income Protection under new State law, requiring public assistance (including</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>3. Collaboration with Housing Developers</p>	<ul style="list-style-type: none"> • Annually provide residential sites inventory to interested developers to encourage the development of affordable housing at target sites. • Consider waiving planning, building, and other fees for affordable housing units, especially for projects including a component for extremely low income households and persons with disabilities, including those with developmental disabilities. • Provide letter of support for funding applications by affordable housing developers if the proposed projects would help meet the housing needs of the community. 	<p>Section 8) be treated as regular income when evaluating the ability to pay of an applicant for rental housing.</p> <p>Effectiveness: The City maintains discussions with property owners regarding their interest and plans for future development.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element. As required by State law, the updated sites inventory will be available on the City’s website.</p>
<p>4. Supportive Services for Homeless and Persons with Special Needs</p>	<ul style="list-style-type: none"> • Annually evaluate funding available and allocate resources based on priority of needs. • Provide referrals to nonprofit organizations. • Publicize available services and assistance on City website, City Hall, and other public locations. 	<p>Effectiveness: The City continues to support local Food Bank(s). In addition, the City utilizes a portion of its CDBG annual allocation for supportive services including senior programs such as a grief counseling program.</p> <p>The City of Walnut is also a member of the San Gabriel Valley Council of Governments (COG) and the COG completed a comprehensive needs assessment and engaged San Gabriel Valley stakeholders in a consensus-building process focused on development of an implementation plan to address unmet needs for the homeless with particular emphasis on the participation of community- and faith-based organizations.</p> <p>The City of Walnut continues to support the regional homeless services strategy adopted by the COG. These</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		<p>agencies provide homeless prevention and other supportive services for those who may be at risk of becoming homeless.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>
GOAL 3: Maintain and enhance the quality of existing residential neighborhoods in Walnut.		
<p>5. Housing Rehabilitation Program</p>	<ul style="list-style-type: none"> • Provide rehabilitation assistance to five households annually for a total of 40 households over the next eight years. • Publicize program information on City website, City Hall, and other public locations. • Promote energy conservation measures and features in residential construction and rehabilitation by placing informational materials at City counters. 	<p>Effectiveness: The City of Walnut offers grants and loans to homeowners of single-family detached dwellings through its Housing Rehabilitation Program using CDBG funds. The program assists low income homeowners with funding for home improvements which preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, correct code violations, and provide handicapped access. Since 2013, the City has provided 30 grants and 30 loans to assist low income households.</p> <p>Continued Appropriateness: Maintaining and improving the quality of the housing stock is an important goal of the City. This program is included in the 2021-2029 Housing Element.</p>
<p>6. Code Enforcement</p>	<ul style="list-style-type: none"> • Provide Code Enforcement services on an ongoing basis. • Distribute Housing Rehabilitation Program information, including informational materials on energy conservation measures and features through the Code Enforcement program. 	<p>Effectiveness: The City continues to be vigilant in its code enforcement efforts. The City has two (2) Code Enforcement Officer(s) to investigate complaints and provide information to homeowners.</p> <p>Continued Appropriateness: The City recognizes the need to ensure that its neighborhoods remain safe and desirable place to live and work and as such will continue to provide code enforcement services. This program is included in the 2021-2029 Housing Element.</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>7. Energy Conservation</p>	<ul style="list-style-type: none"> • Promote energy conservation and assistance programs from the utility companies through the City’s Code Enforcement and Housing Rehabilitation programs. • Distribute materials from utility companies at public counters and community centers. • Encourage the use of green building principles in the construction and maintenance of affordable housing. 	<p>Effectiveness: The City encourages creating a greener environment. A “Go Green with Walnut” webpage has been added to the City website, providing resources and assistance for energy conservation improvements:</p> <p style="text-align: center;">https://www.cityofwalnut.org/for-residents/city-services/go-green-with-walnut</p> <p>The City’s Housing Rehabilitation Program provides assistance to low income households in making energy conservation improvements.</p> <p>Continued Appropriateness: Energy conservation measures are effective tools for reducing housing costs. This program is included in the 2021-2029 Housing Element.</p>
<p>GOAL 4: Provide increased opportunities for homeownership.</p>		
<p>8. Homebuyer Assistance</p>	<ul style="list-style-type: none"> • Continue to publicize program information on City website, City Hall, and other public locations. • Continue to assist in distributing homebuyer workshop information held by local realtors or by the Los Angeles County Development Commission to potential homebuyers. 	<p>Effectiveness: Due to the high costs of housing in Walnut, use of homebuyer assistance in the City has been extremely limited. However, the City will continue to make referrals to the County’s homebuyer assistance programs.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 5: Mitigate governmental constraints on housing development.		
9. Zoning Code Amendment and Implementation	<ul style="list-style-type: none"> • Amend the Zoning Code to address the provision of employee housing by the end of 2014. • Continue to monitor the Zoning Code for possible constraints and process amendments as necessary. 	<p>Effectiveness: In October of 2014, the Zoning Code was amended to address the provision of employee housing. The City continues to amend the Zoning Code to remain consistent with State Law.</p> <p>In May of 2018, the City adopted the General Plan Update and the West Valley Specific Plan that allows property owners and developers to develop mixed use projects along Valley Boulevard.</p> <p>The City updated its ADU ordinance in January 2021.</p> <p>Continued Appropriateness: The City will continue to monitor its Zoning Code for constraints and opportunities for housing for special needs groups. This program is modified and included in the 2021-2029 Housing Element to identify additional changes to the Zoning Code as required by new State laws on Density Bonus for 100 percent affordable projects, Low Barrier Navigation Centers, Accessory Dwelling Units, Emergency Shelters, and Supportive Housing.</p>
GOAL 6: Promote equal opportunity for all residents to reside in housing of their choice.		
10. Fair Housing and Tenant/Landlord Services	<ul style="list-style-type: none"> • Continue to provide fair housing services through LACDA. • Publicize program information on City website, City Hall, and other public locations. • Refer complaints and requests for services to the fair housing service provider. 	<p>Effectiveness: The City works with the Los Angeles County Development Authority for fair housing services. The City continues to provide informational brochures at the public counter and local library, and place periodic advertisements in the local newspapers, on Walnut’s cable channel, and in the City’s newsletter.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element.</p>

Table A-2: Summary of Quantified Objectives

New Construction (RHNA 2013-2021 ¹)	Quantified Objective	Progress
Extremely Low	246	0
Very Low		
Low	144	3
Moderate	155	1
Above Moderate	363	458
Total	908	462
Units to be Rehabilitated		
Extremely Low	0	
Very Low	0	
Low	20	0
Moderate	20	0
Above Moderate	0	
Total	40	0

1. Numbers listed include up to 2019.

Appendix C: Sites Inventory

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/GP	Existing
1	1	20258 Carrey Road	8720024052	32	0.24	7	0	7	0.61	1979		Offices, Business & Professional (vacant)
1	2	20250 Carrey Road	8720024053	32	0.28	8	0	8	0.28	1979		Office, Business & Professional (vacant)
1	3	20250 Paseo Robles	8720024022	32	0.67	21	15	6	0.79	1980		Manufacturing/Wholesale Trading
1	4	20264 Carrey Road	8720024051	32	0.67	21	15	6	0.69	1979		N/A
1	5	20264 Carrey Road	8720024050	32	0.86	27	19	8	19.23	1980		Insurance; Dental Clinic; Chiropractic Office; Restaurant; Music Store; School/Tutoring Center
1	6	20254 Carrey Road	8720024021	32	0.96	30	21	9	9.37	1978		Office/Business & Professional (vacant)
1	7	241 Paseo Sonrisa	8720024020	32	0.48	15	0	15	10.30	1980		Office/Business & Professional (vacant)
1	8	20251 Paseo Del Prado	8720024019	32	1.75	56	42	14	12.47	1978		Offices, Business & Professional (vacant); Machine Shop(s); Printing & Engraving
2	1	20241 Valley Blvd	8722009042	32	1.39	44	31	13	0.00	0		General Automotive Repair;

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/GP	Existing
												Tire Dealers; Marketing Consulting Services
2	2	20241 Valley Blvd	8722009041	32	0.69	22	16	6	1.69	1987		General Automotive Repair; Tire Dealers; Marketing Consulting Services
2	3	319 Lemon Creek Dr	8722009039	32	1.17	37	27	10	0.00	0		General Automotive Repair; Carwash
2	4	319 Lemon Creek Dr	8722009040	32	0.30	9	0	9	1.23	1987		General Automotive Repair; Carwash
2	5	301 Lemon Creek Dr	8722009037	32	1.23	39	29	10	0.58	1987		General Warehousing & Storage
2	6	302 Lemon Creek Dr	8722009038	32	0.48	15	0	15	11.78	1978		General Warehousing & Storage
3	1	20301 Paseo Del Prado	8720024037	32	0.64	20	15	5	1.67	1978		Refrigeration repair and service shop(s)
3	2	250 Paseo Sonrisa	8720024036	32	0.68	21	15	6	0.52	1980		Packaging and Warehousing/Wholesale
3	3	230 Paseo Sonrisa	8720024035	32	0.68	21	15	6	0.53	1980		Office, Business & Professional (i.e. 2 sign offices)
3	4	20300 Carrey Road	8720024033	32	0.34	10	0	10	0.70	1978		Cabinet making/manufacturer

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
3	5	20300 Carrey Road	8720024034	32	0.34	10	0	10	12.81	1978		Cabinet making/manufacturer
3	6	20311 Paseo Del Prado	8720024038	32	0.61	19	14	5	1.41	1980		Refrigeration repair and service shop(s)
3	7	255 Paseo Tesoro	8720024039	32	0.62	19	14	5	12.26	1980		Warehouse/Packaging Business
3	8	249 Paseo Tesoro	8720024040	32	0.56	17	12	5	1.04	1980		0
3	9	280 Paseo Tesoro	8720024043	32	0.75	24	18	6	0.42	1980		Manufacturing of electronics (i.e. computer parts)
3	10	260 Paseo Tesoro	8720024042	32	0.60	19	14	5	0.02	0		Office, Business & Professional
3	11	250 Paseo Tesoro #B	8720024041	32	0.55	17	12	5	0.01	1930		Office, Business & Professional
3	12	20402 Carrey Road	8720024007	32	0.56	17	12	5	0.96	1988		N/A
3	13	20402 Carrey Road	8720024006	32	0.44	14	0	14	1.75	1988		N/A
4	1	120 Commerce Way	8720025048	32	0.32	10	0	10	0.00	0		General automotive manufacturing/machine shop(s)
4	2	120 Commerce Way	8720025047	32	0.50	16	11	5	2.33	2010		General automotive manufacturing/machine shop(s)
4	3	20670 Carrey Way	8720025030	32	0.18	5	3	2	0.49	1974		Animal grooming salon (not

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												listed as permitted use in M1)
4	4	N/A	8720025031	32	0.43	13	0	13	14.77	1974		N/A
4	5	20672 Carrey Road	8720025059	32	1.64	52	39	13	0.00	0		Office, Business & Professional
4	5	878 Sunset Place	8720025060	32		0	0	0	19.03	1982		Office, Business & Professional
4	5	20678 Carrey Road	8720025061	32		0	0	0	27.27	1982		Office, Business & Professional
4	5	20682 Carrey Road	8720025062	32		0	0	0	27.45	1988		Office, Business & Professional
4	5	20682 Carrey Road	8720025063	32		0	0	0	0.32	1983		Office, Business & Professional
4	5	20682 Carrey Road	8720025064	32		0	0	0	1.69	1986		Office, Business & Professional
4	5	20682 Carrey Road	8720025065	32		0	0	0	16.22	1986		Office, Business & Professional
4	5	20682 Carrey Road	8720025066	32		0	0	0	9.26	1986		Office, Business & Professional
4	5	20696 Carrey Road	8720025067	32		0	0	0	1.46	2002		Office, Business & Professional
4	6	20720 Carrey Road	8720026031	32	0.47	15	0	15	14.15	2010		Wholesale Broker; Warehousing

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
4	7	20720 Carrey Road	8720026032	32	0.82	26	19	7	0.67	2010		Telecommunications (Frontier)
4	8	20747 Valley Blvd	8720025804	32	1.72	55	41	14	1.55	2010		Office, Business & Professional
4	9	20740 Carrey Road	8720026021	32	0.41	13	9	4	1.55	2010		Offices, Business & Professional; Retail; Religious Worship/Church
4	10	20754 Carrey Road	8720026022	32	1.40	44	31	13	1.55	2010		Offices, Business & Professional
4	11	20793 Carrey Road	8720026033	32	2.17	69	48	21	1.55	2010		Telecommunications (Frontier)
4	12	20813 Valley Blvd	8720026030	32	1.01	32	22	10	1.55	2010		Garden/Nursery
4	13	20817 Valley Blvd	8720026029	32	1.02	32	22	10	3.19	2010		Restaurant; Insurance Office; Tutoring Center; Beauty Salon; Dentist Office; Retail
4	14	20817 Valley Blvd	8720026028	32	0.67	21	15	6	0.53	1984		Restaurant; Insurance Office; Tutoring Center; Beauty Salon; Dentist Office; Retail
4	15	20800 Carrey Road	8720026034	32	0.73	23	16	7	4.30	2005		Telecommunications (Frontier)

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
4	16	20671 Valley Blvd	8720025051	32	4.66	149	111	38	1.05	2005		General warehousing & storage
5	1	800 Nogales Street	8735026055	32	0.75	24	18	6	0.65	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	2	715-735 Nogales Street	8735026115	32	1.84	58	43	15	0.67	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	3	715-735 Nogales Street	8735026116	32		0	0	0	0.69	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	4	715-735 Nogales Street	8735026117	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	5	715-735 Nogales Street	8735026118	32		0	0	0	0.66	2005		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	6	715-735 Nogales Street	8735026119	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	7	715-735 Nogales Street	8735026120	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	8	715-735 Nogales Street	8735026121	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	9	715-735 Nogales Street	8735026122	32		0	0	0	1.00	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	10	715-735 Nogales Street	8735026123	32		0	0	0	0.68	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	11	715-735 Nogales Street	8735026124	32		0	0	0	2.68	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	12	715-735 Nogales Street	8735026125	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	13	715-735 Nogales Street	8735026126	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	14	715-735 Nogales Street	8735026127	32		0	0	0	1.05	2005		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	15	715-735 Nogales Street	8735026128	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	16	715-735 Nogales Street	8735026129	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	17	715-735 Nogales Street	8735026130	32		0	0	0	1.39	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	18	715-735 Nogales Street	8735026131	32		0	0	0	0.67	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	19	715-735 Nogales Street	8735026132	32		0	0	0	0.67	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	20	715-735 Nogales Street	8735026133	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	21	715-735 Nogales Street	8735026135	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	22	715-735 Nogales Street	8735026136	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	23	715-735 Nogales Street	8735026137	32		0	0	0	1.01	2005		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	24	715-735 Nogales Street	8735026138	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	25	715-735 Nogales Street	8735026139	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	26	715-735 Nogales Street	8735026140	32		0	0	0	0.99	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	27	715-735 Nogales Street	8735026141	32		0	0	0	0.43	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	28	755-855 Francesca Drive	8735026061	32	2.77	88	66	22	0.65	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	29	755-855 Francesca Drive	8735026062	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	30	755-855 Francesca Drive	8735026063	32		0	0	0	4.01	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	31	755-855 Francesca Drive	8735026064	32		0	0	0	0.67	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	32	755-855 Francesca Drive	8735026065	32		0	0	0	1.03	2004		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	33	755-855 Francesca Drive	8735026066	32		0	0	0	0.67	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	34	755-855 Francesca Drive	8735026067	32		0	0	0	1.00	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	35	755-855 Francesca Drive	8735026068	32		0	0	0	0.99	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	36	755-855 Francesca Drive	8735026069	32		0	0	0	1.20	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	37	755-855 Francesca Drive	8735026070	32		0	0	0	1.20	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	38	755-855 Francesca Drive	8735026071	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	39	755-855 Francesca Drive	8735026072	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	40	755-855 Francesca Drive	8735026073	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	41	755-855 Francesca Drive	8735026074	32		0	0	0	1.03	2004		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	42	755-855 Francesca Drive	8735026075	32		0	0	0	0.67	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	43	755-855 Francesca Drive	8735026076	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	44	755-855 Francesca Drive	8735026077	32		0	0	0	0.99	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	45	755-855 Francesca Drive	8735026078	32		0	0	0	1.20	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	46	755-855 Francesca Drive	8735026079	32		0	0	0	2.23	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	47	755-855 Francesca Drive	8735026080	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	48	755-855 Francesca Drive	8735026081	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	49	755-855 Francesca Drive	8735026082	32		0	0	0	0.66	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	50	755-855 Francesca Drive	8735026083	32		0	0	0	1.03	2004		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	51	755-855 Francesca Drive	8735026084	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	52	755-855 Francesca Drive	8735026085	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	53	755-855 Francesca Drive	8735026086	32		0	0	0	0.99	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	54	755-855 Francesca Drive	8735026087	32		0	0	0	1.00	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	55	755-855 Francesca Drive	8735026088	32		0	0	0	0.96	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	56	755-855 Francesca Drive	8735026089	32		0	0	0	0.67	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	57	755-855 Francesca Drive	8735026090	32		0	0	0	1.01	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	58	755-855 Francesca Drive	8735026091	32		0	0	0	0.68	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	59	755-855 Francesca Drive	8735026092	32		0	0	0	0.67	2004		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	60	755-855 Francesca Drive	8735026093	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	61	755-855 Francesca Drive	8735026094	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	62	755-855 Francesca Drive	8735026095	32		0	0	0	4.00	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	63	755-855 Francesca Drive	8735026096	32		0	0	0	0.67	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	64	755-855 Francesca Drive	8735026097	32		0	0	0	1.20	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	65	755-855 Francesca Drive	8735026098	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	66	755-855 Francesca Drive	8735026099	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	67	755-855 Francesca Drive	8735026100	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	68	755-855 Francesca Drive	8735026101	32		0	0	0	1.03	2004		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	69	755-855 Francesca Drive	8735026102	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	70	755-855 Francesca Drive	8735026103	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	71	755-855 Francesca Drive	8735026104	32		0	0	0	1.00	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	72	755-855 Francesca Drive	8735026105	32		0	0	0	1.67	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	73	755-855 Francesca Drive	8735026107	32		0	0	0	3.04	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	74	755-855 Francesca Drive	8735026106	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	75	755-855 Francesca Drive	8735026108	32		0	0	0	1.03	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	76	755-855 Francesca Drive	8735026109	32		0	0	0	1.05	2004		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	77	755-855 Francesca Drive	8735026110	32		0	0	0	1.03	2004		Dental Clinic; Music

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	78	755-855 Francesca Drive	8735026111	32		0	0	0	0.00	0		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	79	755-855 Francesca Drive	8735026112	32		0	0	0	1.10	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	80	755-855 Francesca Drive	8735026113	32		0	0	0	0.67	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	81	755-855 Francesca Drive	8735026114	32		0	0	0	1.38	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	82	N/A	8735026059	32	0	0	0	0	1.20	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	83	825-855 Francesca Drive	8735026142	32	1.48	47	35	12	0.67	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	84	825-855 Francesca Drive	8735026143	32		0	0	0	0.94	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	85	825-855 Francesca Drive	8735026144	32		0	0	0	0.67	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	86	825-855 Francesca Drive	8735026145	32		0	0	0	0.66	2005		Dental Clinic; Music

CITY OF WALNUT
2021-2029 HOUSING ELEMENT

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	87	825-855 Francesca Drive	8735026146	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	88	825-855 Francesca Drive	8735026147	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	89	825-855 Francesca Drive	8735026148	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	90	825-855 Francesca Drive	8735026149	32		0	0	0	4.00	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	91	825-855 Francesca Drive	8735026150	32		0	0	0	0.99	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	92	825-855 Francesca Drive	8735026151	32		0	0	0	1.00	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	93	825-855 Francesca Drive	8735026152	32		0	0	0	1.05	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	94	825-855 Francesca Drive	8735026153	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	95	825-855 Francesca Drive	8735026154	32		0	0	0	1.05	2005		Dental Clinic; Music

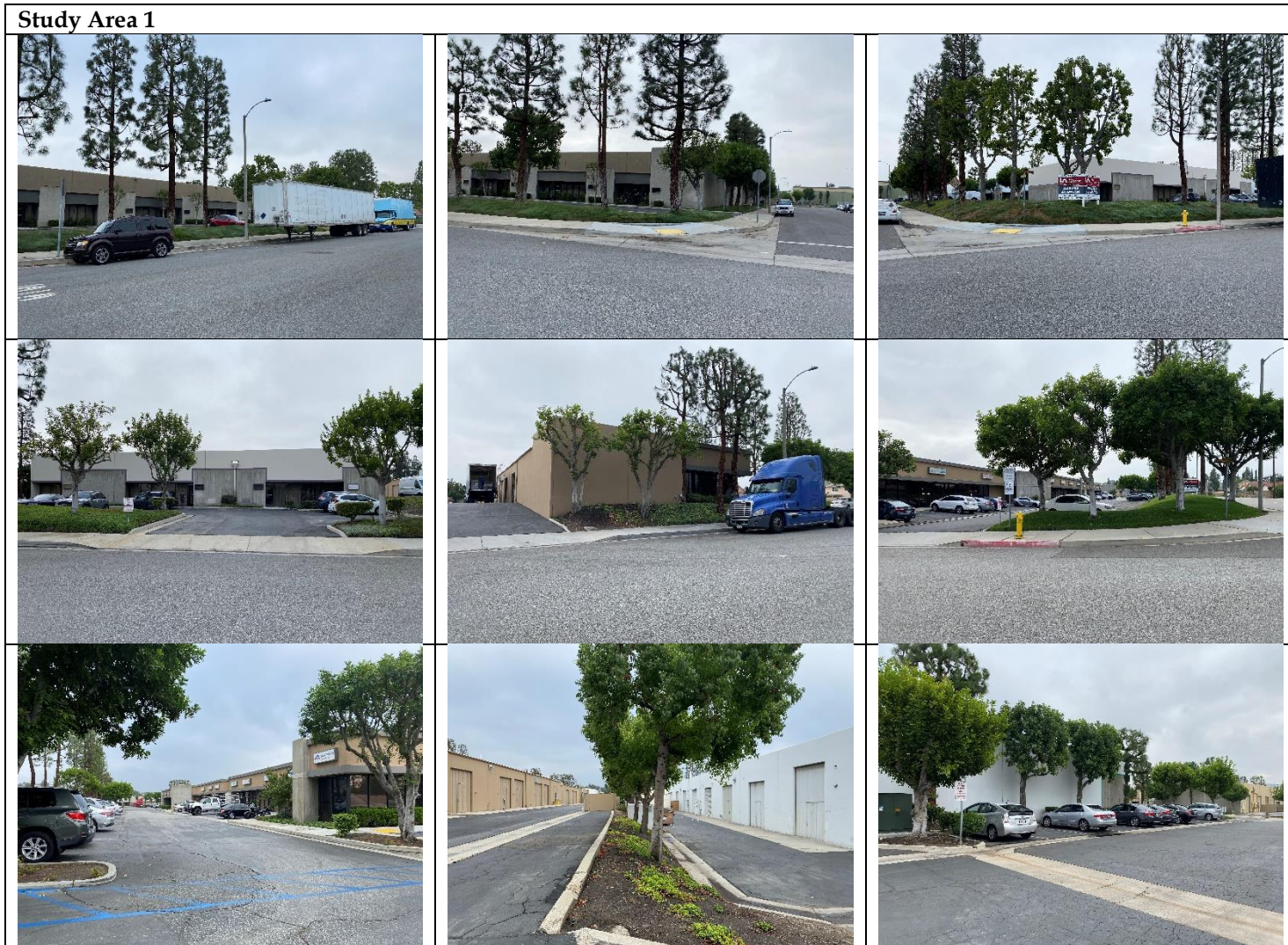
Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	96	825-855 Francesca Drive	8735026155	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	97	825-855 Francesca Drive	8735026156	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	98	825-855 Francesca Drive	8735026157	32		0	0	0	1.02	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	99	825-855 Francesca Drive	8735026158	32		0	0	0	0.54	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	100	825-855 Francesca Drive	8735026159	32		0	0	0	3.13	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	101	825-855 Francesca Drive	8735026160	32		0	0	0	1.20	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	102	825-855 Francesca Drive	8735026161	32		0	0	0	0.69	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	103	825-855 Francesca Drive	8735026162	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	104	825-855 Francesca Drive	8735026163	32		0	0	0	1.05	2005		Dental Clinic; Music

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	105	825-855 Francesca Drive	8735026164	32		0	0	0	1.03	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	106	825-855 Francesca Drive	8735026165	32		0	0	0	1.00	1990		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	107	825-855 Francesca Drive	8735026166	32		0	0	0	1.62	2005		Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	108	825-855 Francesca Drive	8735026167	32		0	0	0				Dental Clinic; Music School(s); Tutoring Center; Beauty Salon;

Sub Area	Site #	Address	APN	Minimum Density	Acres	Minimum Units	Lower Income Units	Moderate Income Units	Improvement/Land Value	Building Year	Current Zoning/ GP	Existing
												Offices, Business & Professional (Vacant)
5	109	825-855 Francesca Drive	8735026168	32		0	0	0				Dental Clinic; Music School(s); Tutoring Center; Beauty Salon; Offices, Business & Professional (Vacant)
5	110	18780 Amar Road	8735026047	32	1.00	32	24	8				Trade School; Offices, Business & Professional; Medical Clinic
5	111	18790 Amar Road	8735026009	32	0.84	26	19	7				Trade School; Offices, Business & Professional; Medical Clinic

Study Area Pictures





Study Area 2







Study Area 3

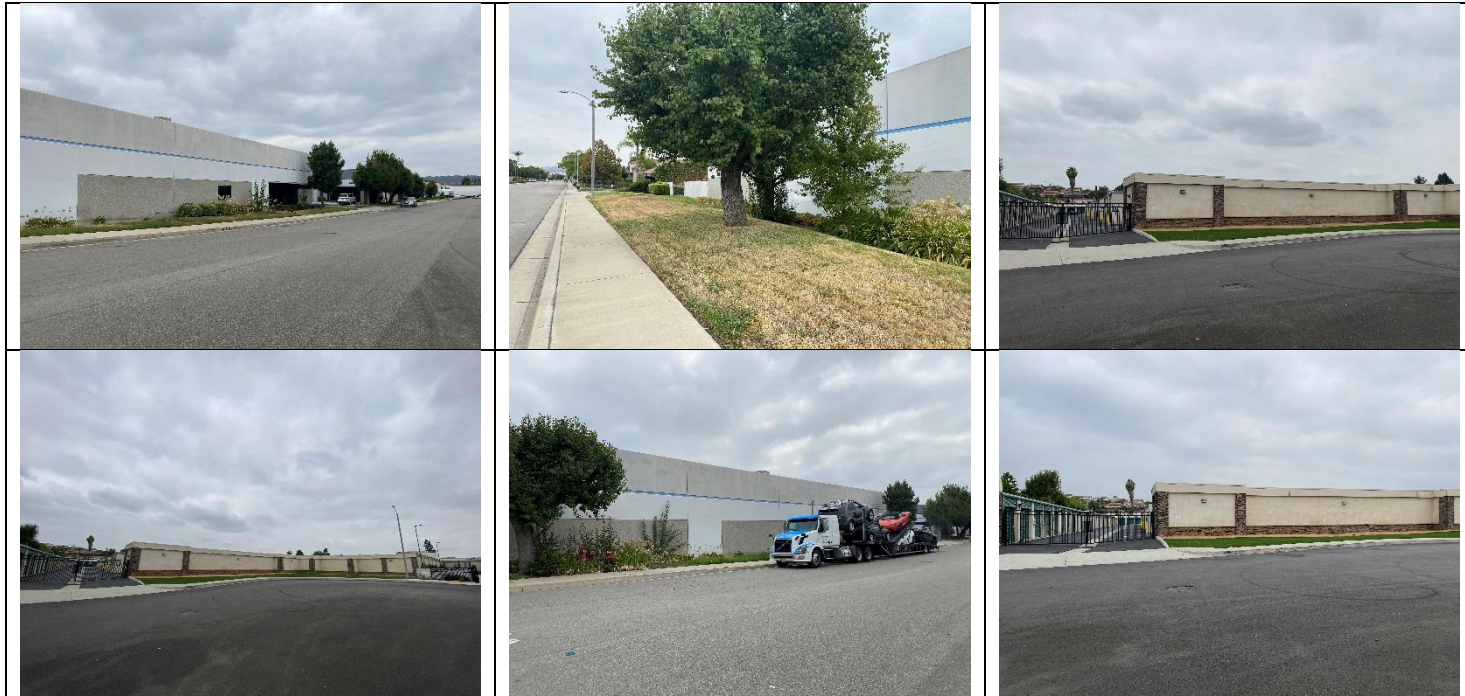




Study Area 4







Study Area 5







Appendix D: Assessment of Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California State Law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

D.2 Assessment of Fair Housing Issues

D.2.1 Fair Housing Enforcement and Outreach

The Los Angeles County Development Authority (LACDA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD’s webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of LACDA’s non-discrimination policy, and a link to information on the Assessment of Fair Housing.

LACDA’s core pillars include affordable housing, and community and economic development. The agency’s wide-ranging programs benefit residents and business owners in the unincorporated Los Angeles County areas and in various incorporated cities that participate in different programs such as Walnut. Special programs provided by LACDA include:

- Community Resource Center
- Community Development Foundation
- Traffic Administration Services
- Court-referred Community Service
- First Time Homebuyer Assistance
- Loans for Low-Income Property Owners

- Grants for Minor Home Repairs
- Grants to Sound Insulate Homes
- Grants for Mobilehome Owners
- Rental Assistance for Homeless Veterans
- Rapid Re-Housing for Homeless Families
- Funding for Homeless Services
- Public Housing Homeless Preference
- LA County Homeless Initiative

The City continues to participate in the Urban County CDBG program with LACDA. As part of that agreement, LACDA provides tenant/landlord information, referrals, and other fair housing information to Walnut residents through a fair housing service provider (currently the Housing Rights Center).

The Fair Housing Stakeholder Survey conducted from January through April 2017 by the LACDA for the AI was administered electronically and collected a total of 108 responses. One question asked respondents where they would file a complaint if they felt that their fair housing right had been violated. Twelve of the 63 respondents who answered this question (45 skipped) did not know where they would file such a complaint. Thirteen respondents answered that they would file with HUD, while several others mentioned the local housing authority. Only 7 answered with the Housing Rights Center. The other answers varied between a smattering of local and state agencies or attorneys. Another questions asked if they feel that fair housing Laws are adequately enforced in the City or County and 28 out of 77 answered no, while 19 answered yes. Thirty answered don't know, although 31 skipped the question. When asked, in the next question, if fair housing Laws should be changed, 44 percent (34 out of 77) answered don't know. Twenty-five answered yes, while 18 answered no. Of those who answered in the affirmative, they were asked how they should be changed and the responses varied greatly. One cogent answer included having a more accurate assessment of rental and housing market prices and processes to ensure access to the protected categories. Several of the responses dealt with rental caps in an effort to make rental housing affordable, while other respondents felt that violation of fair housing Laws should be more stringently enforced. And finally, respondents were asked if they were aware of educational activities or training opportunities available to learn more about fair housing Laws; 42 answered yes, while 27 answered no. Five answered don't know and 34 skipped the question entirely. If respondents answered yes to this question, they were then asked if they have ever participated in fair housing activities or training. Thirty-two answered that they had participating in such, while 18 had not. Five said they didn't know if they had participating in these kinds of activities or training.

For the County, pertinent factors include communication with the public from a given agency or organization, which can be hindered by failing to disseminate necessary details for public engagement on its webpage or via social media engagement. This factor may impact all the housing

issues listed above, as it directly has an effect on who is present at community meetings and which voices help shape policy through direct interaction with the local politicians and policy makers. Another factor to consider is inadequate resource allocation with a given organization or agency. This may result in not enough bodies present to answer a phone or reply to emails, thus inhibiting that agency's efficiency and expedition at responding to needs within its jurisdiction. This factor may directly impact disproportionate housing needs, as it may render said agency impotent to advocate for those residents laden with exceptional or unreasonable housing burdens.

Residents also have access to The Los Angeles County Housing Resource Center which was created in April 2007 to help people list and find affordable, special needs, accessible, and/or emergency housing within the County of Los Angeles. This web-based service is supported by a toll-free call center and helps provide information to the general public as well as professionals seeking vital housing resources for clients. The service includes:

- Free searching and listing of housing.
- Detailed listings that can include pictures and information about amenities such as hospitals, schools, and public transit.
- Helpful tools, including an affordability calculator, rental checklist, and information about renters' rights and responsibilities.
- The website is accessible and multilingual.
- Support from a bilingual toll-free call center is available at 1-877-428-8844, Mondays - Fridays from 6:00 a.m. - 5:00 p.m. Pacific Time (English and Spanish, voice and TTY).
- Housing information is updated regularly.
- A resource for people displaced during times of disaster.

Los Angeles County jurisdictions including Walnut, have the option of contracting with the Housing Rights Center (HRC). The Housing Rights Center investigates and resolves discrimination complaints, conducts discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles.

D.2.2 Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 American

Community Survey (ACS), approximately 70 percent of Walnut’s population belong to a racial or ethnic minority group. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Most block groups in Walnut have seen an increase in racial/ethnic minority populations since 2010. It can also be seen that in the surrounding communities the increase in racial/ethnic minority populations has also been apparent since 2010.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

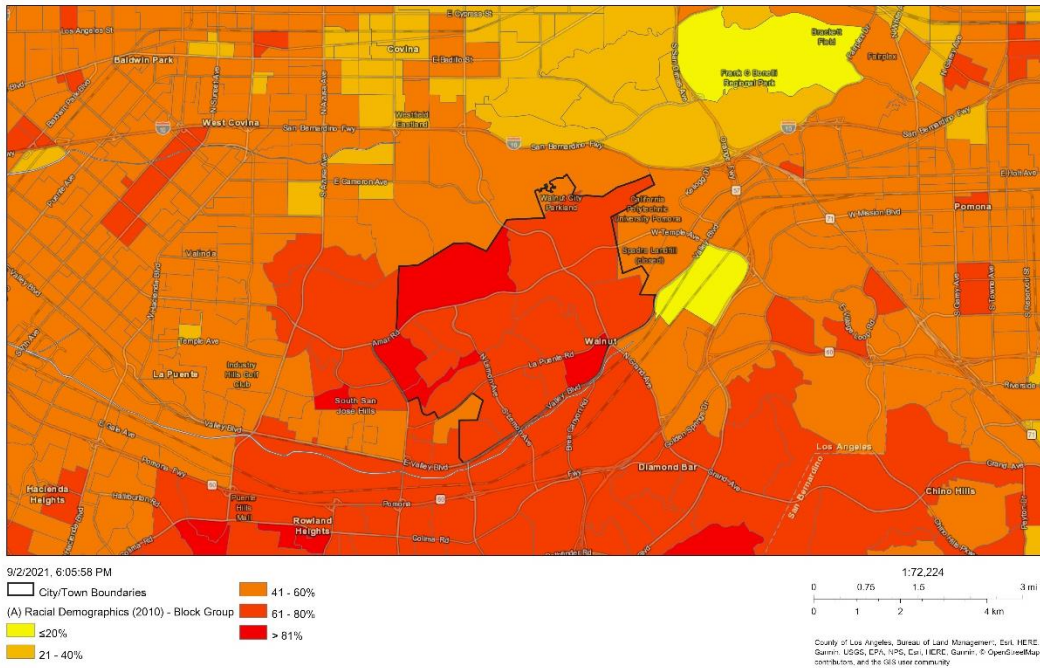
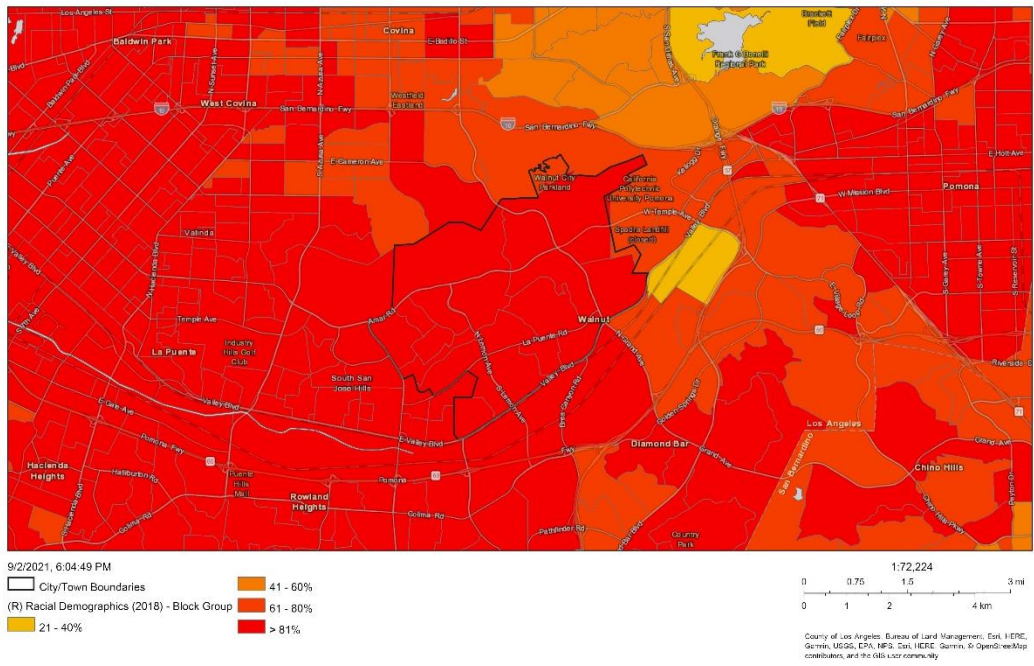


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity⁶ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Los Angeles County from 1990 to 2020 are shown in Table D-1. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

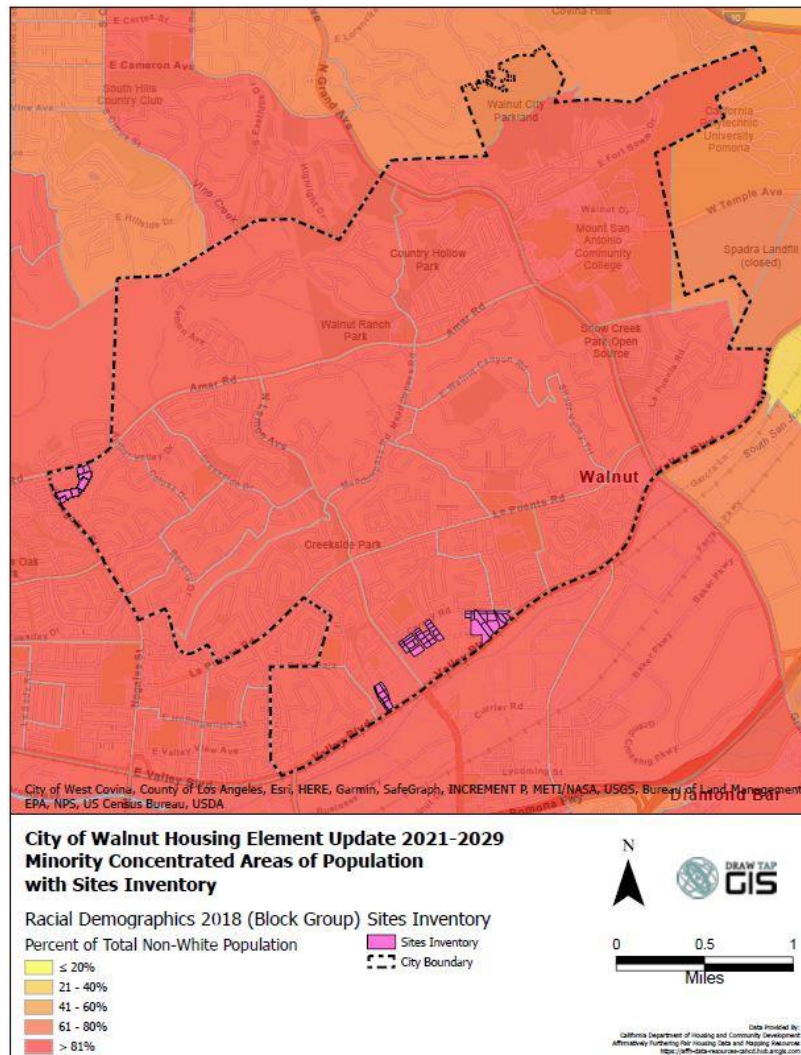
Table D-1: Racial/Ethnic Dissimilarity Trends for Los Angeles County				
	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

All of the City’s block groups have a minority population above 81 percent (Figure D-2 and Figure D-3). The distribution of the sites for the inventory can be seen in relation to minority concentration by block group in Figure D-3 with all block groups being over 81 percent minority populations. The location of the sites does not exacerbate existing conditions.

⁶ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Figure D-3: RHNA Unit Distribution by % of Minority Concentration



Persons with Disabilities

The 2015-2019 ACS identifies six different disability categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) ambulatory difficulty, 5) self-care difficulty, and 6) independent living difficulty. Persons with disabilities often require public assistance, including housing assistance. According to the 2015-2019 ACS, a total of 2,520 persons (7 percent of the population) in Walnut have a disability which is comparable to the Region as a whole. Overall, about 10 percent of the California population reported having at least one disability. Compared to the County and State, Walnut has smaller percentage of persons with a disability.

According to the 2018 Analysis of Impediments to Fair Housing Choice for the CDC and HA-CoLA (AI), an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. Some 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents

in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households.

The 2021 County Health Rankings in Figure D-4 show that in the Region concentration of persons with disabilities range from less than 10 to greater than 40 percent per tract.

The 2015 County Health survey in the AI found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence. Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. Homelessness continues to be a major issue in Los Angeles County and increased by 23 percent between 2016 and 2017 to 57,794 county-wide. In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.

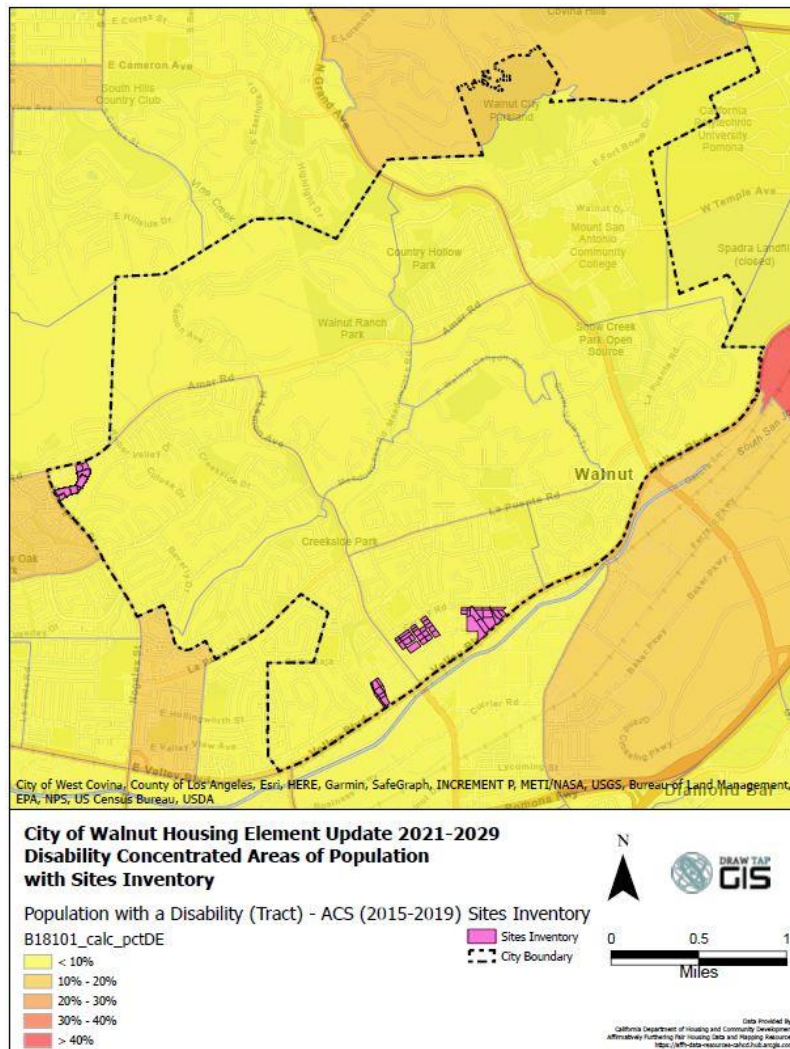
Within Walnut, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability of less than 10 percent (

Figure D-5). The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 31 percent were hearing difficulties, 12 percent were vision difficulties, 32 percent were cognitive difficulties, 54 percent were ambulatory difficulties, 26 percent were self-care difficulties, and 46 percent were independent living difficulties.

Walnut's RHNA units are not disproportionately concentrated in areas with a concentration of persons with disabilities as all tracts in the City have less than 10 percent of the population with a disability (Figure D-5). The location of the sites does not exacerbate existing conditions.

In the region, concentrations of persons with disabilities range between 10 and 20 percent or below. Most Cities in the area have clusters of 10 to 20 percent such as Glendora, San Dimas, Covina and Monrovia. There is one census tract east of Walnut that has the highest population of persons with disabilities which is the location of the Lanterman Development Facility near Cal Poly Pomona. This facility however is closed now, but still appears on the map analysis as having a high proportion of persons with disabilities. This area includes part of the Cal Poly Pomona campus, agricultural land, and some industrial uses.

Figure D-5: Percent Population with Disabilities in Walnut and Distribution of RHNA



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the HCD AB686/ AFFH data tool maps (Figure D-6), there are no areas with a concentration of households with adults living alone in the City. Adults living with their spouse are concentrated in north west tracts of the City, where the population of adults living with their spouse 60 to 80 percent, compared to the 40 to 60 percent in other tracts (Figure D-7). In the City, 49 percent of households are adults living with their spouse. In Los Angeles County, 45 percent of households are adults living with a spouse.

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing Law. According to the 2015-2019 ACS about 23

percent of Walnut’s households are married couple households with children. Over the last two decades the percent of families with children has declined in both the City and Region. In Los Angeles County, 28 percent of households are married couple households with children very similar to the City. According to the HCD AFFH map in Figure D-8, children in married households are most concentrated on the west side of the City. The percent of households with children in these tracts is above 80 percent (probably due to the housing types available and the correlation between the location of householders living with a spouse), higher than the other tracts where the percentage ranges from 20 to under 80 percent. All of the City’s RHNA units are located in census tracts with 80 percent of the population being married couples with children (Figure D-8). The location of the sites does not exacerbate existing conditions.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Walnut, female headed households with children are in census tracts with concentrations of 20 to 40 percent or lower (Figure D-9). According to the 2015-2019 ACS, 327 households (four percent of all households) are female-headed households with no husband present, and 1,556 households (three percent) of all households are male-headed with no wife present; thus, about 10 percent of all households are single-parent households. According to the 2015-2019 ACS, the percentage of families and people whose income in the past 12 months is below the poverty level for all families is six percent, whereas 20 percent of female-headed households were below the poverty level. By comparison, only three percent of married-couple families were below the poverty level. The City’s RHNA sites are all located in the census tracts with less than 20 percent of children in female-headed households (Figure D-9). The location of the sites does not exacerbate existing conditions.

Figure D-6: Percent Population of Adults Living Alone

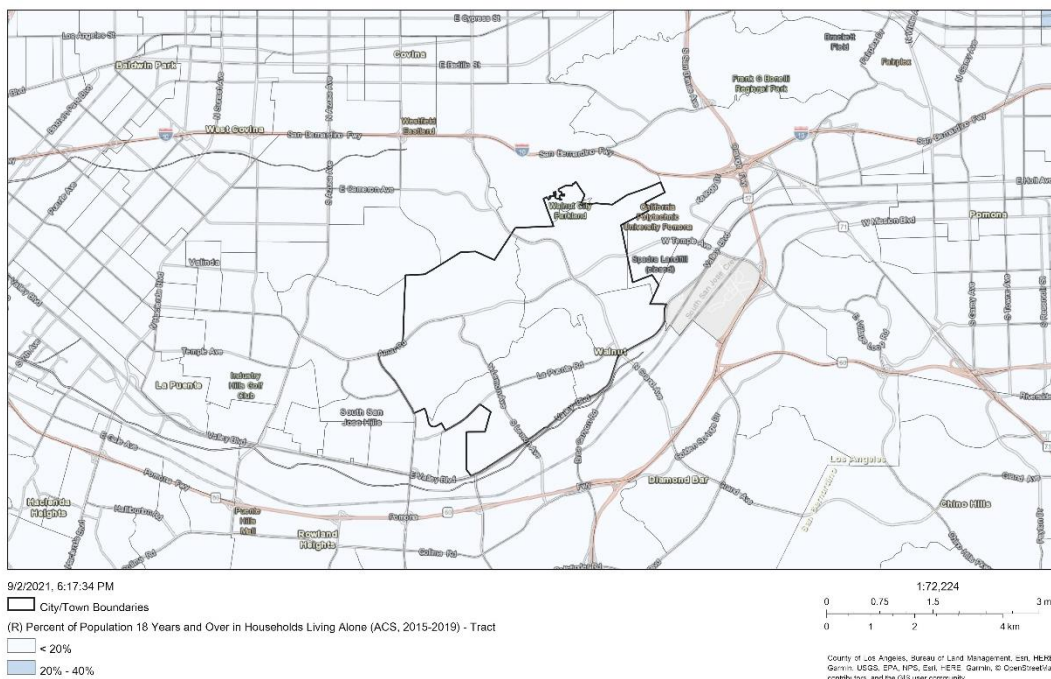


Figure D-7: Percent Population of Adults Living with their Spouse

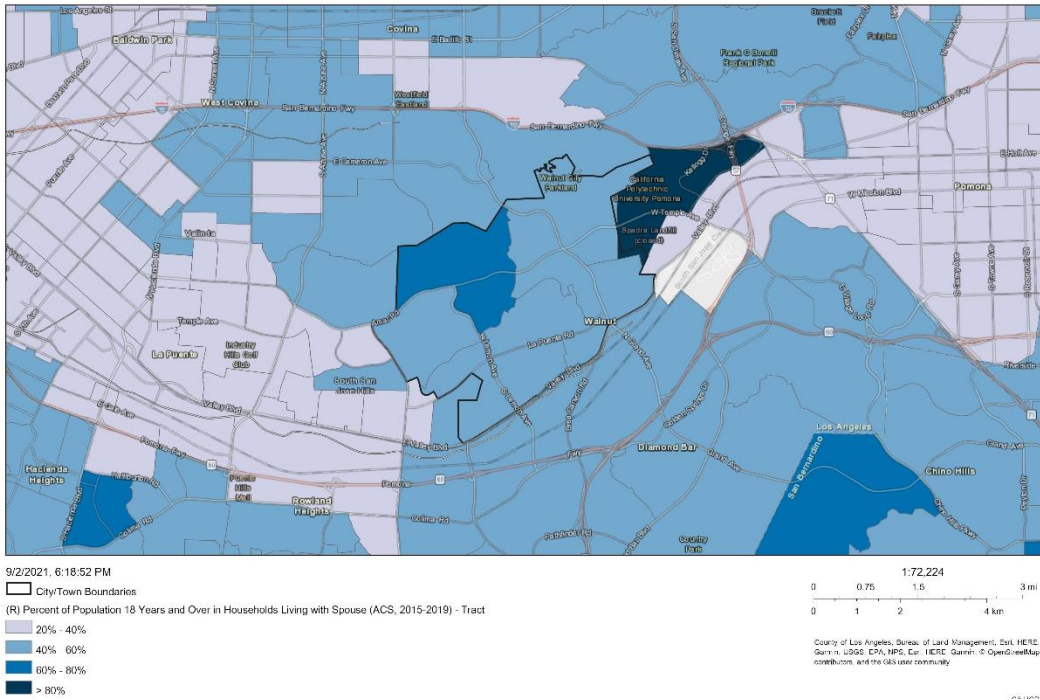


Figure D-8: Percent of Children in Married Couple Households and RHNA Distribution

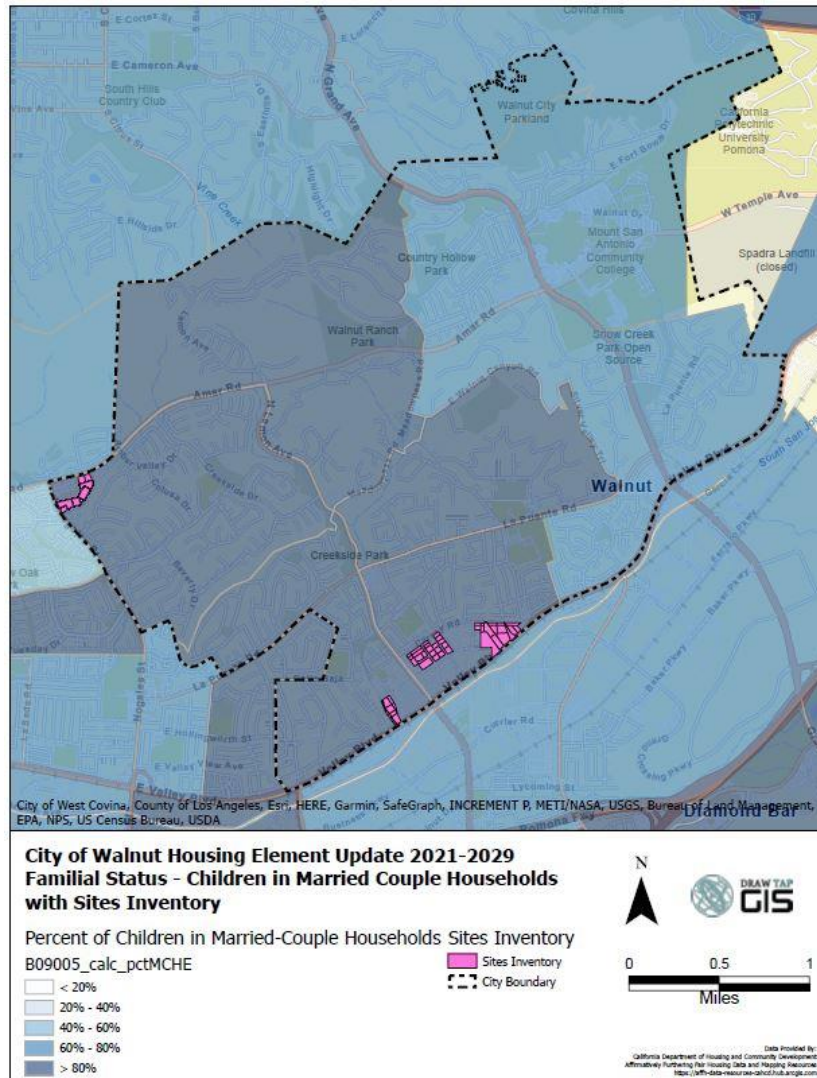
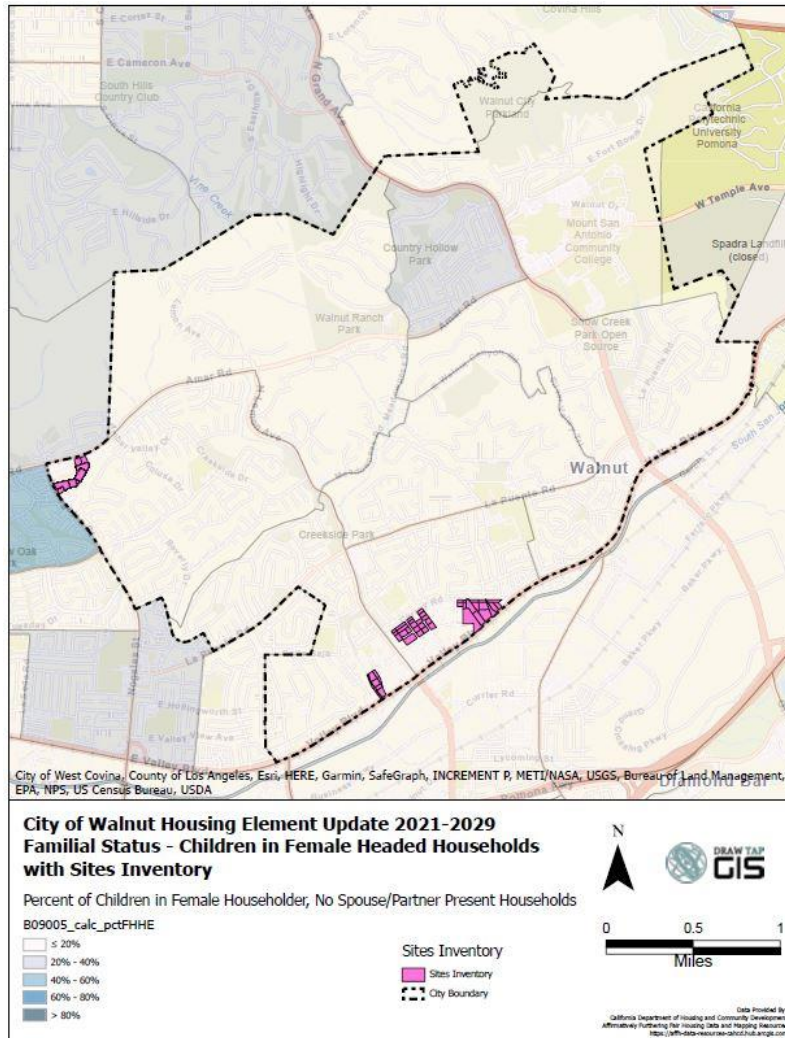


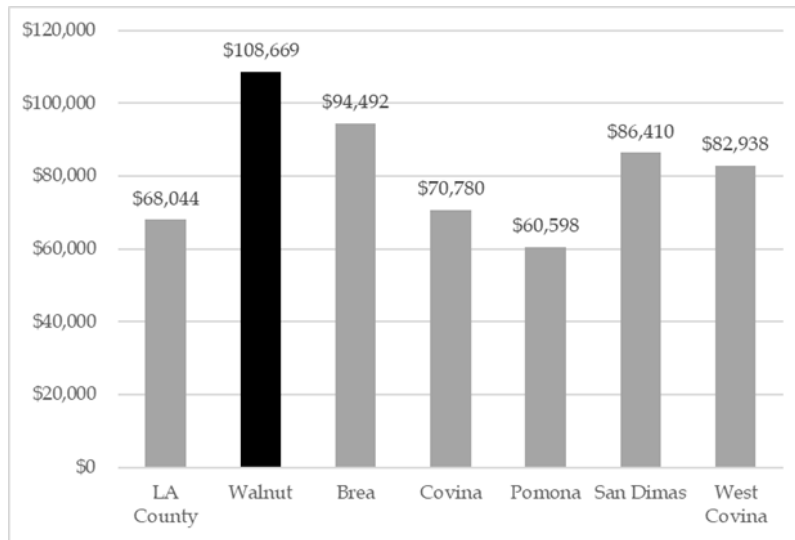
Figure D-9: Percent of Children in Single Female-Headed Households and RHNA Distribution



Income Level

Household income is an important element affecting housing opportunities, as it is the primary factor determining the ability of households to balance housing costs with other basic necessities. Many people who work in Walnut do not live in the City and many Walnut residents commute throughout the Greater Los Angeles Area for work. As shown in Figure D-10, the 2019 median household income in Walnut was much higher than the median income of Los Angeles County. Since 2010, the median household income in Walnut has increased from \$101,358 to \$108,669.

Figure D-10: Median Household Income



Source: 2015-2019 ACS.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-11 shows the Lower and Moderate Income (LMI) areas in the Region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in a few areas of the Region. In the east in Pomona, LMI areas are prominent. In the southern portion of the Region, clusters of LMI areas are seen in La Habra, Whittier and Montebello. There are some areas of Walnut considered LMI with the highest concentration of LMI population located in the southern most block group (Figure D-12). The City's RHNA is all located in block groups with 25 to 50 percent of the population being low to moderate income households (Figure D-12). There are no 75 to 100 percent LMI areas within the City. The location of the sites does not exacerbate existing conditions.

Figure D-11: Low and Moderate Income (LMI) areas in the Region

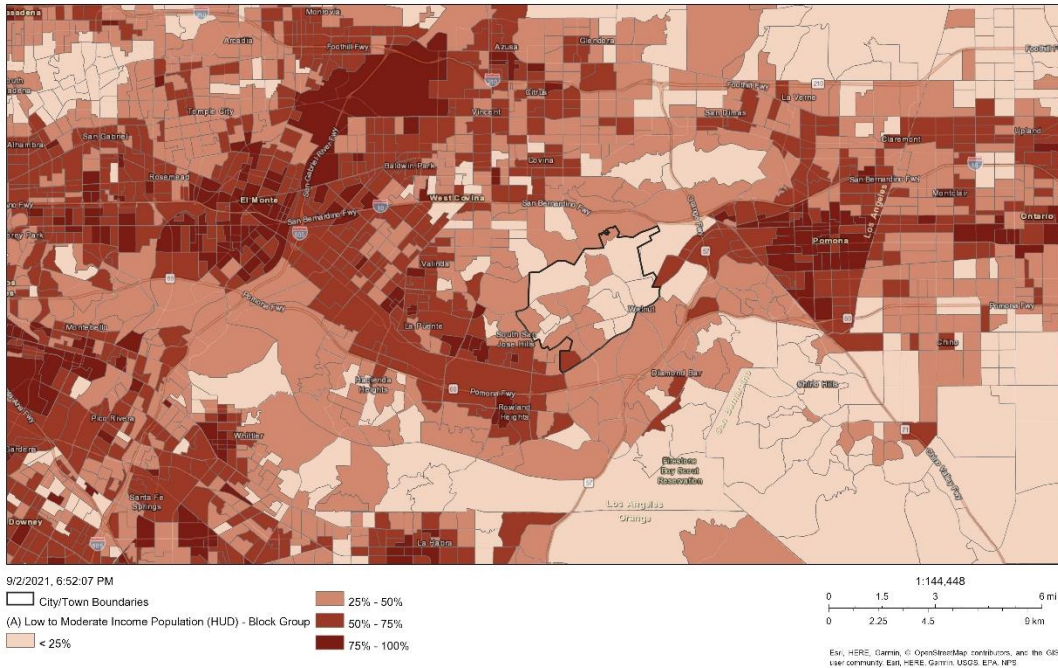
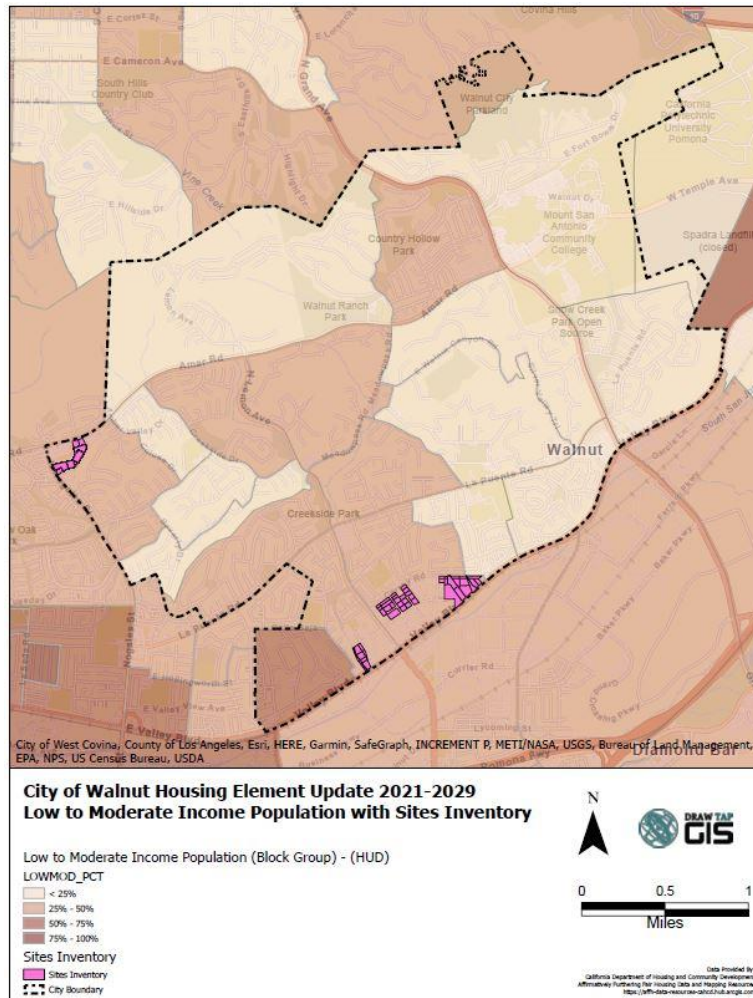


Figure D-12: Low and Moderate Income (LMI) Areas in Walnut and RHNA Distribution



D.2.3 Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

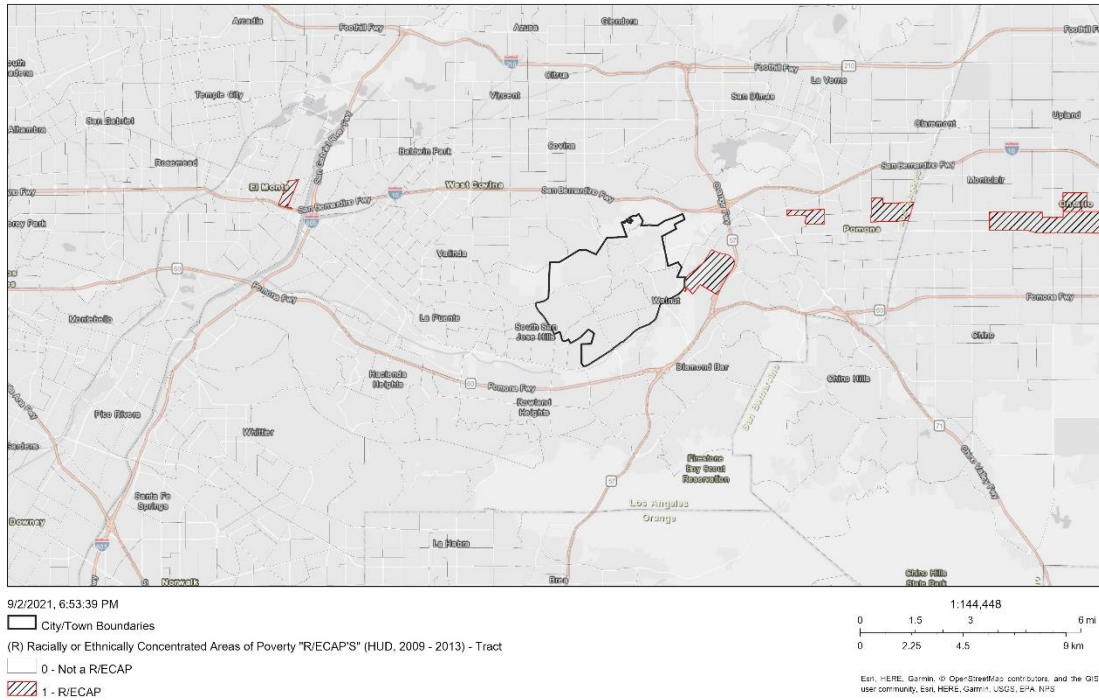
In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In the Region, there are RECAPs scattered in sections of Pomona and El Monte (Figure D-13). There are no RECAPs in Walnut city limits.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.⁷ However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity

⁷ 2 Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, 80(4), 677–iv

to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City. Housing mobility opportunities for persons in areas surrounding the City affected by RECAP areas could be beneficial in connecting those residents with much needed services.

Figure D-13: Racially Concentrated Areas of Poverty (RECAPs) in the Region



Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.⁸ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White Alone population and median household income as proxies to identify potential areas of affluence. As Figure D-14 and Figure D-15 show, census tracts with a large White population (over 50 percent) and highest median income do not correlate within City limits. Walnut compared to the surrounding region has higher median incomes and a higher percentage of minority communities.

⁸ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure D-14: White Majority Population

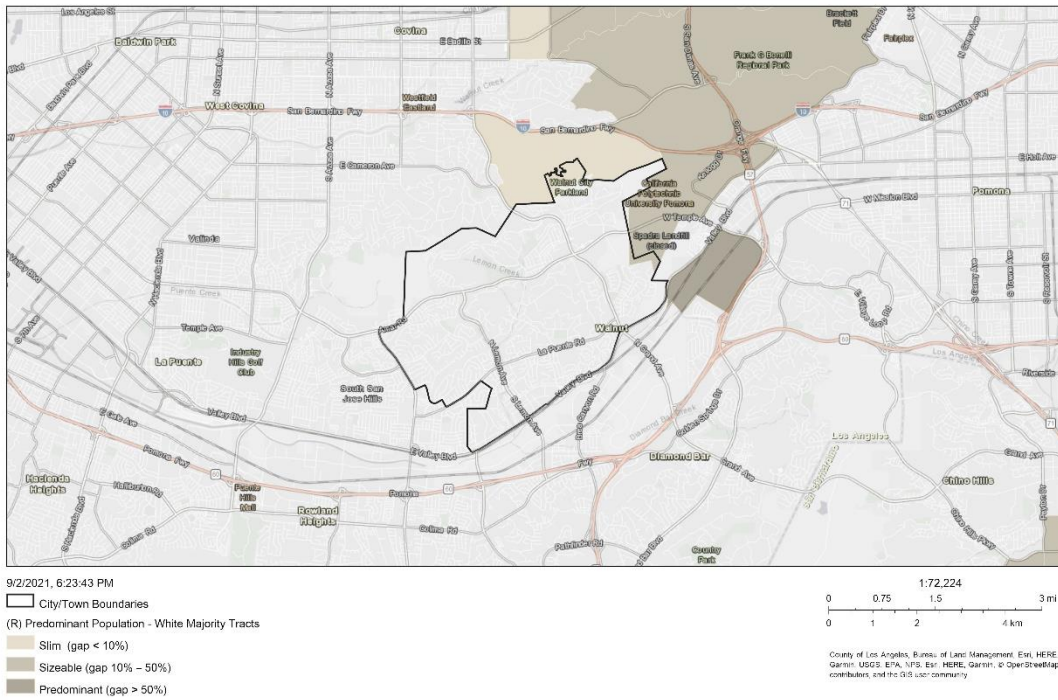
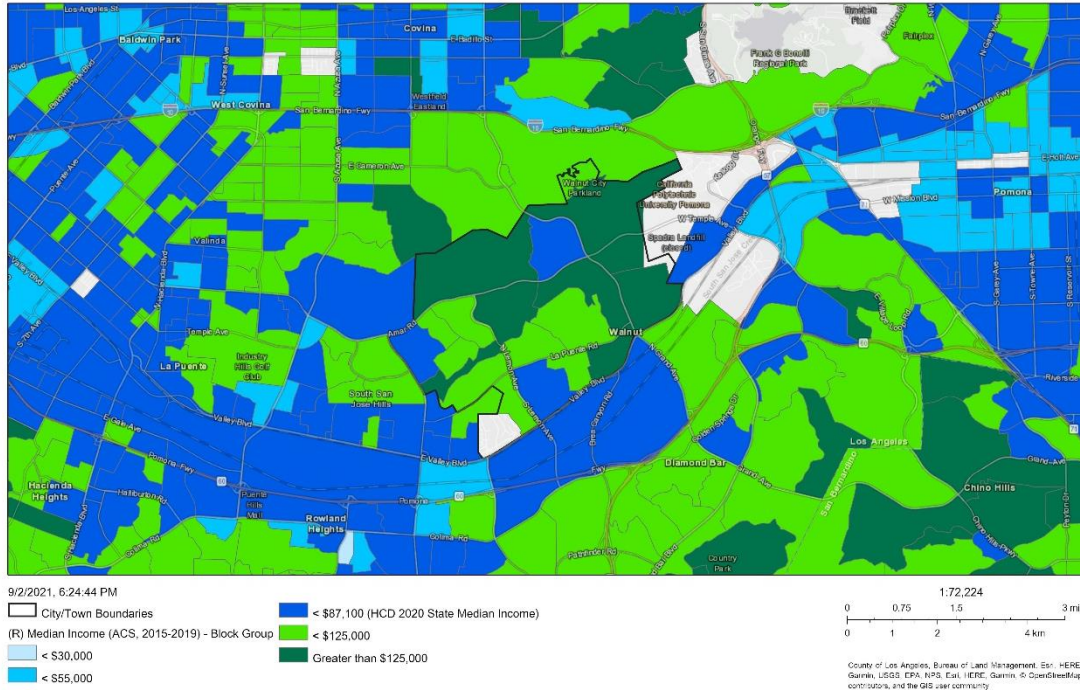


Figure D-15: Median Income



D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. **Error! Reference source not found.** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table D-2 shows the full list of indicators that go into the calculation of the index scores.

Table D-2: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

HUD Opportunity Indicator scores for Los Angeles County are shown in Table D-3. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

Table D-3: Los Angeles County HUD Opportunity Indicators by Race/Ethnicity							
	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proxim-ity	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01
Source: HUD AFFH Database - Opportunity Indicators, 2020							

The following opportunity map scores are for the census tracts in Walnut (Table D-4). The City's RHNA units are well distributed within the two resource levels (Table D-5). The location of the sites does not exacerbate existing conditions.

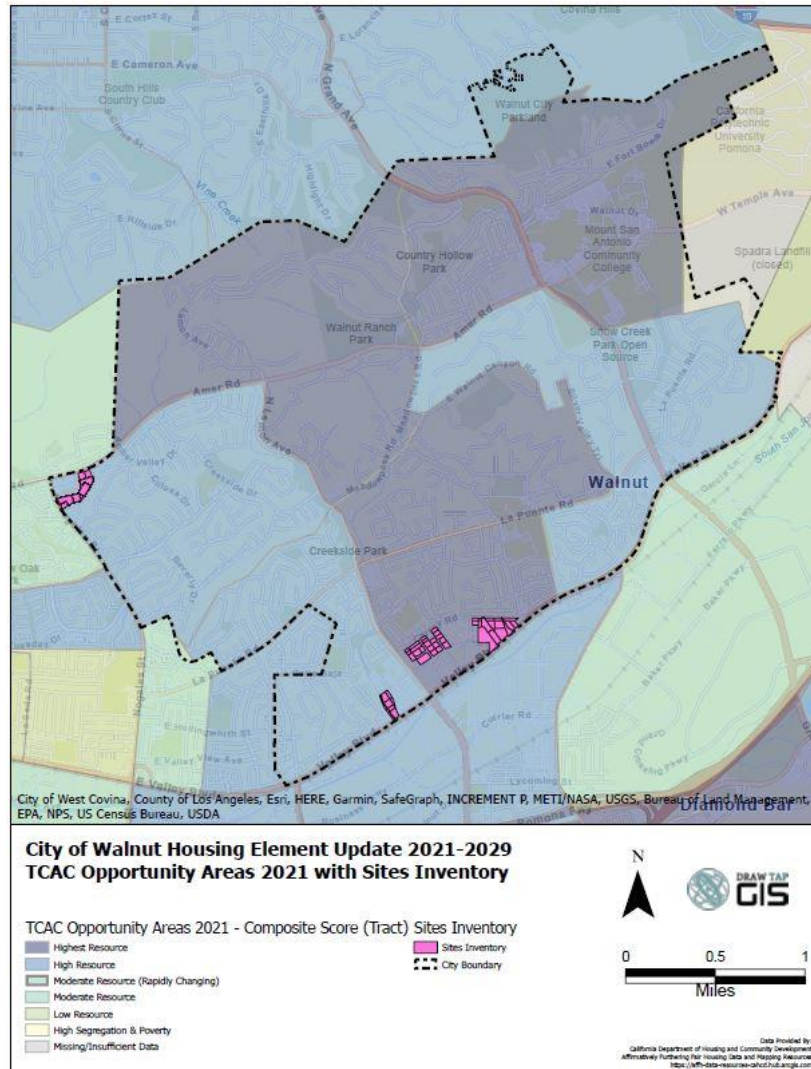
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037403401	0.66	0.40	0.84	0.37	High Resource
6037403402	0.59	0.40	0.93	0.49	Highest Resource
6037403403	0.78	0.00	0.92	0.12	High Resource
6037403404	0.80	0.53	0.95	0.71	Highest Resource
6037403405	0.72	0.32	0.93	0.53	Highest Resource
6037403406	0.50	0.56	0.95	0.52	Highest Resource
6037403407	0.74	0.20	0.95	0.58	Highest Resource
6037403408	0.66	0.27	0.78	0.25	High Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

Opportunity Area	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
Highest Resource	52.5%	64.9%	56.7%
High Resource	47.5%	35.1%	43.3%
Grand Total	948	481	1,429

Note: Above Moderate income RHNA units are being satisfied with entitled/pipelined projects.

Figure D-16: Opportunity Score by Census Tract and RHNA Distribution



Education

According to the National Center for Education Statistics, five schools in Walnut are a Title 1 school. These schools coordinate and integrate resources and services from federal, state, and local sources. The schools are Cyrus J. Morris Elementary, South Pointe Middle, Suzanne Middle, Vejar Elementary, and Walnut Elementary.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 13.3 percent of children aged 0-17 in the City of Walnut were living in low-income working families between 2012 and 2016.⁹

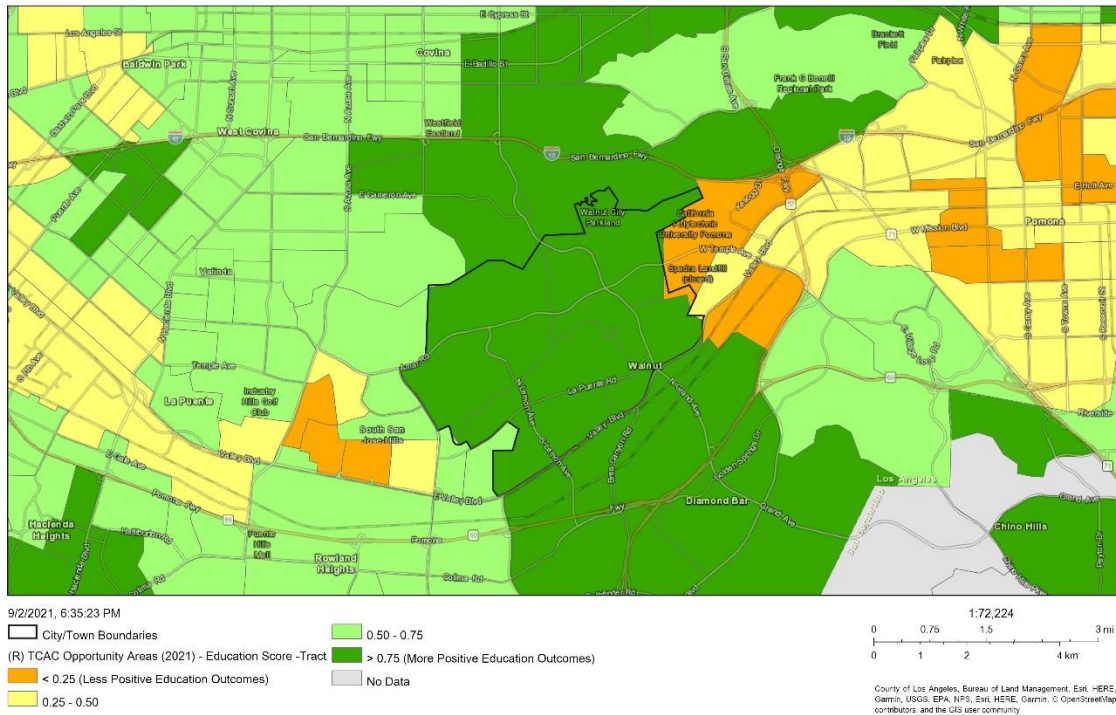
Kidsdata.org also reported that in 2019, 30.7 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster

⁹ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in Los Angeles County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-17 shows the education scores of each census tract in the City. Education scores in the City are all positive.

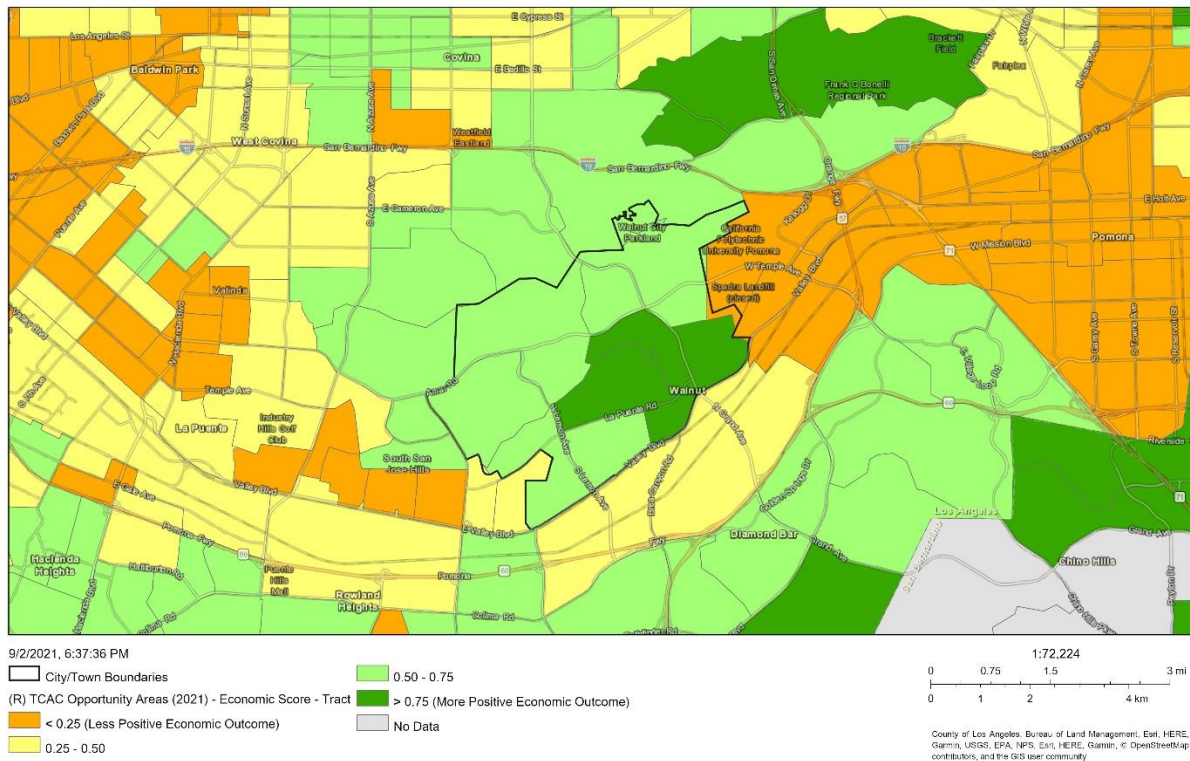
Figure D-17: Education Score by Census Tract



Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-18, the census tracts in the City are of moderate to above moderate economic scores ranging from 50 to 80. The most recent unemployment rates published by the California Employment and Development Department (August 2021) show that Walnut’s unemployment rate is lower than Los Angeles County as a whole (7.7 percent and 9.7 percent, respectively).

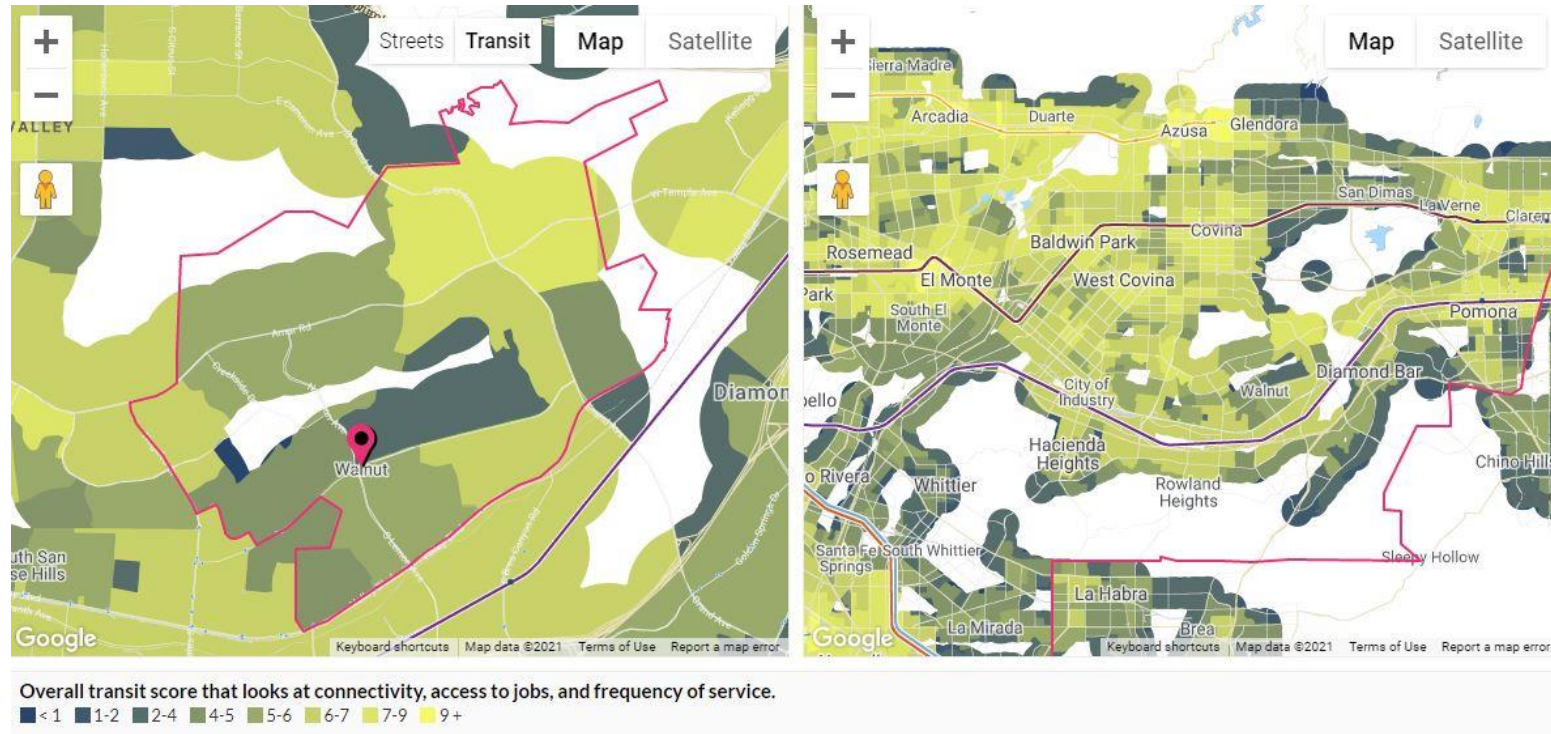
Figure D-18: Economic Score by Census Tract



Transportation

All Transit is a data source that explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Walnut’s All Transit Performance score of 5.3 illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score (6.8) was higher than the City’s. Walnut has a lower proportion of commuters that use transit (3.33 percent) than the County (6.66 percent). Figure D-19 shows the All Transit Performance Scores for Walnut and the surrounding Region.

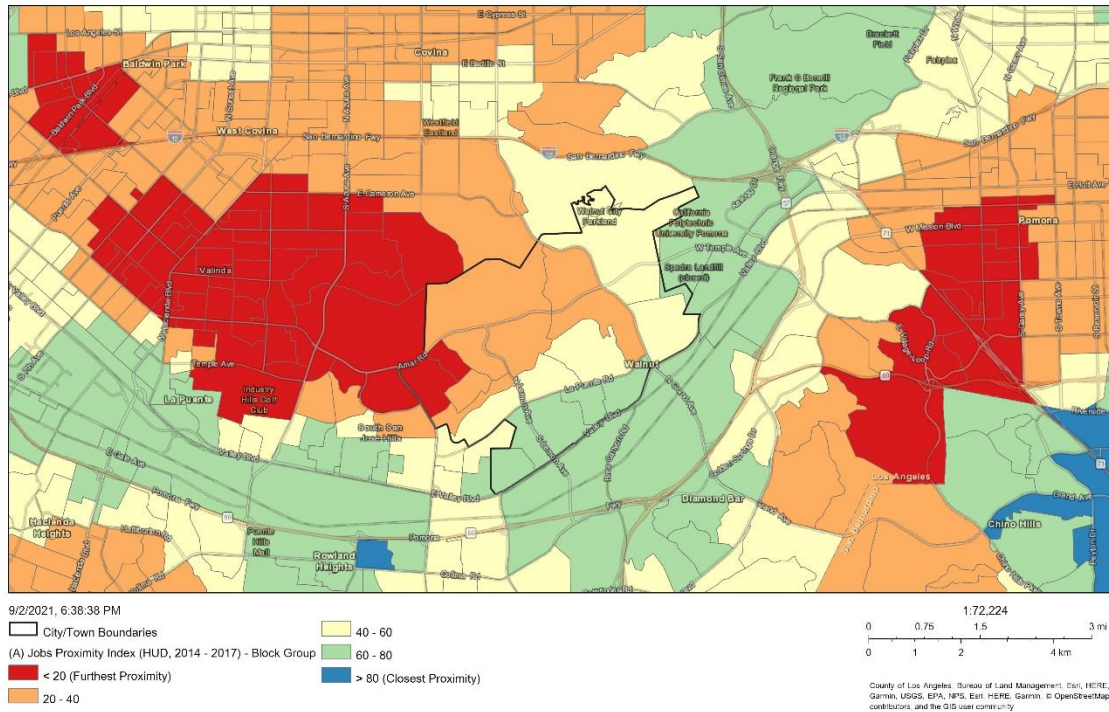
Figure D-19: All Transit Performance Scores - Walnut and the Region



Source: All Transit, 2021.

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-20, block groups in the City have scores that are low to moderate showing that there is a range of proximity to jobs for residents. The City does not have severe isolation when it comes to job proximity like areas in Pomona or to the west of the City.

Figure D-20: Job Proximity Index by Census Block Group



Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-21 shows that there are tracts located in the south section of the City with moderate environmental scores. The census tracts south of Foothill Boulevard are most impacted by environmental factors and have the lowest environmental scores in the City. The majority of the City’s RHNA has relatively low environmental scores in the range of 21 to 30 and 31 to 40 (Table D-6). The majority of the City’s lower income RHNA units are in the tracts with a moderate score between 31 and 40 (52.5 percent). The location of the sites does not exacerbate existing conditions.

According to the American Lung Association’s State of the Air report, Los Angeles County received an Ozone score of “F”, which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study.

Table D-6: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores			
% LMI HH	Lower	Moderate	Total Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	0.0%
21 - 30%	32.1%	22.0%	28.7%
31 - 40%	52.5%	64.9%	56.7%
41 - 50%	15.4%	13.1%	14.6%
51 - 60%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%
Total Units	948	481	1,429
Note: Above Moderate income RHNA units are being satisfied with entitled/pipe-lined projects.			

- Units with physical defects (lacking complete kitchen or bathroom)

Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table 7 provides overpayment and severe overpayment details by income and household type for Walnut between 2013 and 2017. Overall, 34 percent of all households in the City experienced a housing cost burden. Elderly households were more likely than other household types to have a housing cost burden. In Los Angeles County approximately 75 percent of households experience a housing cost burden, significantly higher than the City. In Walnut approximately 17 percent of all households experience a severe cost burden compared to the 23 percent of County households.

The incidence of housing cost burden also varied by household income. Housing cost burden was generally the most prevalent among the City's very low income households, rather than in its extremely low income households, potentially because more extremely low income households in Walnut were receiving some form of housing assistance. In addition, extremely low income households in Walnut are more likely to be long-time residents that have owned their homes for a long time.

Figure D-22 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. A majority of the census tracts in the city have 20 to 40 percent of the renter households overpaying for their housing unit. Figure D-23 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tract in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	50	40	260	240	280	10	630	890
With any housing problem	60.0%	100.0%	43.8%	81.3%	69.6%	100.0%	71.4%	63.4%
With cost burden >30%	40.0%	100.0%	40.0%	83.3%	69.6%	100.0%	72.1%	62.7%
With cost burden > 50%	40.0%	100.0%	30.4%	56.3%	55.4%	100.0%	54.8%	47.6%
Very Low Income (31-50% AMI)	115	55	270	340	270	75	705	975
With any housing problem	95.7%	81.8%	72.2%	51.5%	92.6%	86.7%	70.1%	70.7%
With cost burden >30%	95.7%	81.8%	72.2%	51.2%	92.6%	78.7%	69.1%	69.9%
With cost burden > 50%	95.7%	81.8%	72.2%	39.7%	68.5%	73.3%	53.8%	58.9%
Low Income (51-80% AMI)	155	40	214	340	560	100	1,075	1,289
With any housing problem	100.0%	100.0%	93.0%	33.5%	63.4%	80.0%	56.7%	62.7%
With cost burden >30%	100.0%	75.0%	88.3%	32.1%	62.5%	74.0%	55.2%	60.7%
With cost burden > 50%	29.0%	0.0%	21.0%	24.7%	36.6%	4.0%	32.8%	30.9%
Moderate & Above Income (>80% AMI)	420	149	719	1,180	3,110	680	5,210	5,929
With any housing problem	25.0%	23.5%	22.9%	15.6%	19.1%	25.0%	19.7%	20.1%
With cost burden >30%	23.8%	16.8%	20.9%	15.5%	19.0%	13.2%	17.9%	18.3%
With cost burden > 50%	0.0%	0.0%	0.0%	2.0%	2.1%	2.2%	2.2%	1.9%
Total Households	740	284	1,463	2,100	4,220	865	7,620	9,083
With any housing problem	54.1%	56.3%	46.0%	31.8%	33.1%	37.6%	33.8%	35.8%
With cost burden >30%	52.0%	49.3%	43.6%	31.7%	32.8%	26.9%	32.4%	34.2%
With cost burden >50%	23.6%	29.9%	21.8%	18.0%	14.5%	9.7%	15.6%	16.6%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins are errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Table D-8: RHNA Units by Cost Burdened Households - Renter			
% Cost Burdened HHs	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 20 %	32.1%	22.0%	28.7%
20% - 40%	0.0%	0.0%	0.0%
40% - 60%	10.9%	10.0%	10.6%
60% - 80%	57.1%	68.0%	60.7%
> 80%	0.0%	0.0%	0.0%
Total Units	948	481	1,429
Note: Above Moderate income RHNA units are being satisfied with entitled/pipelined projects.			

The City's RHNA is mostly located in census tracts with 60 to 80 percent of renter households being cost burdened (Table D-8 and Figure D-22). This is also where a majority of the low income units are located. The City's RHNA is all located in census tracts with 40 to 60 percent of owner households being cost burdened (Figure D-23). The location of the sites does not exacerbate existing conditions.

Figure D-22: Overpayment - Renter Households and RHNA Distribution

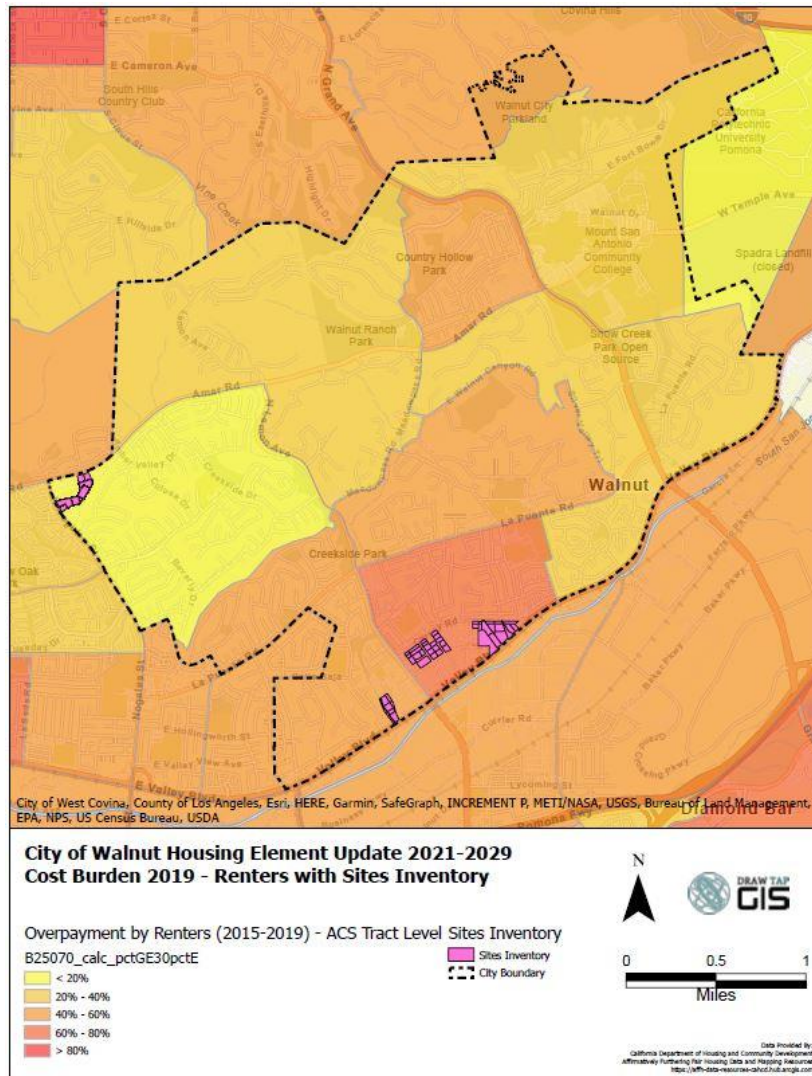
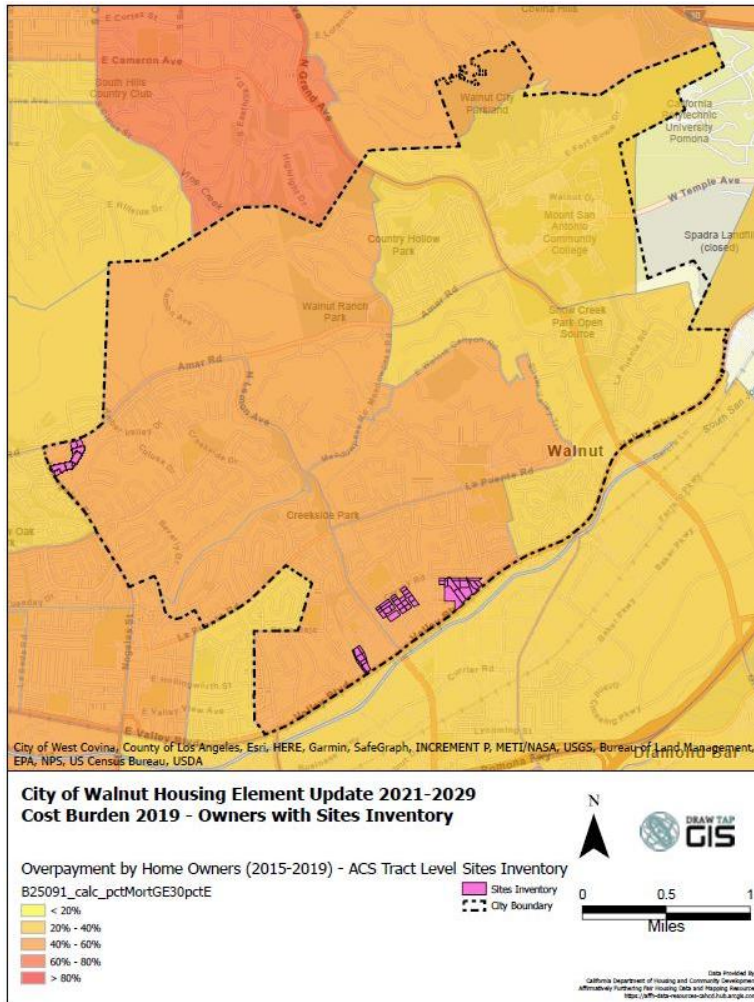


Figure D-23: Overpayment - Owner Households and RHNA Distribution



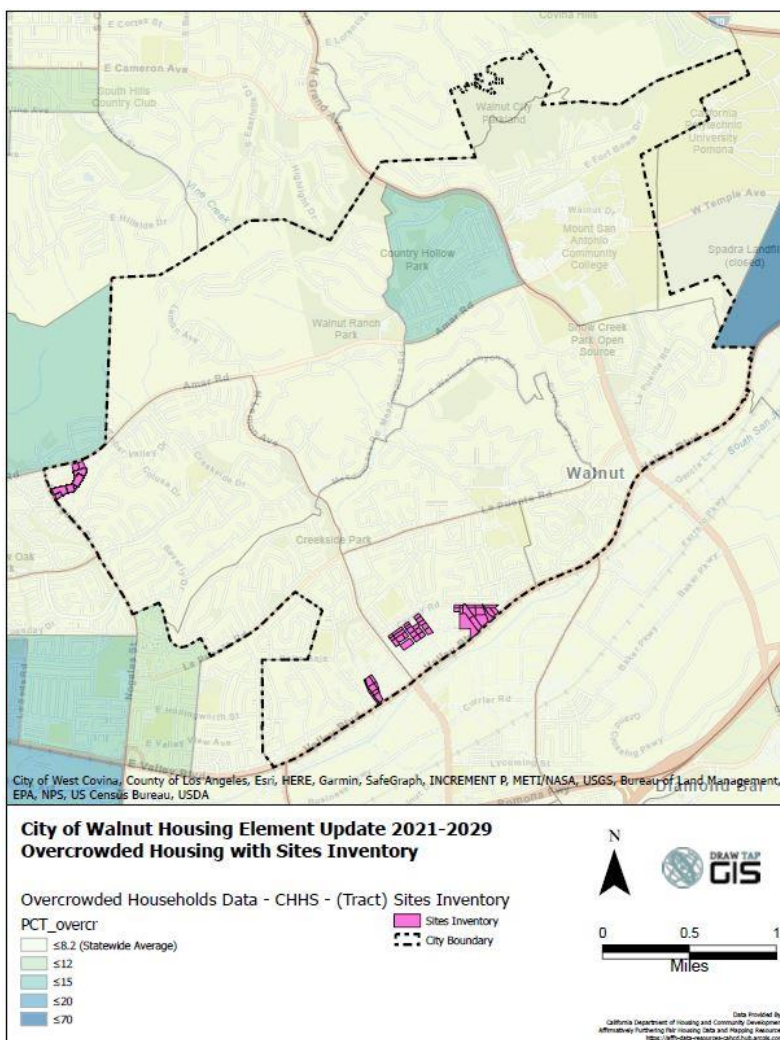
Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The overall rate of overcrowding is higher among renter-occupied units (five percent) than owner-occupied units (two percent). Furthermore, less than one percent of owner-occupied units were severely overcrowded similar to renter-occupied units severely overcrowded. In Los Angeles County two percent of owner households are overcrowded similar to the City. Almost eight percent of renter households are overcrowded in the County. Similar to the City, renter households in the County experience more overcrowding.

Table D-9: Overcrowding by Tenure and Severity (2000 - 2019)						
Tenure/Persons per Room	2000		2010		2019	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied						
Total Overcrowded (>1.0 person/room)	579	7.9%	169	2.3%	121	1.6%
Moderately Overcrowded (1.01-1.5 person/room)	452	6.2%	151	2.0%	111	1.4%
Severely Overcrowded (>1.5 persons/room)	127	1.7%	18	0.2%	10	0.1%
Renter-Occupied						
Total Overcrowded (>1.0 person/room)	130	14.1%	109	13.2%	70	5.1%
Moderately Overcrowded (1.01-1.5 person/room)	75	8.2%	50	6.0%	65	4.7%
Severely Overcrowded (>1.5 persons/room)	55	5.9%	59	7.1%	5	0.4%
Source: 2000 Census; 2007-2011 and 2015-2019 ACS (5-Year Estimates).						

According to Figure D-24, most of the City’s census tracts do not have overcrowded households. One census tract does however have a percentage of households being overcrowded. The City’s RHNA is not located in census tracts with overcrowded households. The location of the sites does not exacerbate existing conditions.

Figure D-24: Overcrowded Households and RHNA Distribution



Substandard Conditions

Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, roofs and exterior, heating and air conditioning systems, plumbing, and windows. Often, a structure’s age correlates to its need for rehabilitation. Housing is subject to gradual deterioration over time. If a property is not regularly maintained, housing can deteriorate and discourage reinvestment, reduce neighboring property values, and impact the quality of life.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Walnut’s housing stock is relatively newer. The age of the City’s housing stock as defined by the year the units were built is shown in Table D-10. As of 2019, only about forty-two percent of all

housing units in Walnut were thirty years old or older (built prior to 1980). A majority of units (58 percent) were built between 1980 and 2019. In the County a majority of housing units were built from 1950 to 1990 with 58 percent of housing units constructed during this time period making them most likely in need of replacement or rehabilitation. Housing units in the City are generally well-maintained. As of 2020, it was estimated that approximately ten housing units in the City were in need of substantial rehabilitation, and fewer than five units were deteriorated and in need of replacement. The number of units requiring substantial rehabilitation or replacement is likely the same.

Table D-10: Age of Housing Stock		
Year Structure Built	Number	Percent
Built 2010 or Later	156	1.6%
Built 2000 to 2009	465	4.9%
Built 1990 to 1999	565	5.9%
Built 1980 to 1989	4,358	45.7%
Built 1970 to 1979	2,158	22.6%
Built 1960 to 1969	1,384	14.5%
Built 1950 to 1959	298	3.1%
Built 1940 to 1949	54	0.6%
Built 1939 or earlier	104	1.1%
Total Units	9,542	100.0%
Source: 2015-2019 ACS.		

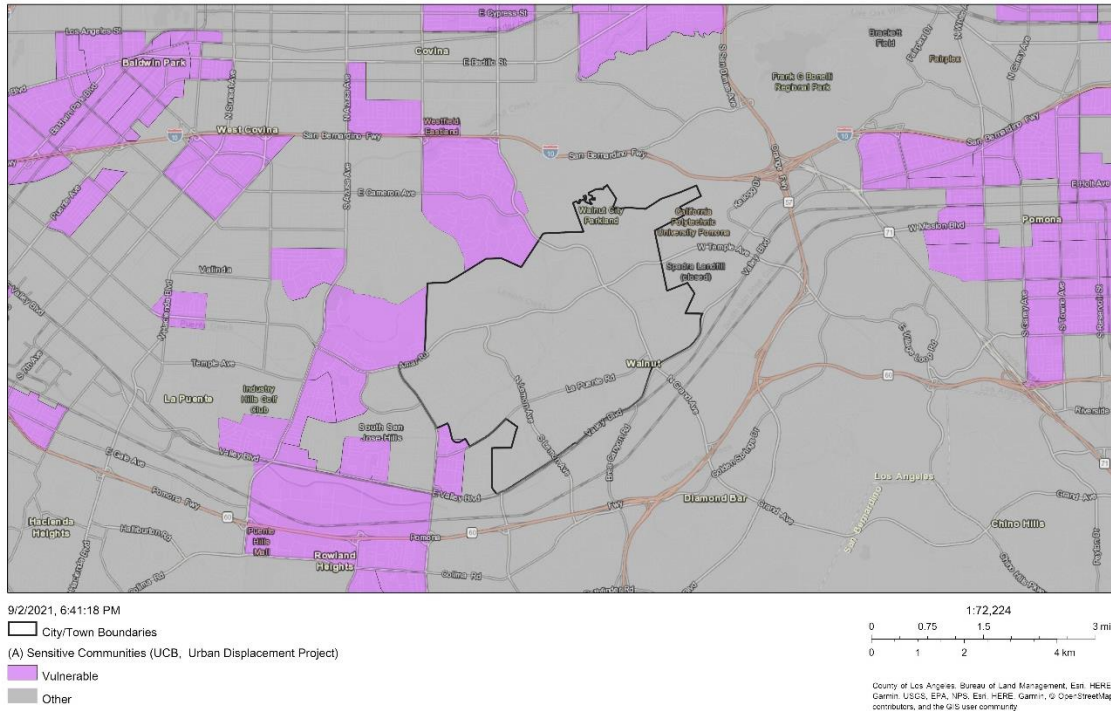
Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-25 identifies census tracts that are considered to be vulnerable to urban displacement in the surrounding region. These communities are areas that have a higher concentration of low- and moderate-income persons (Figure D-12) and higher housing overpayment by renters (Figure D-22).

Figure D-25: Urban Displacement



Homelessness

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure D-26 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.

Figure D-26: Los Angeles County Homeless Population Trend (2015-2020)

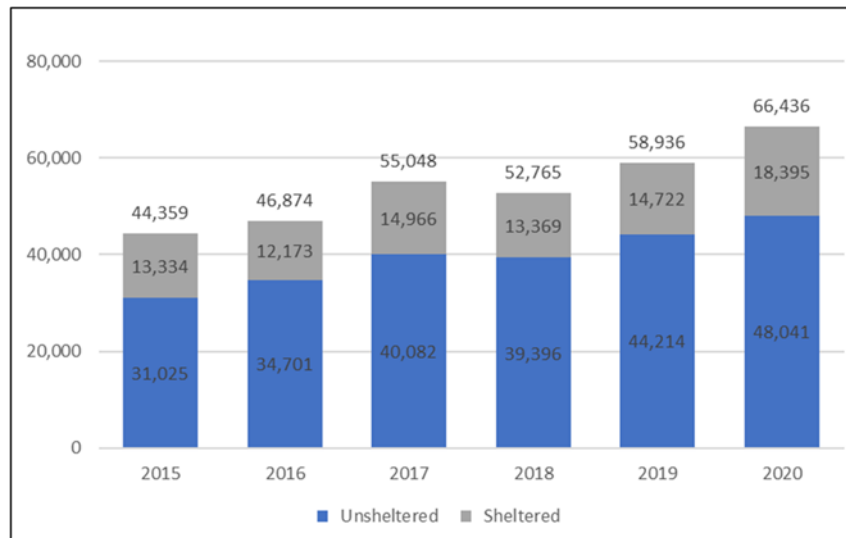


Table D-11 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0%	66,436	100.0%	12.7%
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	--	0.6%	--	0.7%	--
*Members of families with at least one child under 18. ** Indicators are not mutually exclusive. Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered (Table D-12).

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)			

There were no reported homeless in the City of Walnut.

D.2.6 Other Relevant Factors

Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Table 13 summarizes home purchase and improvement loan applications in Walnut for 2017. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications along with the income, gender, and race of loan applicants. In 2017, applications for home refinancing were the most common in Walnut. Of the five-hundred and thirty-seven (537) applications for refinancing, approximately 69 percent were approved, seventeen percent were denied, and 15 percent were withdrawn or closed for incompleteness.

Though less common than loans for home purchase and refinance, there was a noticeable demand for home improvement financing in the City. A total of 83 households in Walnut applied for loans to make home improvements and approval rates for this loan type were the highest at 76 percent. About 17 percent of home improvement loan applications were denied.

Table D-13: Disposition of Home Purchase Loan Applications (2017)

Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Purchase - Conventional	292	72.7%	13.3%	14.0%
Purchase - Government-Backed	6	64.3%	14.3%	21.4%
Home Improvement	83	75.6%	16.7%	7.7%
Refinancing	537	68.8%	16.6%	14.7%

Notes:

- Due to a change in report formatting by the FFIEC, lendingpatterns.com has delayed in releasing the data for 2018 onward.
- Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
- Percent Other includes loan applications that were either withdrawn or closed for incomplete information.

Source: *www.LendingPatterns.com*TM, HMDA data, 2020.

Environmental Justice Communities

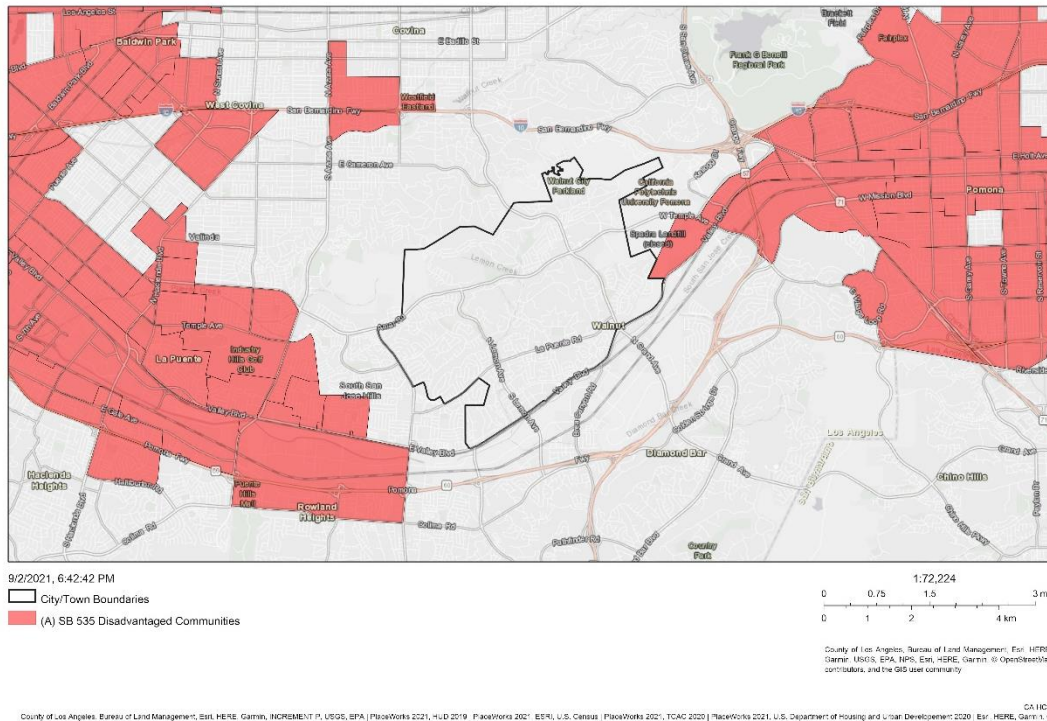
Disadvantaged communities in California are specifically targeted for investment of proceeds from the State’s cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities at the same time they’re reducing pollution that causes climate change.

Any jurisdiction can choose to include policies focused on environmental justice (EJ) in their General Plan, but an EJ Element is required under state Law for any city or county that includes disadvantaged communities. For the purposes of environmental justice, a disadvantaged community is defined as, “An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

Senate Bill 535 defines disadvantaged communities as the top 25% scoring areas from CalEnviroScreen. Assembly Bill 1550 defines low-income communities using census data, statewide median income data, and state Department of Housing and Community Development income limits. As shown below (Figure D-27), no census tracts meet one or both of the definitions in the City, but tracts in the surrounding region do.

Based on the pollution data for Walnut, the southern portion of the city is disproportionately affected by environmental pollution. In particular, impacts from ozone pollution affect the majority of the residents in these areas closest to major highways.

Figure D-27: Disadvantaged Communities



D.2.7 Summary of Fair Housing Issues

According to the 2018 Analysis of Impediments to Fair Housing Choice, the County’s fair housing service provider receives a majority of its fair housing discrimination complaints on the basis of disability. Throughout the County, the state, and nationally, disability-related complaints are the leading basis of discrimination cited by residents, accounting for approximately two-thirds of all complaints, demonstrating a lack of understanding and sensitivity of the fair housing rights of persons with disabilities. Persons with disabilities may have difficulties requesting reasonable modifications or accommodations or knowing their rights when it comes to fair housing. Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.

While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County’s 2015 Health Survey, 22.6 percent had a disability countywide. Barriers to mobility are compounded with limited access to affordable housing to create a lack of accessible housing options. Service providers echo this sentiment, highlighting the need for additional accessible units for varying households. The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4. Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HACoLA to address fair housing issues in the County.

According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high

percentage of families that need appropriately sized housing makes this contributing factor a high priority.

The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.

Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority.

The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2018, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well.

As seen in the Disparities in Access to Opportunity section of this document, R/ECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households. Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.

Summary of Additional Fair Housing Concerns

Additional fair housing concerns identified as part of this Housing Element update are summarized below:

- Concentrations of minorities
- Concentrations of renter households with housing overpayment

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Walnut.

D.3.1 Fair Housing Enforcement and Outreach Capacity

With the high number of fair housing complaints filed on the basis of disability, residents in the City may need additional information on their fair housing rights. Increased fair housing enforcement and education for landlords as well as education and information available for all residents is needed.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of local private fair housing outreach and enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing Laws to support strong enforcement

D.3.2 Segregation and Integration

The analysis found a concentration of minority households in census tracts in the City. These tracts also had a higher concentration of single-female headed households with children. These tracts were also found to have higher environmental burdens. These households need increased access to affordable housing and improved infrastructure and public facilities.

Contributing Factors:

- Lack of private investments
- Location and type of affordable housing
- Private discrimination
- Land use and zoning Laws

D.3.3 Disproportionate Housing Needs, Including Displacement Risks

There are Census tracts in the City could be at risk of displacement as a high portion of their renters experience cost burdens and gross rents continue to increase.

Contributing Factors:

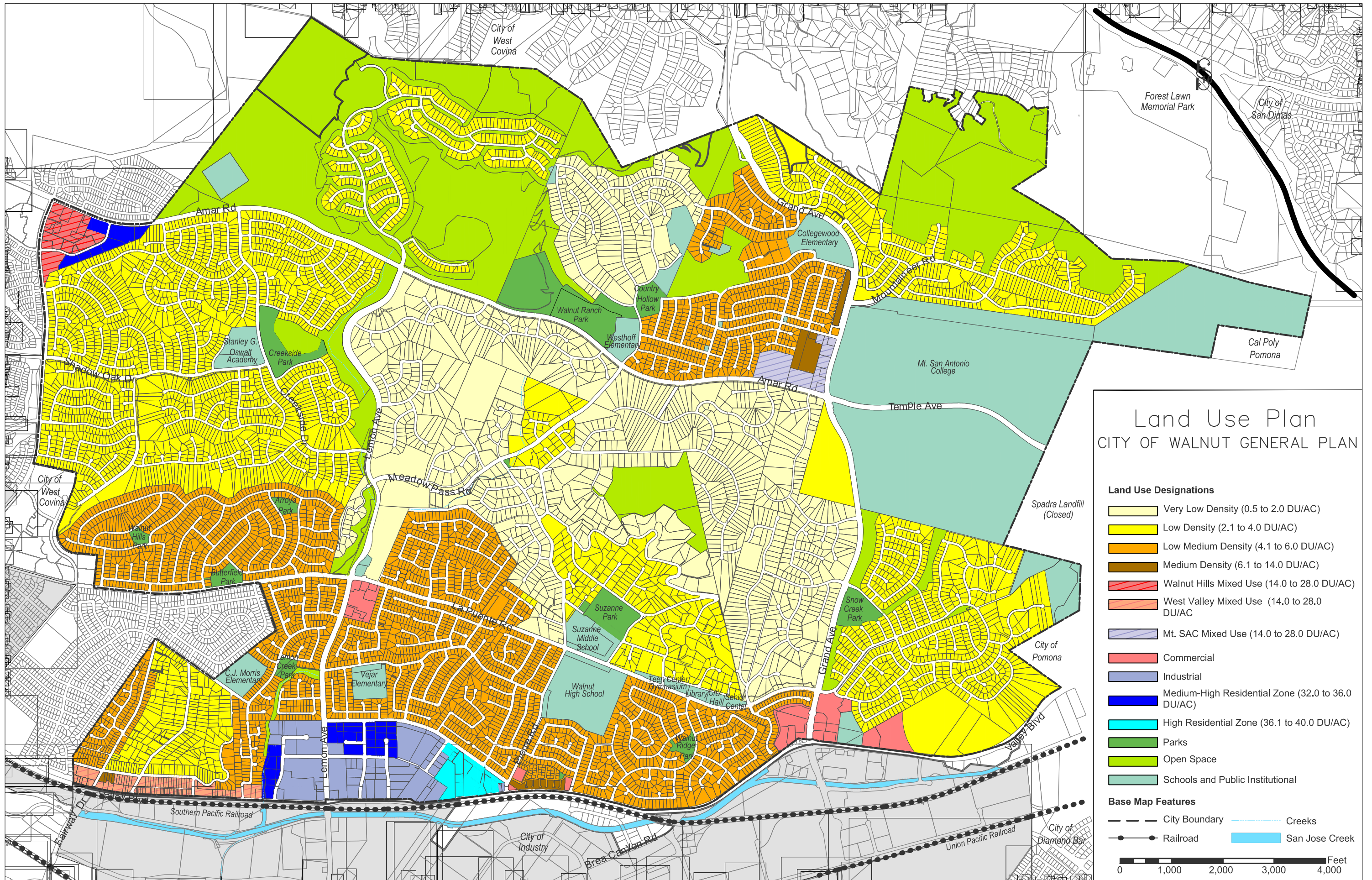
- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods

D.3.4 Disparities in Access to Opportunity

There are areas in the City that have disparities in access to opportunities.

Contributing Factors:

- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination



City of West Covina

Forest Lawn Memorial Park

City of San Dimas

Cal Poly Pomona

Mt. San Antonio College

Land Use Plan
CITY OF WALNUT GENERAL PLAN

Land Use Designations

- Very Low Density (0.5 to 2.0 DU/AC)
- Low Density (2.1 to 4.0 DU/AC)
- Low Medium Density (4.1 to 6.0 DU/AC)
- Medium Density (6.1 to 14.0 DU/AC)
- Walnut Hills Mixed Use (14.0 to 28.0 DU/AC)
- West Valley Mixed Use (14.0 to 28.0 DU/AC)
- Mt. SAC Mixed Use (14.0 to 28.0 DU/AC)
- Commercial
- Industrial
- Medium-High Residential Zone (32.0 to 36.0 DU/AC)
- High Residential Zone (36.1 to 40.0 DU/AC)
- Parks
- Open Space
- Schools and Public Institutional

Base Map Features

- City Boundary
- Railroad
- Creeks
- San Jose Creek

0 1,000 2,000 3,000 4,000 Feet

Amar Rd

Grand Ave

Collegewood Elementary

Mountain Top Rd

Walnut Ranch Park

Country Hollow Park

Westhoff Elementary

Creekside Park

Stanley G. Oswald Academy

Meadow Oak Dr

Temple Ave

Meadow Pass Rd

Spadra Landfill (Closed)

City of West Covina

Arroyo Park

Butterfield Park

City of Pomona

Suzanne Park

Suzanne Middle School

Snow Creek Park

C.J. Morris Elementary

Vejar Elementary

Walnut High School

Teen Center

Gymnasium

Library

City Hall

Senior Center

Walnut Ridge Park

Southern Pacific Railroad

City of Industry

Brea Canyon Rd

Union Pacific Railroad

City of Diamond Bar

Lemon Ave

Grand Ave

Valley Blvd