

CHAPTER 6 HOUSING

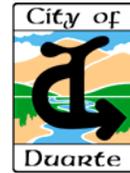
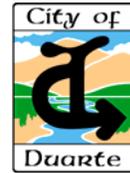


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Introduction

1. INTRODUCTION

California law requires that a city's Housing Element be revised every five years. As a result, the Duarte City Council adopted this revised Housing Element on August 24, 2004 as the first General Plan Element of the 2005 – 2020 update. The California Department of Housing and Community Development certified this Housing Element in November 2004 as complying with state law. Data in this element was updated in September 2006 to be consistent with other elements of the updated General Plan.

The City of Duarte, shown on Diagram H 1-1, is located at the foot of the San Gabriel Mountains about twenty miles northeast of the City of Los Angeles. It borders the cities of Monrovia to the west, the City of Bradbury to the north, the City of Azusa to the east, and the City of Irwindale to the south. The San Gabriel River and Santa Fe Flood Control Basin abuts Duarte to the east and south. Major transportation corridors serve Duarte including Interstate 210, Interstate 605, and Huntington Drive (Route 66). Duarte is also served by a Metropolitan Transit Authority Rail (MTA) line, which could provide rail passenger service in the future.

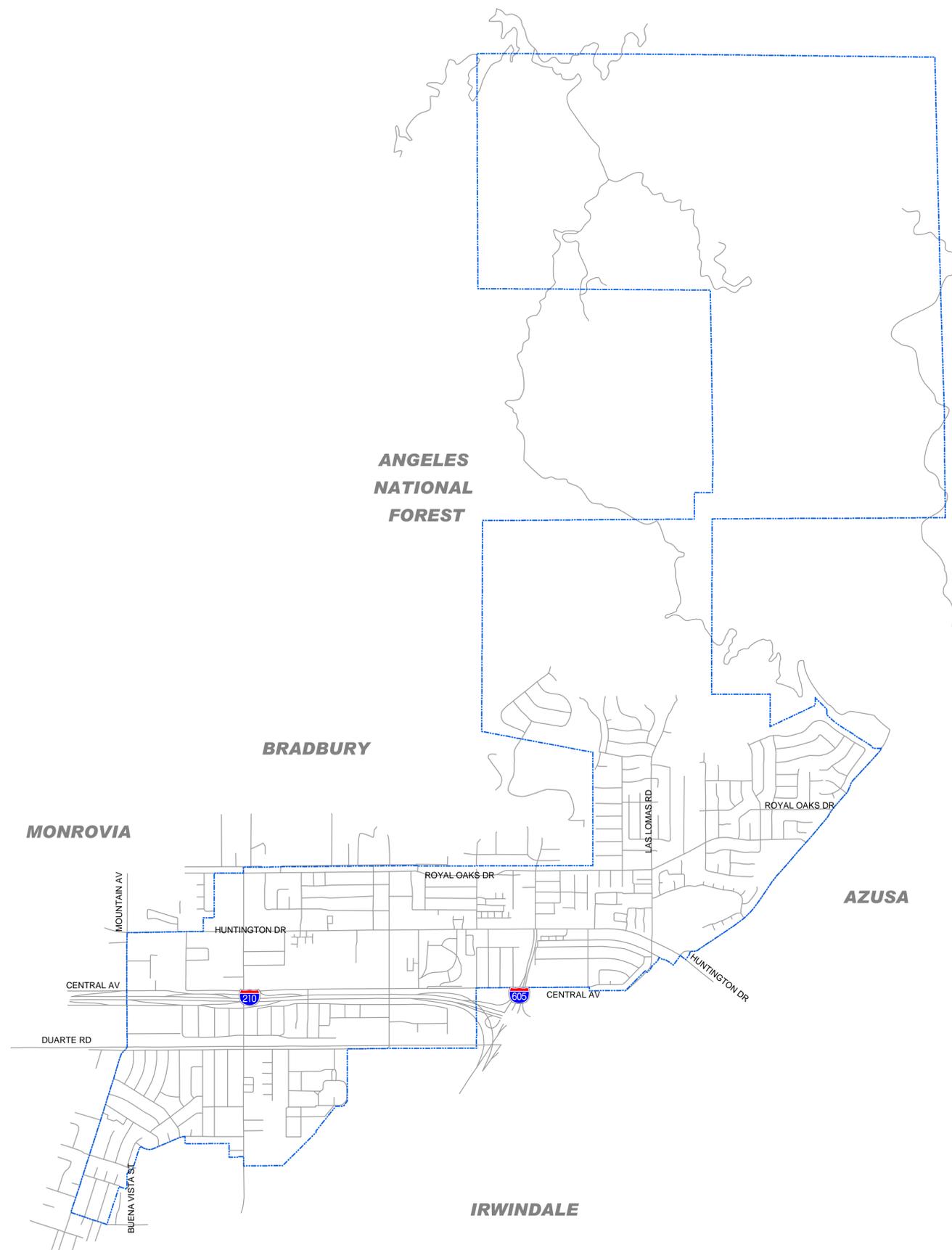
Duarte has seen modest population changes over the past twenty years. However, the City has undergone significant demographic shifts over that same time period. Most notably among the shifts is the continued growth of the Hispanic population. The housing stock has remained relatively unchanged over the past decade, as the City has been near buildout. Housing in the City consists primarily of single-family homes, which account for 76 percent of all units. Relatively modest housing growth has occurred over the past ten years because of the lack of vacant land. New development that has occurred has primarily been in the recycling of previously developed parcels and the conversion of non-residential uses to residential uses.

As a mature community, the 2000-2005 Housing Element continues the City's focus of the 1993 Housing Element on preserving the condition of the existing housing stock, attempting to provide affordable housing opportunities for all economic groups, and improving the quality of life in Duarte's various neighborhoods for all City residents.

A. PURPOSE OF THE HOUSING ELEMENT

Many economic and demographic changes occurred throughout the 1990s, creating significant challenges to the ability of local governments to provide adequate housing for residents in the San Gabriel Valley. Continued population growth, the economic recession during the first half of the 1990s, and the diminishing availability of easily buildable land have contributed to the growing scarcity of affordable housing. Providing adequate housing, especially that which is affordable to low- and moderate-income households, has become a significant challenge.

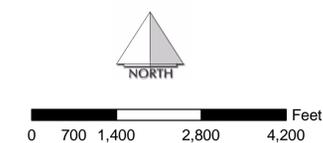
Diagram H 1-1



LEGEND

----- City Limits

Source: City of Duarte - June 2006



July 10, 2006

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The Housing Element serves as a policy document for addressing issues that may arise in meeting the housing needs of current and future residents. The purpose of the Housing Element is two-fold: 1) to determine the existing and projected housing needs of residents of the City of Duarte, and 2) to take appropriate actions that encourage the private sector to build housing while making sure that government is not a constraint to housing production. This Housing Element establishes goals and policies to guide City Officials in making decisions to address housing needs.

B. STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their Comprehensive General Plans. Section 65302 (c) of the Government Code provides the authority for a Housing Element and Section 65580 of the Government Code sets forth the specific components to be contained in a community's housing element. Table H 1-1 summarizes these State requirements and identifies the applicable sections in the Duarte Housing Element where these requirements are addressed.

C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Duarte's General Plan is comprised of the following six elements: 1) Land Use; 2) Housing; 3) Transportation; 4) Open Space and Conservation; 5) Noise; and 6) Public Safety. State law requires that the General Plan be internally consistent. The Housing Element is consistent with Goals and Policies of the other elements of the General Plan. As other elements of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

D. DATA SOURCES

Various sources of information, listed below, are used to prepare this Housing Element. The analysis of population characteristics and existing housing stock is based primarily on the 2000 Census:

1. City of Duarte General Plan, including Housing Element, March 23, 1993
2. U.S. Department of Commerce, Bureau of the Census, 1990 and 2000
3. California State Department of Finance, 2002 Population and Housing Report.
4. Southern California Association of Governments (SCAG) Regional Housing Needs Assessment, 1999
5. Construction Industry Research Board 2002 Sales Data.
6. Los Angeles Times and Pasadena Star News rental listings

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7. Public and private nonprofit housing agencies were consulted for data on special needs groups and projects.
8. Employment data was updated by the State Employment Development Department.
9. Los Angeles County Community Development Commission

Residential site information was collected through the review of the Los Angeles Assessor parcel data and field surveys to identify vacant and potential sites.

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**TABLE H 1-1
STATE HOUSING ELEMENT REQUIREMENTS**

Required Housing Element Components	Reference Section
A. Housing Needs Assessment	
1. Population trends in Duarte in relation to regional trends.	Section 2.A
2. Employment trends in Duarte in relation to regional trends.	Section 2.C
3. Quantification and projection of Duarte's existing and projected housing needs for all income groups.	Section 2.B
4. Analysis of Duarte's housing characteristics including the following: a. level of housing cost compared to ability to pay; b. overcrowding; c. condition of housing stock.	Section 2.C Section 2.B Section 2.C
5. Inventory of land suitable for residential development, including vacant sites, land having potential for redevelopment or recycling, land that can be rezoned, analysis of relationship of sites to zoning, public facilities and services.	Section 4.A
6. Analysis of existing and potential government constraints on the development of housing for all income groups, improvement or maintenance of housing units.	Section 3.C
7. Analysis of existing and potential non-governmental and market constraints on the maintenance and development of housing for all income groups.	Section 3.B
8. Analysis of special needs groups including: the elderly, female-headed households, the disabled, large families, the homeless, and farmworkers.	Section 2.B
9. Analysis of opportunities for energy conservation in residential development.	Section 4.D

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**TABLE H 1-1
STATE HOUSING ELEMENT REQUIREMENTS**
(continued)

Required Housing Element Components	Reference Section
<p>B. Goals and Policies Identification of Duarte's goals and policies relative to development, improvement and maintenance of housing.</p>	<p>Section 6.A</p>
<p>C. Implementation Program The implementation program should do the following:</p> <ol style="list-style-type: none"> 1. Identify adequate sites which will be made available through appropriate actions for a variety of housing types for all income groups 2. Programs to assist in the development of adequate housing to meet the needs of low and moderate income households. 3. Identify and, when appropriate and possible remove government constraints to the development, improvement, and maintenance of housing in Duarte 4. Conserve and improve the condition of the existing and affordable housing stock 5. Promote housing opportunities for all persons. 6. Preserve lower income assisted housing developments. 	<p>Section 6.A</p> <p>Section 6.A</p> <p>Section 6.A</p> <p>Section 6.A</p> <p>Section 6.A</p> <p>Section 6.A</p>

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E. PUBLIC PARTICIPATION

Section 65583 (c) (6) (B) of the Government Code states that, “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

The City of Duarte conducted the following meetings:

- 2 Community Workshops
- 1 Joint Meeting with Planning Commission and Economic Development Commission
- 1 Planning Commission hearing
- 1 City Council hearing

Press releases were distributed to following local media before each of these meetings encouraging members of the public to attend and participate in these meetings and hearings. Meeting notices were posted at various locations throughout the community where special needs groups are likely to congregate. Notices were given or posted at the following locations: Duarte Star, Duarte City Hall, Duarte Library, Duarte Public Safety Department, Santa Teresa Hospital, Buena Vista Manor, Highland Manor, Westminster Gardens, and Monrovia Convalescent Home.

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2. HOUSING NEEDS ASSESSMENT

The characteristics of a given population (age, household income, household size and special needs) and the type of housing stock, will be the biggest factors for determining housing needs. In addition, because these characteristics change over time within a community, housing needs will also change. Duarte's needs in the 1980s were different than those today. This section explores the characteristics of the existing and projected population and housing stock in order to define the changing housing needs in Duarte.

A. POPULATION CHARACTERISTICS

1. Population Growth Trends

According to the 2000 U.S. Census, Duarte's population was 21,486 as of April 1, 2000. The 1990 Census reported a population of 20,688, which represents only 798 additional people, or a 4 % increase from the 1990 population. Duarte's population increased 23.4% (16,766) between 1980 and 1990. The population increase from 1970 to 1980 was 12%. The significant slowdown in population growth in Duarte and its immediate neighbors, as shown in Table H 2-1, is partially due to the lack of available land within these communities.

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

Jurisdiction	1990	2000	Change 1990-2000
Duarte	20,688	21,486	4%
Monrovia	35,761	36,929	3%
Bradbury	832	855	3%
Temple City	31,100	33,377	7%
Azusa	41,333	44,712	8%
Los Angeles County	8,863,164	9,519,338	7%

Source: 1990 and 2000 U.S. Census

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2. Race and Ethnicity

Like many communities in Southern California, Duarte's population has become much more diverse over the past twenty years. These changes may have implications for housing needs, because different ethnic groups sometimes have household characteristics that affect their preferences and housing needs. Understanding changes in race/ethnicity, especially among first generation ethnic groups, provides a basis for addressing housing needs. The racial and ethnic composition of Duarte residents has changed over the past two decades. As an example, in 1980, the Hispanic population was 29%, in 2000, the Hispanic population was 43.4%. In 1980 the Asian population was 8.6% and increased to 13.9% in 2000. The Black population has stayed about the same with Blacks making up 8.5% of the Duarte population in 1980 and increased to 10% in 2000. The White population in 1980 was 53.5% of the total population. The non Hispanic White population in 2000 was 32.1% of the Duarte population.

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

Race/Ethnicity	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
White	9,286	53.5	9,380	45.3	6,895	32.1
Hispanic	5,042	29.0	7,160	34.6	9,326	43.4
Asian	1,491	8.6	2,268	11.0	2,986	13.9
Black	1,484	8.5	1,766	8.5	2,138	10.0
Other	58	.4	114	.6	141	.6
Total	17,361	100%	20,688	100%	21,486	100%

Source: 1980, 1990 and 2000 U.S. Census

3. Age Characteristics

Table H 2-3 shows that Duarte's age characteristics have not changed much over the past twenty years. Except for the median age increasing from 29.1 in 1980 to 34.5 in the year 2002, not much else has changed from an age distribution standpoint. The majority of Duarte's housing stock is single family residential. For that reason, it should not be surprising that the biggest age range is 25-54 (the child bearing years) at 43% of the total. The next biggest age range is from 0-17 at 28.2% of the total. Families continue to want to live in single-family residential units. The senior population 55+ comprised 19.5% of the population in 1980, then dropped to 18.6% in 1990, then went up to 20.3 in the year 2000. If senior population continues to show this type of growth, it could signal the need for more senior housing in the community.

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**TABLE H 2-3
DUARTE AGE TRENDS AND CHARACTERISTICS**

Age Range	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
0-4	1,553	9.3	1,873	9.0	1,613	7.5
5-17	3,587	21.4	4,032	19.5	4,444	20.7
18-24	1,941	11.5	1,937	9.4	1,825	8.5
25-54	6,430	38.3	8,997	43.5	9,249	43.0
55-64	1,461	8.7	1,490	7.2	1,799	8.4
65-74	916	5.5	1,229	5.9	1,227	5.7
75+	896	5.3	1,130	5.5	1,329	6.2
Total	16,766	100	20,688	100	21,486	100
Median Age	29.1		32.1		34.5	

Source: 1980, 1990 and 2000 U.S. Census

B. HOUSING CHARACTERISTIC

The 2000 U.S. Census defines a household as follows: “A household includes all of the people who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other people in the building and that have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.” Within Duarte there are 6,635 households with a population of 20,996. Of the 6,635 households, 4,711 were owner occupied and 1,924 were renter occupied. The remaining 490 persons that make up Duarte’s total population live within group quarters. This type of separate living quarter would be found at The City of Hope, Westminster Gardens, at the Santa Terasita Medical Center, and Avila Gardens.

Household type, size, income level, and special housing needs determine the type of housing needed within a community. Housing affordability is best measured at the household level. Special housing needs such as female-headed households or large families, is also best measured at the household level. If these types of special housing needs exist within a community, making it difficult for them to purchase housing, that community may want to initiate a homebuyers assistance program or other programs, that allow these households to obtain adequate and safe housing. The following section discusses the various household characteristics in Duarte including various special needs groups.

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1. Household Type

According to the 2000 U.S. Census, of the 6,635 households within Duarte, families made up 4,892 or 74%. Of the 4,892 families, 3,638, or 55% of the total households were married couples. This is not surprising as Duarte has been known as a family community for decades. Male householder (no wife present) represented only 354 households, or 5% of Duarte's total households while female householder (no husband present) represented 900 households, or 13.6% of total households. Of the 900 female-headed households, 47% have children under the age of 18.

While married couples occupy 55% of Duarte's households, 1,643 or 45% of these married couple households do not have children under the age of 18. There were only 316, or 5%, non-family households in Duarte.

One third (2,218) of the total households in Duarte are occupied with one or more people that is age 60 or older. This large percentage, along with the fact that 53% of female headed households have no children under age 18, and tend to be older, seems to indicate a need for more senior housing in the future as these heads of household grow older and become empty nesters.

Household size is an important indicator that can tell us where the City's population growth is going. A city's average household size will increase if there is a trend towards larger families. In cities where a large percentage of the population is aging, the average household size will often decline. In 2000, the average household size in Duarte was 3.16 persons as compared with 3.06 in 1990. Following, in Table H 2-4, is the average population per household for Duarte and surrounding cities in the year 2000.

**TABLE H 2-4
AVERAGE POPULATION PER HOUSEHOLD**

City	Persons Per Household
Duarte	3.16
Azusa	3.41
Bradbury	3.01
Monrovia	2.71
Temple City	2.90
Los Angeles County	2.98

Source: 2000 U.S. Census

Of the 490 people in group quarters, 446 were in nursing homes and the other 44 were considered a noninstitutionalized population. Most of these people reside at the City of Hope, Westminster Gardens, Santa Teresita Medical Center and Avila Gardens.

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2. Special Needs Groups

California law identifies “Special Needs Groups” as the elderly, persons with disabilities, families with female heads of households, large families, farmworkers, and homeless persons and families. The size of special needs groups in Duarte are shown on Table H 2-5.

**TABLE H 2-5
SPECIAL NEEDS GROUPS**

Special Needs Group	Number of Persons/Households	Percent of Total
Elderly (Age 65+)		19.7 % of all households
Owner Occupied	419*	
Renter Occupied	891*	
Large Households (5 or more members)		20.8 % of all households
Owner Occupied	368*	
Renter Occupied	1,009*	
Female-Headed Households w/Children	480 *	7.2 % of all households
Disabled Persons	7,116	33.1
Farmworkers	5	.05
Homeless Persons	0	0

Source 2000 U.S. Census
Households *

Elderly Households

Historical data show a trend towards the elderly population growing in Duarte. As of the year 2000, 25% of the households in Duarte were occupied by persons age 65 and over. The elderly frequently overpay for housing because of their fixed income and, in today’s medical care environment, overpay for medical expenses. This is compounded by the fact that fifty eight percent of the elderly in Duarte suffer with a disability. The median household income in Duarte was \$50,744 in 1999 dollars. The median household income for households age 65 to 74 was \$26,941 and \$18,533 for households 75 years of age and over. This is a dramatic difference from the median income for households age 45 to 54 (the high income years when children have left home) of \$65,542. The elderly make up 10.6% of all Duarte residents living in poverty.

The City provides assistance to seniors by promoting the City’s density bonuses for senior housing and the development of second units on single-family lots, in order to provide necessary housing for senior citizens. The City also encourages seniors to participate in its housing rehabilitation programs. With respect to housing

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opportunities for seniors, Duarte has four senior housing projects in place providing 336 senior units. The City has another project in process in coordination with the Southern California Presbyterian Homes (SCPH) called the Andres Duarte Terrace project, which will be 80 units and will utilize a 202 HUD Grant. The Duarte Redevelopment Agency wrote down the cost of the property to make the project affordable. SCPH is an experienced non-profit housing developer that has developed many affordable housing projects throughout Southern California including two in Duarte. The housing activities of SCPH are funded through HUD Sections 202 and 221, City of Industry funds and local redevelopment housing set-aside funds.

Large Households and Overcrowding

Large households are defined as households with five or more members. Large households tend to live in smaller units if they are in the lower income groups. This often results in overcrowding. The increased strain which overcrowding places on housing units serve to accelerate the pace of deterioration of the housing unit. Almost 21% of Duarte households are comprised of five or more members.

Overcrowding is defined by the U.S. Census as a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room. According to the 2000 Census, 780 owner units, 16.6% of all Duarte owner occupied units, and 369 rental units, 19.2% of all renter occupied units, were overcrowded. This seems to imply that about 83% of the large households are overcrowded.

In order to address overcrowding conditions, the City can provide assistance, through participation in Los Angeles County programs, that will result in room additions which will benefit both owner and renter occupied units. Development of second units will also help the overcrowding issue.

Female-headed Households with Children

Single-parent households, usually headed by women, often require special assistance because of the greater need for affordable child care, health care, and other services. Female-headed households with children tend to have lower-incomes than other groups. This limits their access to decent affordable housing.

The 2000 Census identified 480 female-headed households with children under age 18. This represents 7.2% of all households in the City. Of the female-headed households with children under age 18, 18% have income under the poverty level. The Duarte Parks and Recreation Department provides the "Club Kids Program", which is an after school day care program for children K-6. The Maryvale daycare is a religious non-profit organization which provides full time daycare, which the Redevelopment Agency will participate in by providing them a site for an expanded facility. The San

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Gabriel YWCA, which has a church facility in Duarte provides a fulltime daycare program targeted to low and moderate income families.

Disabled Persons

Physical disabilities can hinder access to traditionally designed housing units. The disabled encompasses several groups such as the physically disabled; developmentally disabled, and severely mentally ill. Housing challenges for these groups include architectural constraints, which do not facilitate mobility and independence; affordable housing cost; and independent living.

The Census reported a total of 7,116 persons with disabilities in Duarte. Of those, 3,237 (15.0% of the total population) were not institutionalized and 3,879 (18.0% of the total population) were. Of the 3,879 that were noninstitutionalized, 2,557 were between the age of 21 to 64. Of those 2,557 persons, 56% were employed. These people reside in one of the following facilities: City of Hope, Santa Teresa Hospital, Buena Vista Manor, Highland Manor, Westminster Gardens, and Monrovia Convalescent Home.

Farmworkers

Of the 9,487 employed people living in Duarte, the Census reported 5 were farmworkers which is .05% of the workforce. The Census did not identify any farm housing in the City. Because of the urban nature of the employment base of Duarte, there are no programs for farmworkers.

Homeless Persons

The homeless population in Southern California is one of the largest in the country. Estimates of the number of homeless in Los Angeles County range between 30,000 to 50,000 persons. There are no emergency shelters or transitional housing facilities in Duarte and the closest are in the City of Pasadena, which is eleven miles away. However, resources in Duarte for the homeless include the Foothill Units Center and the Duarte Senior Center. Table H 2-6 list the shelters and services provided by these organizations for the homeless in the San Gabriel Valley.

The Census did not report any homeless persons or families living in Duarte. The Duarte Public Safety Department and Code Enforcement were contacted. They indicated that the homeless persons sometimes seen in Duarte live in the San Gabriel Reservoir area, outside of the Duarte City limits.

The City has not historically provided funding for homeless facilities. The fact that there are no homeless in Duarte may be partly attributed to the number of homeless shelters in the Duarte vicinity. These shelters are listed in Table H2-6 compiled in 2003.

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**TABLE H 2-6
HOMELESS SHELTERS AND SERVICES PROVIDED
IN THE SAN GABRIEL VALLEY**

Organization	Services Provided
Union Station/The Depot 412 So. Raymond Ave. Pasadena, Ca. 91105 (626) 449-4596	Provides room and board for up to 36 individuals. Stays are up to two weeks. Medical, group and psychological consulting, and substance abuse programs are available.
Haven House P.O. Box 50007 Pasadena, Ca. 91105-007	Provides 45 day stays and group counseling to battered women and children.
Rosemary Cottage 3244 East Green St. Pasadena, Ca. 91105 (626) 795-7218	Contracted by L.A. County Department of Social Services to provide shelter to minor girls
Door of Hope 669 Los Robles Pasadena, Ca. 91104 (626) 304-9130	Provides temporary housing for four homeless families for up to two-months. Provides job referral services.

Source: City of Pasadena, 2003

C. HOUSING STOCK CHARACTERISTICS

A city's existing housing stock is important in identifying the community's needs. Housing tenure, cost, condition of structures and vacancy are important to understand. This section identifies the housing stock characteristics in Duarte to identify how well the existing housing stock meets the needs of the current and projected future residents in the community.

1. Housing Age and Growth

Use of more modern building materials have provided safer and more maintenance free housing. As an example, the use of asbestos was outlawed in 1978. About the same time copper pipe began to replace the use of galvanized pipe, which would corrode, causing water pressure problems and breaks in the water system. If housing is not maintained, it can deteriorate and depress values within the neighborhood, discourage reinvestment and eventually adversely impact the quality of life in the community.

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As with asbestos, lead based paint is also a health consideration. It is estimated that 75% of all housing units built before 1978 may have lead-based paint. In recognition of an aging housing stock, the City of Duarte has implemented home improvement programs to help maintain its housing stock. Table H 2-7 describes the age of Duarte's housing stock. Of concern is that almost 74% of the Duarte housing stock was built before 1979. The Center for Disease Control mandates lead screening for all children who participate in Federally-funded health programs. Screening typically occurs when a child is between 12 and 72 months old. An elevated blood level (EBL) is recorded when the blood level is 10 ug/dL. A "case" is defined as a child having a blood lead level equal to or greater than 20 ug/dL once, or blood lead levels between 15-19 ug/dL for at least two tests. The latest report shows that Duarte had 192 children screened, 17 of which had EBL and there were ten cases. The City of Duarte has designated lead based paint removal as a high priority.

Table H 2-7 also shows a significant slowdown in new housing production with only 5.8% of the housing stock being built in the 1990's. The California Department of Finance has estimated Duarte's population as of January 1, 2003 as 22,377 with a housing unit total of 6,842 (4,316 detached and 876 attached) with 3.281 persons per household. This means only 37 dwelling units have been added between March 2000 and January 2003. This slowdown is primarily because of the lack of available land within the community.

**TABLE H 2-7
AGE OF HOUSING STOCK
AND HOUSING GROWTH**

Year Built	Number of Units	Percentage of Total
1999 - March 2000	28	.4
1995 - 1998	153	2.2
1990 - 1994	216	3.2
1980 - 1989	1,389	20.4
1970 - 1979	1,253	18.4
1960 - 1969	981	14.4
1950 - 1959	1,639	24.1
1940 - 1949	956	14.1
1939 and earlier	<u>190</u>	<u>2.8</u>
Total	6,805	100.0

Source U.S. 2000 Census

Cities surrounding Duarte have very similar housing traits. Their housing stock is aging and there has been very little new housing production within the last twenty years. Table H 2-8 shows these factors.

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**TABLE H 2-8
COMPARATIVE HOUSING UNIT GROWTH**

	Azusa California	Bradbury California	Duarte California	Monrovia California	Temple California	City
Total:	12,919	311	6,805	13,929	11,706	
Built 1999 to March 2000	135	4	28	75	85	
Built 1995 to 1998	450	9	153	351	140	
Built 1990 to 1994	518	13	216	701	356	
Built 1980 to 1989	2,215	52	1,389	1,644	611	
Built 1970 to 1979	2,771	44	1,253	1,659	992	
Built 1960 to 1969	2,466	49	981	1,618	2,039	
Built 1950 to 1959	2,618	101	1,639	3,054	3,732	
Built 1940 to 1949	1,076	32	956	1,968	2,361	
Built 1939 or earlier	670	7	190	2,859	1,390	

Source: U.S. Census 2000

2. Units Needing Rehabilitation

City staff conducted a housing condition survey in June 1992. The survey used a *three-class* system recommended by the Federal government to rate housing structures without entering the buildings. This system included the following classification description:

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

Of the existing 6,847 housing units in the City at the time, only four units were identified as deteriorated (Classification 2) and only two were classified as dilapidated (Classification 3). Within the past five years, only three houses classified as deteriorated and one classified as dilapidated have been demolished.

Duarte's code enforcement staff divides the city into 3 areas with one code enforcement officer responsible for each area. Each code enforcement officer drives his or her entire area at least once per week. Windshield surveys by these code enforcement officers reveal two deteriorating structures within the city, using the above criteria. One of these units is in process of being rehabilitated, using CDBG funds for part of the rehabilitation. City staff has approached the owner of the other unit to try to convene him to participate in the City's rehab program but the owner has refused. The

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City will continue to emphasize its code enforcement, early warning program for possible rehabilitation properties, South of Huntington Drive.

Another factor in determining the living condition of a dwelling unit is whether or not there is plumbing.

3. Tenure by Units in Structure

There were 6,805 housing units in Duarte in 2000. On Census day 6,635 of these units were occupied. Of these 4,710, or 71% were owner occupied and 1,925, or 29% were renter occupied. The owner occupied units is up from 69.3% in 1990. Table H 2-9 shows that Duarte continues to be an owner occupied, single family community. Over 86.6% of the single family detached units in the city were owner occupied as compared with 13.4% of detached single family units which were renter occupied. As in most communities, a large number of multiple family units are renter occupied. For multiple family complexes of five or more, 13.8% were owner occupied and 82.2% were renter occupied. For those who know the community, the table illustrates that many of the condominiums units are also renter occupied. Duarte has only 2% of it's occupied housing stock in mobile homes. Nine units, all of which were owner occupied, were reported as other, which may be boats, RVs, van, etc.

AB 1866 was passage signed by Governor Davis on September 29, 2002. AB 1866 (*Section 65583.1, Gov. Code*) provides the following for all California cities:

“AB 1866, Wright. Housing: density bonuses.

(1) The Planning and Zoning Law requires the housing element of the general plan of a city or county, among other things, to identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and to make adequate provision for the existing and projected needs of all economic segments of the community. That law permits the Department of Housing and Community Development to allow a city or county to identify adequate sites by a variety of methods. This bill would authorize the department to also allow a city or county to identify the sites for 2nd units based upon relevant factors, including the number of 2nd units developed in the prior housing element planning period.

TABLE H 2-9 TENURE BY UNITS IN STRUCTURE	Duarte occupied units on 2000 census day
Total:	6,635
Owner occupied:	4,710
1, detached	3,663
1, attached	622
2	25
3 or 4	115
5 to 9	42
10 to 19	34
20 to 49	40
50 or more	47
Mobile home	113
Boat, RV, van, etc.	9
Renter occupied:	1,925
1, detached	569
1, attached	235
2	24
3 or 4	55
5 to 9	121
10 to 19	267
20 to 49	90
50 or more	541
Mobile home	23
Boat, RV, van, etc.	0

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(2) The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of 2nd units on parcels zoned for a primary single-family and multifamily residence, as prescribed.”

The City of Duarte adopted a second unit ordinance on February 10, 2004, which will encourage more housing units, some of which will be for low and moderate income persons.

It is anticipated that the second unit provisions within the City’s adopted ordinance will provide low and moderate income housing in a way that is acceptable to the needs of the community. Many other California cities are using this provision to establish much need affordable housing within their communities.

3. Housing Cost

The U.S. 2000 Census reported a median owner-occupied unit value of \$173,500 in Duarte. Table H 2-10 provides a comparison of value of owner-occupied units and gross rent for renter-occupied units for Duarte and its neighboring cities.

**TABLE H 2-10
COMPARISON OF UNIT VALUES AND RENTS**

City	Median Value, Owner-Occupied Units	Median Rents, Renter-Occupied Units
Duarte	\$173,500	\$ 791
Azusa	\$149,300	\$ 743
Bradbury	\$644,900	\$1,469
Monrovia	\$229,600	\$ 746
Temple City	\$234,800	\$ 800

Source U.S. 2000 Census

Owner-Occupied Units

Table H 2-11 shows home values for owner-occupied units in Duarte. This table shows that Duarte’s home values are well dispersed within the housing cost range. This should provide an opportunity for many economic segments of the community to obtain affordable housing within Duarte, although table H 2-12 will show lower income segments are less able to afford any kind of owner-occupied housing.

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**TABLE H 2-11
VALUE OF OWNER-OCCUPIED UNITS**

Specified owner-occupied units	4,123 Total	100.0 %
VALUE		
Less than \$50,000	25	0.6
\$50,000 to \$99,999	107	2.6
\$100,000 to \$149,999	1,207	29.3
\$150,000 to \$199,999	1,399	33.9
\$200,000 to \$299,999	1,072	26.0
\$300,000 to \$499,999	291	7.1
\$500,000 to \$999,999	13	0.3
\$1,000,000 or more	9	0.2
Median (dollars)	173,500	(X)

Source: U.S. 2000 Census

Table H 2-12 is an affordability table showing monthly owner cost as a percentage of household income. A widely held rule of thumb is that housing cost should not exceed 30% of gross income. This table shows that 31.1% of Duarte homeowners are paying more than one third of their household income for housing. Of the 2,205 low-income owner households, 65% experience overpayment.

The information on selected monthly owner costs as a percentage of household income in 1999, in this table, is the computed ratio of selected monthly owner costs to monthly household income in 1999. Separate distributions are often shown for units "with a mortgage" and for units "not mortgaged." Units occupied by households reporting no income or a net loss in 1999, are included in the "not computed" category.

**TABLE H 2-12
HOUSING AFFORDABILITY FOR OWNER-OCCUPIED UNITS**

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	4,123 Total	100 %
Less than 15 percent	1,019	24.7
15 to 19 percent	724	17.6
20 to 24 percent	680	16.5
25 to 29 percent	413	10.0
30 to 34 percent	241	5.8
35 percent or more	1,003	24.3
Not computed	43	1.1

Source: U.S. 2000 Census

Renter-Occupied Units

The same general information as that provided for home ownership is provided in Table H 2-13 for renter-occupied units. As with the owner-occupied units, Table

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H 2-13 shows that Duarte's home rents are well dispersed within the housing rents range. This should provide an opportunity for many economic segments of the community to obtain affordable housing within Duarte, although the bottom portion of this table shows that lower income segments are less able to afford any kind of renter-occupied housing.

Gross rent, in this table, is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Renter units occupied without payment of cash rent are shown separately as "No cash rent" in the tabulations.

Table H 2-13 shows that over 47.3% of Duarte's renters are paying more than one third of their household income for housing. This illustrates the need to provide more rental housing. Again, the newly adopted second unit housing code could provide some of this housing. Of the 1,023 low-income renter household, 65% paid more than 30% of their income on housing.

Gross rent as a percentage of household income in 1999, in this table, is a computed ratio of monthly gross rent to monthly household income (total household income in 1999 divided by 12). Units for which no cash rent is paid and units occupied by households that reported no income or a net loss in 1999 comprise the category "Not computed."

**TABLE H 2-13
RENT OF RENTER-OCCUPIED UNITS AND
HOUSING AFFORDABILITY FOR RENTER-OCCUPIED UNITS**

Specified renter-occupied units	1,909	100.0
GROSS RENT		
Less than \$200	122	6.4
\$200 to \$299	164	8.6
\$300 to \$499	107	5.6
\$500 to \$749	439	23.0
\$750 to \$999	560	29.3
\$1,000 to \$1,499	395	20.7
\$1,500 or more	46	2.4
No cash rent	76	4.0
Median (dollars)	791	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	272	14.2
15 to 19 percent	240	12.6
20 to 24 percent	257	13.5
25 to 29 percent	237	12.4
30 to 34 percent	185	9.7
35 percent or more	614	32.2
Not computed	104	5.4

Source: U.S. 2000 Census

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More recent data, taken from DataQuick, shows that for June 2006, the median price of the 30 single family residences sold in Duarte was \$485,000, up 8.5% from the prior year. The median price of the 9 condominiums, sold in June 2006, was \$390,000, up 14.7% from the prior year. The median price for single family houses sold in all of L.A. County during June 2006 was \$549,000, up 9.8% from the prior year. The median price for all condominiums sold in L.A. County in June 2006, was \$417,000, up 6.4% from the prior year. The continuing rise in property values throughout Los Angeles County make housing affordability more difficult, especially for lower income families.

The Los Angeles County Community Development Commission, which administers the non-entitlement Community Development Block Grant funds for Los Angeles County Cities with populations under 50,000, of which Duarte is one, reported the following table on its web site. This table H 2-14, includes income limits for different family sizes. A household of four is considered the standard when median income is given.

HUD provides the City with periodic updates of median incomes for the Los Angeles/Long Beach SMSA. Based on this information, the annual median income for a family of four in Los Angeles County as of March 2006 was \$56,200. Therefore, a family of four is considered upper income if it makes over 120% of the median income or over \$67,740. A family of four is considered moderate income if it makes 81% to 120% of the median income or between \$67,740 and \$44,961. A family of four is considered low income if it makes 80% to 51% of the median income or between \$44,960 and \$28,101. A family of four is considered very low income if it makes 0 to 50% of the median income or \$0 to \$28,100 per year.

**TABLE H 2-14
LOS ANGELES COUNTY MEDIAN INCOME
GUIDELINES FOR FISCAL YEAR 2006
80% COUNTY MEDIAN INCOME**

No. of Persons in Household	Income Limits
1	\$38,800
2	\$44,350
3	\$49,900
4	\$55,450
5	\$59,900
6	\$64,300
7	\$68,750
8	\$73,200

Source: Los Angeles County Community Development Commission, 2006

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Comparing the income limits to typical workers found in Duarte, Table H 2-15 shows that in 2003 a starting school teacher, with a family of four, was considered low income. A beginning police officer with a family of four was considered moderate income, a beginning hospital worker with a family of four was considered low income, and the starting retail grocery worker with a family of four was considered very low income.

**TABLE H 2-15
AFFORDABILITY BY TYPE OF WORKER**

Job Type	Starting Salary	Median Salary	Affordable Rent *	Affordable Home Purchase *
Teacher	\$34,100	\$45,000	\$1,125 month	\$185,000
Police Officer	\$56,800	\$63,100	\$1,478 month	\$250,000
Hospital Worker **	\$32,200	\$50,000	\$1,250 month	\$210,000
Retail Grocery Worker ***	\$20,300	\$36,050	\$901 month	\$150,000

* Affordability is based on 30% of median salary and 20% purchase down payment with a 30 year fixed loan @ 6%

** Hospital work salaries is for City of Hope non executive, non contract workers

*** Retail Grocery Worker includes management

Source: Duarte Unified School District, City of Duarte, Rancho Los Amigos, Ralph's Grocery stores, 2003

The costs of homeownership and rent can be compared to a household's ability to pay for housing. The gap between a household's income and cost of housing continues to widen in California.

4. Assisted Housing at Risk of Conversion

As part of the Housing Element, every city must include an analysis of existing assisted rental units that are at risk of converting to market rate housing. A search of the U.S. Department of Housing and Urban Development (HUD) web sites found the following four subsidized apartments complexes in Duarte.

- **Duarte Park Apartments** - There are 101, one bedroom units in this complex located at 1901 Buena Vista Street. This project was built using Section 236 HUD funds. The project is 100% seniors and affordable for all units using Section 8 funds. Project affordability expires in 2012.
- **Royal Vista Terrace** - This 75 unit seniors complex, one bedroom per unit development at 1310 Royal Oaks Drive. It is owned and managed by Southern

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California Presbyterian Homes. This project was built using Section 202. Project affordability expires in 2007.

- **Heritage Park Apartments** – This 120 unit complex located at 915 Highland Ave. was built using tax credits issued in 1997. All of the units are affordable and seventeen units use section 8 vouchers. All units are one bedroom and all are senior housing. The affordability does not expire for at least another twenty years. In January, 2004, the Duarte Redevelopment Agency approved \$125,000 for Heritage Park Apartment to maintain its affordability.
- **Duarte Manor** – This is a 42 unit two and three bedroom family apartment complex. All of the units are affordable using Section 8 vouchers. Twenty six of the units are two bedrooms and sixteen are three bedrooms. The management company has indicated the project is year to year with HUD for section 8 but if they were to ever lose their Section 8 status, which seems unlikely, it would be replaced with Section 236 vouchers and the project would stay affordable.

None of these projects are at risk of converting to market rate rentals before the year 2005.

D. REGIONAL HOUSING NEEDS

The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need for the current planning period, January 1998 through June 30, 2005. In cooperation with HCD, local governments and Councils of Government (COG's) are charged with making a determination of their city and region's existing and projected housing need as a share of the statewide housing need.

Some of the information already addressed in this chapter is summarized in Table H 2-16, "Existing Housing Needs". Table H 2-17 provides Duarte's share of the regional housing need. This need will be explained in that section.

1. Existing Housing Needs

Earlier sections of this Chapter, (Housing Needs Assessment) identified detailed background information pertaining to the existing socioeconomic, demographic, and housing characteristics of Duarte. Special needs groups were identified and qualified. Housing Element law requires that housing needs not only be identified but the City make attempts in providing adequate housing to meet these needs. Table H 2-16 summarizes four housing needs issues. They are overcrowding, housing affordability, adequacy of existing housing, and special needs populations. Regarding overcrowding, the City can and has provided programs to alleviate this situation. Housing affordability relates to the ability of persons and families to own or rent

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housing within the community. The City has provided programs to assist households in making housing more affordable. Housing adequacy relates to the condition of Duarte's housing stock. Programs have and will continue to be provided to improving the existing housing stock. As discussed before, special needs groups typically need assistance in finding and obtaining adequate housing. Programs to accomplish this will continue to be provided. All of these proposed programs are outlined in Chapter 6 (Housing Plan).

**TABLE H 2-16
EXISTING HOUSING NEEDS**

Overcrowding	Number Of Units	%	Housing Affordability	Number Of Units	%
Overcrowded Households	1149		Overpaying Households	2190	
Owner	780	16.6 *	Owner	1287	31.1 *
Renter	369	19.2 **	Renter	903	47.3 **
Housing Adequacy	Number Of Units	%	Special Needs Population	Number DUs/Persons	%
Housing Conditions Du's built before 1960	2785	41.0	Elderly Households	1660 dus	25
			Large Households	1377 dus	20.8
			Female	480 dus	7.2
			Households Disabled	7116 persons	33.1
			Disabled Persons		
			In Poverty	5 persons	.0
			Farmworkers	0 persons	0
			Homeless Persons		

* percentage of all owner occupied units

** percentage of all renter occupied units

Source: 2000 Census, City of Duarte

2. Future Housing Needs

The Southern California Association of Governments (SCAG), is required by State law to allocate the existing and projected housing needs for each city and county in its region. SCAG, in cooperation with the San Gabriel Valley Council of Governments (SGVCOG), the COG in which Duarte is located, prepared the "Regional Housing Needs" in a process called the "Regional Housing Needs Assessment" (RHNA). The RHNA numbers were developed in 1999 based on forecasts of population, employment, and households from 1998 to 2005. Based on that forecast, SCAG has determined that the construction need for Duarte is 354 units over the 1998 to 2005

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period. The breakdown of construction need among the different income groups is contained in Table H 2-17.

**TABLE H 2-17
SHARE OF REGIONAL HOUSING NEEDS –1998 TO 2005**

Income Group	% of County MFI	Income Threshold (March 2006)	Housing Need	% of Total Housing Need
Very Low	0 to 50%	Up to \$28,100	78	22%
Low	51 to 80%	\$28,101 to \$44,960	64	18%
Moderate	81 to 120%	\$44,961 to \$67,740	85	24%
Upper	>120%	Over \$67,740	127	36%
Total			354	100%

Source: Southern California Association of Governments, 1999
HUD, March 2006 median income of \$56,200

Table H 2-18 identified the housing production from 1998 to May 2004 by income group. This table includes 80 very low income senior citizens housing units which are currently in plan check and will have received building permits by the time the City Council adopt this Housing Element in July of 2004. The low and moderate new owner occupied units were based on sales prices within low and moderate income neighborhoods

**TABLE H 2-18
HOUSING PRODUCTION FROM 1998 TO MAY 2006**

Income Group	Owner Occupied	Renter Occupied	Total
Very Low		78	78
Low	7	2	9
Moderate	10		10
Upper	164		164
Total	171	78	261

Source: City of Duarte



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3. HOUSING CONSTRAINTS

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

A. PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

1. Residential Sites

The City of Duarte has been essentially built out for many years. The lack of available undeveloped land is a major constraint to the production of housing. About the only option available for housing production is some infill development or tear down and rebuild. There are only a few vacant parcels remaining within the city for infill development. The tear down and rebuild option becomes a market constraint because land cost requires the need to build at a higher density. This will be discussed in more detail in the next section. Another alternative to create housing is provided with the adoption of the second unit ordinance. One last possibility is the recycling of commercial uses to housing or mixed use residential.

2. Circulation and Parking Constraints

Richard Garland, a traffic engineer conducted traffic counts in November 2005 on Duarte streets. These traffic count calculations were used to determine level of service on Duarte’s arterial and collector streets. A level of service (LOS) can best be described as the capacity of a roadway to carry a certain amount of traffic. A LOS of A is free flowing traffic and vehicles can travel unimpaired at the speed limit. A LOS of F is essentially gridlock where traffic movements are very difficult and, because of the heavy volume of traffic on the roadway, traffic moves very slowly. Table H 3-1 shows the LOS for arterial and collector streets as designated intersections. The AM peak hours for most of the intersections was 7:00 a.m. to 8:00 a.m. The PM peak hours for most of the intersections was 5:00 p.m. to 6:00 p.m. As the table shows, future development which generates much more traffic, using Huntington Drive and parts of Mountain Avenue could further impact these already congested intersections. However, mitigation measures could be imposed on future developments bringing the LOS at these intersections to acceptable levels.



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**TABLE H 3-1
LOS FOR INTERSECTIONS ALONG ARTERIAL
AND COLLECTOR STREETS
Existing Traffic Conditions November 2005**

Roadway/Location	Daily Traffic Volume	# of Lanes & Capacity	V/C Ratio	Level of Service
ARTERIAL ROADWAYS				
Huntington Drive				
Mountain Ave to Buena Vista St	26,530	4 – 32,000	0.83	D
Buena Vista St to Highland Ave	23,810	4 – 32,000	0.74	C
Highland Ave to Bradbourne Ave	26,460	4 – 32,000	0.83	D
Bradbourne Ave to Mt Olive Dr	28,640	4 – 32,000	0.90	E
Mt. Olive Dr to Las Lomas Rd	26,750	4 – 32,000	0.84	D
East of Las Lomas Rd	26,170	4 – 32,000	0.82	D
Duarte Road				
Mountain Ave to Buena Vista St	11,950	4 – 32,000	0.37	A
Buena Vista St to Highland Ave	12,740	4 – 32,000	0.40	A
Mountain Avenue				
Huntington Dr to I-210 Freeway	24,500	4 – 32,000	0.77	C
I-210 Freeway to Duarte Rd	31,040	4 – 32,000	0.97	E
South of Duarte Rd	9,550	4 – 32,000	0.30	A
Buena Vista Street				
Royal Oaks Dr to Huntington Dr	11,310	4 – 32,000	0.35	A
Huntington Dr to I-210 Freeway	18,860	4 – 32,000	0.59	A
I-210 Freeway to Duarte Rd	15,170	4 – 32,000	0.47	A
South of Duarte Rd	7,860	4 – 32,000	0.25	A
Highland Avenue				
Royal Oaks Dr to Huntington Dr	3,750	4 – 32,000	0.12	A
Huntington Dr to I-210 Freeway	11,480	2 – 16,000	0.72	C
I-210 Freeway to Duarte Rd	9,650	2 – 16,000	0.60	B
Las Lomas Road				
Royal Oaks Dr to Huntington Dr	9,440	4 – 32,000	0.30	A
Mount Olive Drive				
Royal Oaks Dr to Huntington Dr	10,230	2 – 16,000	0.64	B
South of Huntington Dr	23,870	4 – 32,000	0.75	C
Royal Oaks Drive				
West of Buena Vista St	10,650	2 – 16,000	0.67	B
Buena Vista St to Highland Ave	8,550	2 – 16,000	0.53	A
Highland Ave to Bradbourne Ave	7,610	2 – 16,000	0.48	A
Bradbourne Ave to Mt Olive Dr	7,870	2 – 16,000	0.49	A
Mt. Olive Dr to Las Lomas Rd	10,380	2 – 16,000	0.65	B
COLLECTOR STREETS				
Royal Oaks Drive				
East of Las Lomas Rd	8,000	2 – 16,000	0.50	A
West of Encanto Parkway	1,400	2 – 16,000	0.09	A
Central Avenue				
West of Buena Vista St	3,880	2 – 16,000	0.24	A
East of Buena Vista St	12,200	2 – 16,000	0.76	C
West of Highland Ave	3,550	2 – 16,000	0.22	A
Highland Ave to Bradbourne Ave	7,100	2 – 16,000	0.44	A
Bradbourne Avenue				
Royal Oaks Dr to Huntington Dr	1,260	2 – 16,000	0.08	A
Las Lomas Road				
South of Huntington Dr	4,080	2 – 16,000	0.26	A



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The City of Duarte uses Los Angeles County Fire Department for its fire protection. The County Fire Department requires minimum street widths and turnaround radius for fire apparatus. Duarte has adopted these minimum standards and does not require more than the minimum in residential areas. The minimum street width for residential projects is 26 feet. Curb, gutter, sidewalk, water and sewer lines are also required at minimum health and safety standards and will therefore have minimal impact on the cost and supply of housing.

3. Noise Constraints

Duarte is generally aligned along the San Gabriel Mountains foothills. The 210 Freeway also runs along the base of the San Gabriel Mountains and divides Duarte into a north and south section. The 210 Freeway is a major noise source for the city as is the MTA line, which runs parallel to the 210 Freeway. While some of the land uses along both the 210 Freeway and the railroad line are commercial and light manufacturing, a significant amount of the area along these sound sources is single and multi family residential. The MTA is contemplating using the rail line as a commuter rail line. If this happens, one freight user would not use the tracks. If MTA uses this line, that decision will not occur until about 2008.

4. Limited Water and Sewer Service

Existing sewers and water lines may prohibit intensification of existing land uses. The Los Angeles County Sanitation District maintains two trunk sewer lines in Duarte. One is a 12" line located in Highland Avenue and was noted as near capacity in 2001. The other sewer trunk line serves the western portion of the city as well as portions of the City of Monrovia and starts in Orange Avenue and Territo Drive, runs south into Junipero, then south into Huntington Drive to Brycedale, then runs south across the 210 Freeway. This 10" and 12" trunk line functioned well below capacity in 1999. Local sewer lines are maintained by Los Angeles Public Works. City staff has indicated the Public Works Department does not track sewer capacity, however, the sewer system can accommodate the required remaining regional housing needs allocation of 130 units. Water is provided to the City of Duarte by California American Water. California American Water has indicated that fire-flows are adequate to accommodate more intense housing development.

5. Environmental Constraints

The Angeles National Forest includes over 1,913 acres of land within the City of Duarte jurisdiction. Residential and commercial development is prohibited within the national forest. National forest land within the City of Duarte contains steep hillsides where development would be severely restricted if it were permitted to occur.

The area north of the existing urban development contains rugged topography with few areas suitable for development. Most of the slopes in this area are steeper than



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50 percent, which generally prohibit any kind of development. The flatter areas of the city are almost completely urbanized with only 31.7 acres of vacant/undeveloped land available for development.

Duarte is within Flood Zone D, which is an area of possible but undetermined flood damage. Property owners within Duarte are not required to purchase flood insurance. In the event of a dam failure, either from Sawpit Dam or San Gabriel Reservoir, major portions of the city will be affected by floodwaters. Previous studies have indicated that areas in the direct path of a flood should be restricted to land uses capable of being inundated with floodwaters.

Duarte is within the Sierra Madre, Duarte, and Lower Duarte faults. A recent environmental impact report mapped a fault zone within the Attalla Ranch project. Previous studies have recommended that development should be prohibited directly atop or outside these faults.

The northeast portion of Duarte, east of Las Lomas and north of Huntington Drive, is within a liquefaction area. Only infill residential development would be possible within this area.

Properties shown on Table H 4-1 (Residential Development Potential Vacant Parcels) and Table H 4-2 (Residential Development Potential Previously Developed Parcels) do not have environmental constraint and are adequate in size, shape and topography. These properties do not have known environmental contamination and can accommodate development.

B. MARKET CONSTRAINTS

1. Land Costs

The unavailability of land in the San Gabriel Valley, including Duarte, results in land cost being very expensive. The price of raw land, environmental requirements and the necessary public improvements are key components of the total cost of housing. Information gathered from a local realtor for sales from March 2003 to October 2003 reveals that only two vacant properties sold during that time period. One vacant parcel, sold for \$400,000 and the other sold for \$82,500. A house was subsequently built on this parcel and the property sold for over \$300,000. The fact that only two vacant parcels sold within that six month period illustrates that not many vacant parcels are available, and those that are available are expensive.

2. Construction Cost

The cost of building materials and labor cost have the most impact on housing construction cost. It has been estimated that these costs account for approximately 40 to 50 percent of the sales price of a new home. This percentage has increased in



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some cases, which will be discussed under Governmental Constraints. A law that was passed by the California Legislature in 2001 which requires that prevailing wage be paid for any project in which a governmental agency, including a city or redevelopment agency, participates. This new State law increased construction cost by about 20% for such projects.

One factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of economies of scale. Also, a reduction in amenities and quality of materials could result in lower sales prices. It should be noted that the uniform building code protects the property owner and community by requiring certain baseline standards to be met regardless of the quality of building materials. Pre-fabricated factory built housing may provide for lower priced housing by reducing construction and labor costs. As pre-fabricated factory built housing is becoming more aesthetically pleasing, more communities are accepting them.

3. Financing

One of the bright spots in making housing affordable at this time is financing for the end user. Interest rates, which are determined by national policies and economic conditions are at an all time low. When interest rates are high, there is little local governments can do to affect these rates. Duarte has and will continue to participate in “First-Time Homebuyers Programs” which provide lower interest rates to low income first-time homebuyers. These programs include the Mortgage Credit Certificate (MCC) and the Home Ownership Program (HOP). These programs are administered by the Los Angeles County Community Development Commission.

The Community Reinvestment Act (CRA), enacted by Congress in 1977 is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions. CRA examinations are conducted by the federal agencies that are responsible for supervising depository institutions. The result of this act has been that there has been a greater willingness on the part of lending institutions to participate with cities and counties in housing programs which assist low and moderate income persons. These programs include first-time homebuyers and housing rehabilitation loan programs.



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C. GOVERNMENTAL CONSTRAINTS

1. Prevailing Wage

California Redevelopment law requires that twenty percent of the tax increment generated by redevelopment activity be set aside for low and moderate income housing. These redevelopment funds have been instrumental in providing seed money to low and moderate income projects. However, in 2001 SB 975 was written into law by the State of California. This bill has the net effect of requiring prevailing wages for any project assisted in any way by a redevelopment agency or city.

SB 975 provides that a project paid for in whole or in part out of public funds, including the payment of money or the equivalent of money by a public agency directly to or on behalf of the public works contractor or developer, performance of work in execution of the project, transfer of an asset of value for less than fair market price, or payment or waiver of fees, costs, rents or other obligations that would normally be required in the execution of the contract, will trigger the payment of prevailing wages.

The California Redevelopment Association, in its unsuccessful attempt to fight this legislation stated the following “The requirement to pay prevailing wages for both the public and private components of projects will increase from 10% to 30% the construction costs for many affordable housing and commercial projects. The agency typically bears this increased cost, which can make it even more difficult for the project to succeed. Specifically, when a construction contract is paid for by a public agency, we agree that prevailing wages should be paid. However, the sale of land to a developer has nothing to do with the actual construction contract and should not trigger the prevailing wage mandate, as SB 975 requires”.

As a result of passage of this legislation, numerous housing projects throughout the state have not gone forward. The irony of this is that while the State compels local jurisdictions to provide adequate housing for all income groups, it continues to adopt legislation making housing production even more difficult.

2. Land Use Controls

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



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The City of Duarte's 1989 Land Use Element and current Zoning Code provide for the following range of intensities for residential development:

- Very Low Density Residential (R-1B and R-1D) – 0 to 4 dwelling units per acre
- Low Density Residential (R-1 and R-1A) – 5 to 8 dwelling units per acre
- Medium Density Residential (R-2, R-3 and R-MH) – 9 to 21 dwelling units per acre
- High Density Residential (R-4) – 22 to 28 dwelling units per acre
- Planned Unit Development (an overlay zone) – residential density is determined by the underlying zone
- Hospital (H) – any residential use requiring a license from the state of California or Los Angeles County; residential facilities for employees; temporary housing for persons on hospital-related business, caretaker or operator with a conditional use permit

In addition to these designations, all R-2 zoned properties are eligible for “senior housing” with the approval of a conditional use permit. The conditional use permit provides for density bonuses above those given by State Law. Also, the conditional use permit process can reduce parking requirements for senior housing as well as from other zoning regulations.

The City has revised its second unit ordinance to comply with AB 1866 (Chapter 1062, Statutes of 2002) signed by the governor in 2002. Second units are now allowed in all R-1 zones by right. Second units cannot be greater than 700 square feet in size and must be attached to the principal house. Given the fact that the majority of the city is zoned R-1, over time this provision should generate a significant amount of new housing. In adopting its second unit ordinance, the City of Duarte took a significant step in eliminating local government constraints and providing affordable units by including an incentive that would allow larger sized second units provided they are deed restricted to be affordable to low income households. The incentive would allow second units to reach up to a maximum of 1,200 sq. ft. provided the affordability covenant is recorded with the County.

3. Fees and Required Improvements

As in every municipality, the City of Duarte imposes development fees and assessments to cover part of the cost incurred in processing plans and providing infrastructure and services to the respective development. Fees for residential development are particularly important given that such development almost always cost a city more to provide services than it can generate from the development and ongoing habitation of the residential units.



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Table H 3-2 provides a list of fees charged by the City of Duarte and non-city public entities. While the City of Duarte has some control over fees and assessments it imposes on residential development, it has no control over non-city fees such as the School Impact Fees imposed by the Duarte Unified School District (DUSD). The School Impact Fee provision was signed into State law based on the concept that new development generates school-aged children. The DUSD did reduce the School Impact fee a Southern California Presbyterian Homes senior project. The Water and sewer hook-up fees tend to be expensive partially because environmental regulations continue to be more stringent.

**TABLE H 3-2
FEES CHARGED FOR RESIDENTIAL DEVELOPMENT**

City of Duarte	Fee
General Plan Amendment	\$1,500
Zone Change	\$1,000
Conditional Use Permit	\$700
Unclassified Use	\$700
Variance	\$700
Tentative Tract Map	\$500 + \$10 per lot
Parcel Map	\$200
Administrative Variance	\$100
Parking Investigation Permit (overnight parking)	\$6.00*
Permanent Parking Permit	\$40 per year*
Temporary Parking Permit	\$5 for 10 days*
Building Permit Fees (typical 2000 sq. ft. house)	\$5,700
Non City Public Entities	Fee
School Impact Fee	Residential \$2.14 sq. ft. Commercial \$0.34 sq. ft.
Water Connection Fee	Zone 15 \$1,250 per unit Zone 22 \$1,350 per unit
Sewer Connection Fee	SFR \$1,350 Duplex \$1,620 Triplex \$2,430 Fourplex \$3,240 Condo \$1,013 per unit Apartment \$ 810 per unit

Source: City of Duarte Community Development Department, Duarte Unified School District, Cal American Water, Los Angeles County Sanitation District, California American Water, Sept. 2006

* these parking fees are imposed by the City as a safety enforcement measure.



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4. Processing Time

Holding cost for developers tend to be expensive. Therefore, processing time to obtain entitlements is often cited as a prime cause of high development cost. As a result, the "Permit Streamlining Act" became law in California in 1978. Because the environmental process in California is also time consuming, it also has time limits for processing environmental clearance.

The City requires design review for all projects. Design review is conducted by City Staff which meets weekly so as not to delay projects. The purpose of the design review process is to make sure projects comply with the City's building and other codes. The City uses the Los Angeles County Building and Fire Departments for plan check. Typical processing time for single family housing projects which are allowed by right is four to six weeks from the time plans are submitted. Multiple family developments, which meet zoning standards are allowed by right and typically take two to three months to obtain building permits.

5. Building Codes and Enforcement

The City of Duarte, like most cities in California has adopted the Uniform Building Code (UBC). This code includes minimum standards for building materials, plumbing, electrical, fire, energy and other minimum standards. It is also intended to protect the public and provide a healthy and safe dwelling unit. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations. Building plan check and inspection are outsourced to Los Angeles County Building and Safety.

The City maintains an active code enforcement program. The City is divided into 3 geographic areas with one code enforcement officer responsible for each area. Each code enforcement officer drives his or her entire area at least once per week. While the program is reactive to complaints by citizens within the community, if a code enforcement officer sees a structure that is dilapidated, they will approach the owner and direct them to the City's various rehabilitation programs. Residents of these units tend to be low and moderate income households and will therefore qualify for rehab assistance. This approach of code enforcement has resulted in the rehabilitation and preservation of many housing units in Duarte over the years.

The City of Duarte complies with all ADA requirements. It has also paid for ramps and railing in housing units of persons with disabilities using some of its CDBG funds.

6. Service and Facility Infrastructure

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



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that plan land use. These laws required that it be shown that sufficient water will be available before development can occur. Because Duarte has been essentially built out for many years, there are relatively few such constraints. Constraints that do exist tend to be older water and sewer systems, which have neared their carrying capacity. Notwithstanding these minor constraints, infrastructure within the City of Duarte is capable of accommodating the remaining 125 remaining units required under the RHNA.

Duarte is an urbanized community. All vacant and previously developed land shown on Diagram H 1-2 "Housing Opportunities Areas", including the 141 acres of vacant parcels in the hillsides has adequate infrastructure. While the hillside vacant parcels will no doubt be developed with market rate housing, the multiple family vacant parcels and second units could be developed with low and moderate income units. Properties shown on Table H 4-1 and Table H 4-2 do not have environmentally constraint and are adequate in size, shape and topography. These properties do not have environmental contamination and can accommodate development.

7. Analysis of Possible Constraints for Persons with Disabilities

SB 520, signed into law in 2001 requires that Housing Elements analyze the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints such as accommodating procedure for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code of ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. The following questions provide a guide to an analysis of constraints:

- Does the locality have any processes for individuals with disabilities to make request for reasonable accommodation with respect to zoning, permit processing, or building laws? No, however the City will add a program in this chapter to adopt a Reasonable Accommodations Ordinance.
- Describe the process for requesting a reasonable accommodation. None at this time, see first bullet.
- Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility? No, however the City will add a program in this chapter to adopt a Reasonable Accommodations Ordinance.
- Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws? No, however the City will add a program in this chapter to adopt a Reasonable Accommodations Ordinance and make this ordinance available to special needs groups.



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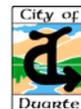
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- Has the locality reviewed all of its zoning laws, policies and practices for compliance with fair housing laws? No, however the City will add a program in this chapter to adopt a Reasonable Accommodations Ordinance.
- Are residential parking standards for persons with disabilities different from other parking standards? No, however the City will add a program in this chapter to adopt a Reasonable Accommodations Ordinance.
- Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking? Yes, through a variance or Specific Plan process and the adoption of a Reasonable Accommodations Ordinance will provide for this.
- Does the locality restrict the sitting of group homes? Group homes of six or less are allowed in all residential zones by right. Residential group homes of seven or more are not addressed in the City's zoning code. The City will add a program to address this through a code amendment.
- Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? No
- Does the land-use element regulate the sitting of special needs housing in relationship to one another? No. Specifically, is there a minimum distance required between two (or more) special needs housing? No.
- How does the locality process a request to retrofit homes for accessibility (i.e. ramp request)? These are allowed by right.
- Does the locality allow group homes with fewer than six persons by right in single family zones? Yes.
- Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities? No, The City will add a program to address this through a code amendment.
- What kind of community input does the locality allow for the approval of group homes? None.
- Does the locality have particular conditions for group homes that will be providing services on-site? No. How may of these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?
- Has the locality adopted the Uniform Building Code? Yes. What year 2003. Has the locality made amendments that might diminish the ability to accommodate persons with disabilities? No.
- Has the locality adopted any universal design elements in the building code? No.
- Does the locality provide reasonable accommodation for persons with disability in the enforcement of building codes and the issuance of building permits? No, however the City will add a program in this chapter to adopt a Reasonable Accommodations Ordinance.

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4. HOUSING OPPORTUNITIES AND RESOURCES

Housing resources include vacant and possible recycled sites for the production of new housing, financing for the creation or rehabilitation of existing housing, and preservation of existing housing within the community. This section includes an analysis of the availability of land, financial resources available, the City's ability to satisfy its share of the regional housing need, and the administrative resources, including energy conservation available to assist in implementing the housing programs.

A. AVAILABILITY OF SITES FOR HOUSING

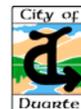
As mentioned previously in this document, the City of Duarte is essentially built-out. Available vacant housing sites tend to be individual parcels, located in established neighborhoods or in the commercially zoned, high traffic corridors along Huntington Drive. Many of the vacant parcels have been previously developed making them more expensive to purchase because demolition cost is usually factored into the cost. Other opportunities could be in already developed, underutilized parcels within the community. If these developed properties are to be redeveloped, they must be developed with higher density or high intensity because of the economics of tear down and rebuild. Table H 4-1 identifies vacant parcels which may be available for development as of September 2006. The 1.7 acres of vacant R-3 zoned parcels is made up of one 1.7 acres parcel. The 5.47 acres of R-4 zoned property is made up of a 1.77 parcel, and a 3.7 acre parcel. The 2.15 acres of C-2 property is made up of a 1.45 acre parcel and a .7 acre parcel.

Table H 4-2 identifies possible parcels available for already developed sites. The 5 acres of R-2 & RMH property is made up of a 5 acre properties improved with older single family homes. This property will probably be developed by the City of Hope as dormitories for families of patents but not during the life of this housing element. The .5 acre parcel is improved with older single family homes. The 5 acres of C-1 zoned property is one parcel improved with an old retail center. The 8.25 acres of C-2 zoned property is comprised of a 5.75 acre parcel improved with an old retail center developed in the 1950's, and a 2.5 acre parcel which is improved with an old motel and other obsolete commercial uses. This project will become a 29 unit market rate housing Planned Unit Development and will pay an in-lieu low and moderate income housing fee.

Duarte's development standards provide for adequate structural placement while maintaining the single family character found throughout the community. As an example, height limits in the R-1 zone are thirty five feet or two and one half stories. Lot coverage is up to thirty-five percent of the total parcel. Front yard setbacks are the

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typical twenty feet, side yard setbacks are five feet, and rear yard setbacks are five feet, less than in many cities. Lot coverage in single family zones is 35% and there are no lot coverage requirements in multiple family zones. There are no open space requirements in either single or multiple family zones. These minimal requirements demonstrate these issues are clearly not constraints. The zoning code requires all single family units to provide two garage spaces per unit. Multiple family units require two garage spaces per unit and one uncovered guest parking space for every three dwelling units. Senior citizens housing parking requirements can be granted a reduction from the one parking space per unit with Planning Commission approval. Other discretionary actions can also provide deviations from these standards. All properties in the multiple family zones allow a height limit of up to thirty five feet, except that height can be increased with a conditional use permit or a specific plan, as was the case with the 80 unit, four story, very low income senior citizens project referenced in this report. Front yards are limited to twenty feet setbacks and side and rear yards are limited to five feet, except that the approval of a conditional use permit or specific plan can deviate from these requirements. The City is willing to consider providing similar deviations for other affordable housing projects through the Specific Plan process.

**TABLE H 4-1
RESIDENTIAL DEVELOPMENT POTENTIAL
VACANT PARCELS**

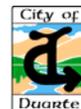
Land Use District	Maximum (DUs/ac)	Vacant Acreage	Unit Potential
Very Low Density Hillside (R-1B & D)	4 DU/ac	141	70
Very Low Density Non-Hillside(R-1B & D)	4 DU/ac	0	0
Low Density Residential (R-1 & R-1A)	8 DU/ac	0	0
Medium Density Res. (R-2& RMH)	14.5 DU/ac	0	0
Medium Density Res. (R-3)	21 DU/ac	1.7	20
High Density Res. (R-3 & R-4)	28 DU/ac	5.47	120
Commercial Professional (CP)		.33	0*
General Commercial (C-2)	Specific Plan	2.15	30**
Total		150.65	240

Source: City of Duarte, 2004

*This property will probably be developed by the City of Hope as dormitories for families of patents but not during the life of this housing element.

** This property is within the Duarte downtown area and could be developed with mixed use multi-family residential and commercial development under a Specific Plan.

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**TABLE H 4-2
RESIDENTIAL DEVELOPMENT POTENTIAL
PREVIOUSLY DEVELOPED PARCELS**

Land Use District (Requires Land Use Change)	Maximum (Dus/ac)	Acreage	Unit Potential
Very Low Density Hillside (R-1B & D)	4 DU/ac	0	0
Very Low Density Non-hillside (R-B & D)	4 DU/ac	0	0
Low Density Residential (R-1 & R-1A)	8 DU/ac	0	0
Medium Density Res. (R-2 & RMH)	14.5 DU/ac	5	0 *
Medium Density Res. (R-3)	21.DU/ac	.5	10
High Density Res. (R-3 & R-4)	28 DU/ac	0	0
Neighborhood Commercial (C-1)	Specific Plan	5	40**
General Commercial (C-2)	Specific Plan	8.25	60***
Total		18.75	110

Source: City of Duarte, 2006

*This property will most likely be developed by City of Hope as hospital related uses with part of the property becoming temporary housing for hospital staff and/or patient families, but not within the life of this housing element.

** This property is within the Duarte Downtown area in which mixed multi-family use could be developed along with commercial uses using a specific plan.

*** This property is within the Duarte Downtown area in which mixed multi-family use could be developed along with commercial uses using a specific plan.

B. FINANCIAL RESOURCES

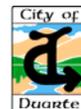
Duarte has access to a variety of existing funding sources available for affordable housing production and retention. These funding sources include Federal, State, local and private sources. The most significant funding sources used by the City are described below.

1. Community Development Block Grant (CBDG) Funds

Duarte participates in the Los Angeles County Community Development Block Grant (CBDG) program. Eligible activities include, but are not limited to: acquisition and /or disposition of real property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeowner assistance, and clearance activities. The City was allocated \$256,542 in CDBG funds for the 2003/2004 fiscal year. About \$160,000 will be used to rehab 30 housing units. About \$55,000 will be used to conduct code enforcement inspections to attempt to find code deficiencies and violations, which should lead towards alleviating housing

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deterioration. The remainder of the funds will be used to help fund park facilities within a low and moderate income area, identification and abatement of lead based paint and asbestos, youth sports activities, and general program administration.

2. Redevelopment Housing Set-Aside Funds

Redevelopment Law requires Redevelopment Agencies to set-aside 20 percent of all tax increment revenue, which is generated within a redevelopment area, for affordable housing. This money must be used to increase, preserve, or improve the supply of affordable housing within the community. As of June 2003, the City of Duarte had \$240,000 in 20% set-aside money, and had acquired about \$4million in property. Over the years, the Agency has used its set-aside money to purchase property for low and moderate housing production. The Agency expects to receive about \$1.2 million in set-aside funds during fiscal year 2003-2004. This money can be used for the acquisition of dilapidated apartment houses which can be rehabilitated and used for low and moderate income households.

3. California Housing Funds

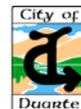
State housing funds change over time. Following are some of the programs which are offered at this time. The CalHome Program has \$25 million to allocate statewide. The purpose of this program is to enable low and very-low income households to become or remain homeowners. The Code Enforcement Grant Program (CEGP) fund capital expenditure and costs of existing or proposed local building code enforcement programs. Maximum grant amount to a single recipient was \$300,000. Minimum grant was \$30,000. The Emergency Housing and Assistance Program Operations Grant (EHAP) has allocated \$5.3 million statewide. The purpose of this program is to provide facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Up to \$4.75 million is available statewide for Exterior Accessibility Grants for Renters. The Multiple Housing Program (MHP) has been allocated \$70 million statewide. The purpose of this program is to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The City of Duarte will attempt to take advantage of some of these programs in partnership with the San Gabriel Valley Council of Governments or with non-profit home production organizations.

4. City of Industry Funds

City of Industry Funds can only be used by local governments within a 15-mile radius of the City of Industry. Industry funds consist of 20 percent set-aside funds collected by the City of Industry and transferred to the Los Angeles County Housing Authority. The purpose of this money is to develop low-and moderate-income housing for families, seniors and persons with special needs, including domestic violence victims, emancipated foster children, and persons afflicted with AIDS/HIV. To be eligible for

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City of Industry funds, a proposed affordable rental housing development is required to set aside a minimum of 20 percent of the units for very low households. A proposed for-sale development must set aside a minimum of 20 percent of the units for very low-and/or low-income households. Funds are awarded annually on a competitive basis.

C. LOCAL NON-PROFIT RESOURCES

Following are a list of local non-profit organization active in the San Gabriel Valley in assisting cities in housing production, conservation, and rehabilitation. These organizations play important roles in helping local governments meet housing needs.

1. Southern California Presbyterian Homes (SCPH)

The City of Duarte currently has an 80 unit project in process in coordination with SCPH called the Andres Duarte Terrace project. This project will have 79 one bedroom, very low income senior households and one managers unit. SCPH is an experienced non-profit housing developer that has developed many affordable housing projects throughout Southern California including 3 in Duarte. SCPH manages Royal Vista Terrace in Duarte. This project is a 75 unit seniors complex, one bedroom per unit development at 1310 Royal Oaks Drive. This project was built using Section 202. The housing activities of SCPH are funded through CDBG, HUD Sections 202 and 221, and local redevelopment housing set-aside funds.

2. Habitat for Humanity – San Gabriel Valley

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

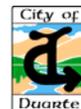
3. SoCal Housing

SoCal Housing is a regional non-profit corporation which provides affordable housing in Southern California. It develops, finances and manages affordable housing projects.

4. The East Los Angeles Community Union (TELACU)

TELACU, a long time community development corporation provides affordable home-ownership housing for families. It also provides apartment rentals for low-income seniors and disabled individuals.

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5. Rebuilding Together

Rebuilding Together is a national organization which helps preserve owner occupied houses and neighborhoods and assure a warm, safe and dry home for people in need. Rebuilding Together works with the low income persons and concentrates on the elderly, the disabled and families with children. A new affiliate, based in the City of Duarte is awaiting an official designation from the national organization for "affiliate" status. The organization will be called Rebuilding Together Duarte/Monrovia and already has a 501 c. 3 status. The goal of the new organization will be to repair and rehabilitate at least two owner occupied low-income homes per year until a sponsor and volunteer based organization is developed, at which time more home will be rehabilitated. The ultimate goal will be rehabilitate ten to twelve homes per year.

6. Pasadena Neighborhood Housing Services (PNHS)

PNHS provides affordable rental and homeownership housing to low and moderate-income families. PNHS leverages CDBG funds through the sale of CDBG-funded rehabilitation loans on the secondary market through Neighborhood Housing Services of America. PNHS also receives funds under the California Housing Rehabilitation Program.

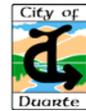
D. ENERGY CONSERVATION OPPORTUNITIES

The recent energy crisis in California has resulted in most Californians paying more in electric bills. Impending water shortages in California will also increase utility cost for homeowners. Increasing utility cost add to reducing affordability of housing. Title 24 of the California Administrative Code, adopted by most cities in California as part of their Building Codes, includes the City of Duarte, sets forth mandatory energy requirements. The following are among the alternative ways to meet the energy standards:

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

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

- Locating the structure at the northern portion of the sunniest portion of the site;



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Housing Opportunities and Resources

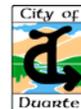
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north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

Utility companies serving Duarte offer various programs to promote the efficient use of energy and assist lower income customers. The programs are discussed below.

Southern California Edison (SCE). SCE offers its Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers receive services from local community agencies and licensed contractors working with SCE. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. SCE also participates in the California Alternate Rates for Energy (CARE) program which provides a 20 percent discount on electric bills for low-income customers.

Southern California Gas Programs. The Gas Company offers two direct assistance programs to limited income customers: 1) a no cost weatherization (such as attic insulation and water heater blankets), and 2) a no cost furnace repair and replacement service. The Gas Company also participates in the State CARE program, providing low-income customers with a discount on their gas bills.

The Duarte Architectural Review Board understands the benefits of solar panels and is therefore less stringent in restricting their use. The Las Brisas project won a Building Industry Association award for energy conservation and for one of the best design for small homes for moderate income.



CHAPTER 6 HOUSING

Previous Housing Element

5. EVALUATION OF PREVIOUS HOUSING ELEMENT

State Housing Element law requires local governments to assess the achievements under the existing Housing Element Programs as part of the five year update. These results should be quantified if possible (e.g. the number of housing units that were built or rehabilitated. The accomplishments may be qualitative where necessary (e.g. removal of lead based paint). The exact goals and policies from the prior Housing Element are itemized in this section as they appeared in that prior Housing Element. Where significant shortfalls exist between what was planned and what was accomplished, the reasons for those shortfalls are given.

A. PROGRESS IN IMPLEMENTING PROGRAMS

The following section reviews the progress in implementing programs from the prior Housing Element programs. Where these programs were effective in achieving the goals as stated in the prior element, they may be recommended for inclusion this the Housing Element.

Goal 1: Provide housing opportunities for all economic segments of the community while protecting the existing housing stock.

Policies:

1.1 The City will revise the General Plan Land Use Policy Diagram as necessary to provide for a wide range of housing types and densities.

Program 1: The City will conduct an annual review of the City's land use makeup to ensure a proper mix of housing is available. The review will identify residential and non-residential sites and make appropriate changes as necessary to meet the housing needs of all household income groups.

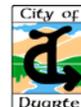
Objectives: To accommodate existing and projected housing needs including the City's regional housing needs allocation.

Responsible

Agency: Planning Commission/City Council

Funding

Source: General Fund



CHAPTER 6

HOUSING

Previous Housing Element

- Schedule:
1. Prepare ordinance, 1991
 2. Adopt ordinance, 1992

Program Status: A comprehensive ordinance was never adopted. However, individual rezoning to balance the mix of residential and other uses was performed over the years. Staff time was devoted to redevelopment projects within the city, which included the production and rehabilitation of housing units.

1.1 High quality design shall be adhered to in the construction of multiple-family housing to ensure compatibility with existing development.

Program 2: The City will prepare and adopt new residential development standards for multiple family residential zones. In doing this, the City will allow the development of specific plans on specific parcels, should it be determined that application of the new development standards constrains the development of affordable housing.

Objectives: Allow multiple-family development to occur without impacting adjoining land uses. The Specific Plan process will allow the removal of land use constraints in case the new standards impact affordable housing.

Responsible Agency: Planning Commission/City Council

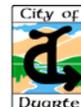
Funding Source: General Fund

- Schedule:
1. Prepare ordinance, 1991
 2. Adopt ordinance, 1992

Program Status: Completed; The City has adopted several specific plans which provided for multiple family units.

1.3 High quality design shall be adhered to in the construction of multiple-family housing to ensure compatibility with existing development.

Program 3: Prepare and adopt urban design guidelines that will guide architects and developers in the design of multiple-family projects. The guidelines will be designed to provide guidance and flexibility in choosing materials and design themes so that affordable housing projects are attractive, while still meeting established density levels.



CHAPTER 6 HOUSING

Previous Housing Element

Objectives: Encourage the development of attractive multiple-family developments.

Responsible

Agency: Planning Commission/City Council

Funding

Source: General Fund

Schedule: 1. Prepare guidelines, 1991
2. Adopt guidelines, 1992

Program Status: Both items 1 and 2 in the schedule were completed in 1992

Goal 2: To upgrade deteriorating and substandard housing units in the City.

Policies:

2.1 Expand the current home rebate program to provide increased levels of financial assistance throughout areas targeted for assistance.

Program 4: The Home Improvement Grant program will be expanded from \$35,000 a year to \$46,000 per year.

Objectives: To fund an additional ten household rehabilitation projects per calendar year.

Responsible

Agency: Community Development Department

Funding

Source: Community Development Block Grant Funds

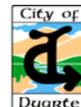
Schedule: Annually

Program Status: The Home Improvement Grant program and Home Improvement Rebate program were combined and approximately \$140,000 is spent annually to assist 40 units per year.

Program 5: The Home Improvement Rebate Program is a new program that will provide \$56,000 for housing rehabilitation projects

Objectives: To fund 28 household rehabilitation projects per calendar year.

Responsible



CHAPTER 6 HOUSING

Previous Housing Element

Agency: Community Development Department

Funding

Source: Community Development Block Grant Funds

Schedule: Annually

Program Status: The Home Improvement Grant program and Home Improvement Rebate program were combined and approximately \$140,000 is spent annually to assist 40 units per year.

Program 6: The Home Improvement Loans is a new program that will provide \$60,000 for housing rehabilitation projects.

Objectives: To fund 12 household rehabilitation projects per calendar year.

Responsible

Agency: Community Development Department

Funding

Source: Community Development Block Grant Funds

Schedule: Annually

Program Status: This program was started and operated in 1992 and 1993 but was not continued because programs 4 and 5 above were more effective. Monies from this program were incorporated with programs 4 and 5.

2.2 Encourage homeowners associations to take an active role in enforcing property development and maintenance standards.

Program 7: Cooperate with existing Homeowners Associations by requiring Homeowner Association approval of building projects prior to obtaining City approval.

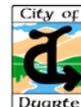
Objectives: Ensure that existing households are maintained to their current levels.

Responsible

Agency: Community Development Department

Funding

Source: General Fund.



CHAPTER 6

HOUSING

Previous Housing Element

Schedule: Annually.

Program Status: This is an ongoing program. Most of these developments include a landscaping districts. The City contracts for the maintaining of these areas. This allows the City to monitor the overall maintenance of the project. Also, many of the homeowners groups have architectural review authority.

2.3 Encourage the maintenance of safe, sound, and decent housing through the strict enforcement of zoning and building codes.

Program 8: Concentrate code enforcement activities in target areas where housing has deteriorated.

Objectives: Abatement of building and zoning code violations. (200 cases).

Responsible Agency: Public Safety Department.

Funding Source: General Fund/CDBG Funds

Schedule: Annually

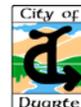
Program Status: This is an ongoing program which has been very effective in identifying substandard properties which can take advantage of City sponsored home rehabilitation programs. The City had 1,822 code enforcement activities during Fiscal year 2002-2003.

Goal 3: To promote the development of housing for senior citizens in the City, and to determine if existing support services should be expanded.

Policies:

3.1 Identify existing developments, which provide affordable housing for senior citizens. Develop a program that will allow these units to remain affordable.

Program 9: This program will identify all senior citizen development projects in the City. The identification process will also identify those units that are at risk of losing any rent restrictions. The City will prepare a resources list and make it available to property owners and tenants. The resource list will provide potential assistance programs (i.e. Section 8, etc.).



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HOUSING

Previous Housing Element

Objectives: Preservation of existing senior citizen housing units.

Responsible

Agency: Community Development Department.

Funding

Source: General Fund.

Schedule: 1. Identify senior citizen units, 1993.
2. Prepare resource list, 1993.
3. Disseminate information, 1993.

Program Status: Item 1, 2, and 3 of the schedule have been completed. Handouts are provided to seniors when loans or senior programs are available. Notification is given through public notices and community news letters.

3.2 Promote the City's density bonuses for senior housing and the development of second units on single-family lots in order to provide necessary housing for senior citizens.

Program 10: The City provides information to developers, residents and non-profit agencies informing them of the City's senior citizen density bonus and second unit ordinances. This information is distributed at the public counter and periodically in the community newsletter.

Objectives: Increase the supply of senior citizen housing by spreading information about density bonuses and permitted second units in single-family zones.

Responsible

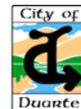
Agency: Community Development Department.

Funding

Source: General Fund.

Schedule: On-going.

Program Status: The City continues to provide information to the community regarding preservation and production of senior housing. The City is working with Southern California Presbyterian Homes to develop an 80 unit senior project east of City Hall. This will be a Section 202 Grant. The City has adopted a second unit ordinance to comply with AB 1866 (Chapter 1062, Statutes of 2002).



CHAPTER 6

HOUSING

Previous Housing Element

3.3 Promote a well-balanced senior housing market within the City of Duarte (i.e., owner/occupied, rental, congregate care, etc).

Program 11: Require market studies that will address the housing balance prior to approving a senior citizen housing project.

Objectives: Ensure there is an even balance of rental, owner, and congregate care units throughout the City.

Responsible

Agency: Architectural Review Board

Funding

Source: General Fund

Schedule: Ongoing

Program Status: The Architectural Review Board practice is to require a market analysis prior to approving a senior project.

Goal 4: To support Federal and State laws which prohibit discrimination in housing on the basis of age, sex, race, and disabilities.

Policies:

4.1 Cooperate with the Los Angeles County Fair Housing Council about any known violations of applicable Federal and State laws.

Program 12: The City participates in a joint powers authority which contracts with the San Gabriel Valley Fair Housing Council to ensure housing discrimination does not take place in Duarte. The City distributes housing information from the public counter and the community newsletter. In addition, the City refers all housing discrimination complaints to the Council. If the Housing Council receives a complaint they will investigate the incident and the property owner will be contacted.

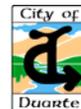
Objectives: Ensure the enforcement of equitable housing laws.

Responsible

Agency: Community Development Department/San Gabriel Valley Fair Housing Council.

Funding

Source: General Fund/San Gabriel Valley Fair Housing Council.



CHAPTER 6 HOUSING

Previous Housing Element

Schedule: Ongoing

Program Status: The City continues to be a member of the San Gabriel Valley Fair Housing Council and continues to participate in enforcement of equitable housing laws by reporting all housing discrimination complaints to the Council.

4.2 Provide housing opportunities for the elderly, disabled, homeless, large families, single heads of household, and other special needs groups.

Program 13: The City will establish a first-time homebuyers program to help make homeownership a possibility for current households who are renting. Mortgage Credit Certificates will be issued that will increase ownership opportunities.

Objectives: Provide homeownership opportunities to low and moderate income renters (10 units).

Responsible

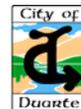
Agency: Community Development Department.

Funding

Source: Mortgage and real estate funding sources/Affordable Housing Fund.

Schedule: 1. Initiate Contract with Community Development Commission to secure program, 1992.
2. Start program, 1992.

Program Status: Duarte was one of the five original cities to become a member of the Mortgage Credit Certificate (MCC) program in Los Angeles County. The MCC program is intended to assist first time homebuyers in purchasing a single family home. This program is ongoing, however it is being phased out because some homeowners are refinancing. While this refinancing is occurring, the program accomplished its purpose which is to provide homeownership to low and moderate income persons so that they can build enough equity to get into the mainstream of homeownership. The City will require fees from developers so that it can purchase rental units. The City's silent second program was established in 1995 and was in effect through 1997. Two housing projects generated forty-seven covenant restricted units.



CHAPTER 6 HOUSING

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Program 14: Enforce the provisions of the American Disability Act by ensuring new and/or rehabilitated units meet ADA requirements.

Objectives: Provide proper access and living arrangements to persons with disabilities.

Responsible
Agency: Community Development Department

Funding
Source: General Fund

Schedule: Ongoing

Program Status: The City continues to enforce ADA requirements through it's building permit process.

Program 15: The City provides housing assistance referrals to the San Gabriel Valley Fair Housing Council and the Foothill Unity Center (a private social service organization located in the City of Monrovia). Although there are no identified homeless persons in Duarte, the City will study the feasibility of allowing homeless/transitional-housing facilities in multiple family zones.

Objectives: Assistance to homeless persons.

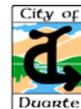
Responsible
Agency: Community Development Department.

Funding
Source: General Fund

Schedule: 1. Feasibility study, 1993.
2. Public hearings, 1993.
3. Enactment of Ordinance, 1994.

Program Status: Because the City has not identified any homeless persons within Duarte, it has not acted on this program.

Program 16: The City will design a program to accommodate special needs groups. The program will target large families and female head of households. The program will consist of Section 8 rental assistance, first and last months rents program, and rehabilitation loans.



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Objectives: Provide rental opportunities for special needs groups.

Responsible

Agency: Community Development Department.

Funding

Source: CDBG/HUD funds.

Schedule: 1. Develop program parameters, 1993.
2. Provide program funding, 1994.
3. Begin housing assistance, 1994.

Program Status: The City established an exterior rehabilitation program in 1992-93 for homeowners.

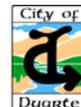
Goal 5: Ensure that housing is made available to all persons regardless of income, age, sex, race, ethnic background, physical status, or family status.

Policies:

5.1 The Redevelopment Agency will establish an affordable housing fund to create housing opportunities for low and moderate-income households.

Program 17: Establish a Low and Moderate-income fund that will provide affordable housing opportunities. The fund may be used, but is not limited to, the following:

1. Mortgage subsidies for new construction and/or rehabilitation of eligible multiple family units.
2. Construction financing for new units.
3. Acquisition of at risk housing units to ensure their preservation.
4. Condemnation and acquisition of properties;
5. Installing public improvements.
6. Incurring the costs of building, engineering, and zoning fees.
7. Technical assistance, designs and finance services, consultation and administrative costs for eligible non-profits.



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HOUSING

Previous Housing Element

8. Administrative costs for housing assistance groups and/or organizations when such a loan or grant will substantially increase the recipient's ability to secure additional housing funds.

Objectives: Increase the supply of low and moderate income housing units through unit creation and rehabilitation.

Responsible

Agency: Redevelopment Agency/Redevelopment Agency Staff.

Funding

Source: Affordable Housing Fund.

Schedule:

Establish Fund, 1991

Program Status: In November of 1990 the Duarte Redevelopment Agency adopted resolution RA-274 which provided 20% set aside monies for funding very low, low, and moderate income housing. In June of 1999, the Duarte Redevelopment Agency, adopted Resolution RA 310 which established low and moderate income housing outside the boundaries of the Redevelopment Areas. Also, the Agency, in March 2001 adopted Resolution RA-317 approving a replacement housing program for projects which displace low and moderate housing units or families. In addition, in many cases, City fees have not been charged for Redevelopment projects which result in low and moderate income housing.

Program 18: The Redevelopment Agency will seek to develop an agency owned 2.6 acre site on Huntington Drive with low and moderate-income housing units. The following incentives will be offered to make the project feasible:

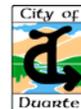
1. The Agency will put up the land at no initial cost to the developer.
2. The Agency will incur the Cost for all building, zoning and engineering fees.

Objectives: Provide low and moderate income housing units (72 units).

Responsible

Agency: Redevelopment Agency/Redevelopment Agency Staff

Funding



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Previous Housing Element

Source: Affordable Housing Fund.

- Schedule:
1. Identify potential developers, March, 1993.
 2. Prepare RFP's, April, 1993.
 3. Select Developer, July, 1993.
 4. Begin Construction, January, 1994.

Program Status: Between 1996 and 1997 two projects were developed totaling 87 units. Of the 87 units 47 (54%) were moderate income and had silent seconds.

Program 19: The Agency will continue to provide its credit support for the issuance of revenue bonds for the purpose of developing affordable housing. Even though additional requirements and restrictions have been instituted at the State and Federal level, the MRB can still encourage affordable rental housing.

Objectives: Construction of affordable rentals for low-income households.

Responsible

Agency: Redevelopment Agency/Redevelopment Agency Staff.

Funding

Source: Affordable Housing Fund.

Schedule: Ongoing

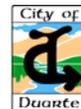
Program Status: Nothing has been done on this program because funding has been difficult to obtain.

Program 20: The Redevelopment Agency will seek to recycle the high density sites identified in Table H 3-11 (see appendix) for affordable housing purposes. Incentives like no interest loads, technical assistance and fee waivers will be offered to the current landowners to assist them in the development of their property.

Objectives: The development of the identified sites will lead to the creation of low and moderate housing units and allow the Agency to meet the inclusionary housing goals identified in Table H 3-16 (30 units) (see appendix).

Responsible

Agency: Redevelopment Agency/Redevelopment Agency Staff.



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Previous Housing Element

Funding
Source: Affordable Housing Fund.

- Schedule:
1. Contact owners, 1993.
 2. Identify potential developers, 1993.
 3. Prepare plans, 1994.
 4. Enter into development agreements, 1994.
 5. Begin construction, 1994.

Program Status: The Redevelopment Agency intends to purchase apartment buildings so that they can be rehabbed and provide housing for low and moderate households. The Agency has not yet been able to leverage its money to accomplish apartment rehabs.

5.2 Increase the supply of low and moderate-income housing units throughout the city.

Program 21: Prepare and adopt an inclusionary zoning ordinance that will require provisions for affordable housing as part of any residential development that reaches defined thresholds. This ordinance will include provisions for percentage set-asides, in-lieu fees, thresholds, and targeted clientele.

Objectives: Increase the supply of low and moderate-income housing units.

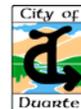
Responsible
Agency: Planning Commission/City Council.

Funding
Source: General Fund

- Schedule:
1. Data collection, 1993.
 2. Prepare draft ordinance, 1993.
 3. Adoption of ordinance, 1994.
 4. Construction of "inclusionary units" beginning in 1994.

Program Status: An inclusionary ordinance has not yet been adopted.

Program 22: The city will provide a bonus in the form of a density increase of 25% above the land use designation plus additional financial incentives, or waivers of equal value if the proposed project provides units for affordable housing. This program will respond to the requirements of State Law (AB 2511).



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Objective: Additional housing opportunities for low and moderate income households.

Responsible Agency: Community Development Department.

Funding Source: General Fund.

Schedule: 1. Ordinance preparation, 1993.
2. Ordinance review and adoption, 1993.
3. Density bonus/incentives offered, 1993.

Program Status: Density bonuses are given for senior housing overlay zones.

Program 23: Establish a rezoning program, which will rezone non-residential properties, identified in Table H 3-12 (see appendix) into high-density residential sites. This will allow the sites to be developed with affordable housing.

Objective: Provide additional sites for affordable housing units (634 units).

Responsible Agency: Community Development Department.

Funding Source: General Fund.

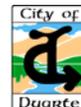
Schedule: 1. Identify work program, 1993.
2. Conduct public workshops, 1994.
3. Initiate rezoning, 1994.
4. Sites available for development, 1994.

Program Status: 36 units were developed by Santa Teresita Medical Center and 46 units were built at Las Brisas

5.3 Continue to pursue Federal and State funding sources to assist in the construction of new housing for low and moderate-income families.

Program 24: The City will monitor local, state, and federal funding sources and make appropriate applications to get additional funding for affordable housing projects. These funding sources include the Home program, excess CDBG Funds, etc.

Objectives: Increase the supply of low and moderate-income housing units.



CHAPTER 6 HOUSING

Previous Housing Element

Responsible

Agency: Community Development Department

Funding

Source: General Fund

Schedule: 1. Identify programs, 1993
2. Submit applications, 1993

Program Status: This is an ongoing program. The City and Redevelopment Agency have assisted housing developers with applications for tax credits for the 915 Highland Ave. development and HUD Section 202 for a SCPH project resulting in 120 affordable units that have long term affordability covenants.

Goal 6: Ensure all existing and future residents of the community have adequate access to housing information.

Policies:

6.1 Provide basic information on available housing by location, price, type, and age.

Program 25: This program will establish procedures for disseminating information regarding housing to persons and organizations who express an interest.

Objective: Increases awareness of housing opportunities.

Responsible

Agency: Community Development Department

Funding

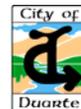
Source: General Fund

Schedule: 1. Gather information, 1993
2. Prepare information package, 1993

Program Status: This is an ongoing program

Goal 7: To balance housing development with environmental protection

Policies:



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7.1 Implement the environmental review procedures established by CEQA in reviewing future residential development.

Program 26: Adopt guidelines that will implement the provisions of the California Environmental Quality Act.

Objective: Ensure impacts to the environment will be mitigated.

Responsible

Agency: Community Development Department.

Funding

Source: General Fund.

Schedule: 1. Prepare Guidelines, 1993.
2. Adopt guidelines, 1993.

Program Status: In 1993 the City adopted CEQA Guidelines to be consistent with State law.

7.2 Encourage energy and water conservation measures in the design of future residential development.

Program 27: Prepare and adopt energy conservation ordinances.

Objective: Conservation of natural resources.

Responsible

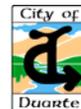
Agency: Community Development Department

Funding

Source: General Fund

Schedule: 1. Prepare Ordinance, 1993.
2. Adopt Ordinance and implement its provisions, 1994.

Program Status: The City uses the Uniform Building Code, which includes Title 24. Title 24 requires energy conservation measures for all residential projects. The Las Brisas project won a Building Industry Association award for energy efficiency and for best design for small homes for moderate income.



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7.3 Encourage higher density housing developments near current and/or proposed transit corridors.

Program 28: The City will prepare a Municipal Code Amendment which will allow a higher density residential development (40 units to the acre) to occur on any multiple family, commercial or industrial zoned property located within ½ mile of the proposed light/commuter rail system. The light rail system is being proposed on the A.T. & S.F. Railroad.

Objective: Increased opportunities for affordable housing

Responsible

Agency: Community Development Department

Funding

Source: General Fund

Schedule: 1. Prepare Ordinance, 1993.
2. Adopt Ordinance and implement its provisions, 1994.

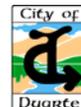
Program Status: The proposed Mountain Avenue commercial development may include housing within one half mile of a transit station.

B. PROGRESS IN MEETING HOUSING GOALS

Progress in meeting the City's 1993 Housing Element goals can be determined by measuring the progress in housing production, preservation, and rehabilitation, since the Element was adopted. Table H 5-1 summarizes the City's progress in achieving the goals.

According to City records, 272 net new units were built from 1993 through 2000. Of that total, 92 were multi-family units. There were 180 single family units. The affordability of new housing units is based on data in Section 2 of this document. During the planning period 1990 – 1997, only 47 units of the RHNA goals were produced. The shortfall was due to restructuring of the economy, the prolonged recession, and the lack of available land that hampered new housing production. Also, the 1989-1994 RHNA allocations were too optimistic given economic conditions. As a result, actual production could not keep pace with the RHNA goals.

The City's rehabilitation programs have done much better with 382 units having been rehabilitated using CBDG funds during the planning period. All of these units were single family units.



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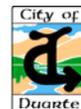
**TABLE H 5-1
1993 QUANTIFIED OBJECTIVES**

Housing Goal and Affordability	1993 Goals	Progress
Production		
Very Low Income	190	0
Low Income	269	0
Moderate Income	264	47
Upper Income	530	225
Rehabilitation		
Lower Income		173
Moderate Income		62

Source: City of Duarte, 2004

CHAPTER 6

HOUSING



Housing Plan

6. HOUSING PLAN

Sections 2, 3 and 4 of this Housing Element establish the housing needs, constraints and opportunities in the City of Duarte. The Housing Plan presented in this section sets forth the City's goals, policies, and programs to address Duarte's identified housing needs.

A. GOALS AND POLICIES

This section of the City of Duarte Housing Element contains the goals and policies the City intends to implement to address a number of housing-related issues. The following four major issue areas are addressed by the goals and policies of this Element: 1) ensure that a broad range of housing types are provided to meet the needs of the existing and future residents; 2) conserve the existing affordable housing stock; 3) promote affordable housing, and 4) promote equal housing opportunity. Each of these issues and supporting goals and policies are identified and discussed in the following.

1. Provide for a Range of Different Housing Types to Meet Identified Need

Section 2 of this Housing Element identified household types in Duarte that need housing to fit their particular needs. For example, the elderly population is increasing in Duarte. In addition, the elderly in Duarte make up 10.6% of all Duarte residents now living in poverty. This seems to indicate a need for addition senior housing. Elderly people living alone, may need smaller studio units in a complex that provides additional services, such as close proximity to medical facilities and transportation, and some meals.

GOAL 1: Increase the supply of housing

Objective 1.1: Help facilitate the construction of 354 new housing units during the January 1998 through June 30, 2005 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

Policy 1.1.1: Promote and encourage development of housing, which varies by size, type, design, and type of ownership.

Policy 1.1.2: Facilitate construction of low- and moderate-income housing.

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Policy 1.1.3: Actively encourage development of second units by publicizing the existence of the revised ordinance, and by providing incentives for development of such units.

Policy 1.1.4: Promote the use of mixed land use techniques and construction methods to provide more housing and minimize housing costs without compromising basic health, safety and aesthetic qualities.

Policy 1.1.5: Encourage use of innovative construction techniques, design standards, and energy conservation methods in new housing development, through revised zoning and subdivision and ordinances.

Policy 1.1.6: Reexamine City zoning and building codes for possible amendments to reduce construction costs without sacrificing basic health and safety.

2. Conserve Existing Affordable Housing Units

The City of Duarte has been active in housing rehabilitation programs which are designed to preserve the City's aging housing stock. According to the 2000 Census, 55.4% of the units in Duarte are more than 30 years old, the age at which a housing unit will typically begin to require major repairs. The need for such programs is underscored by the increasing disparity between incomes and housing costs in the City, the growing evidence of overcrowding, and the large proportion of senior citizens on fixed incomes.

GOAL 2: Continue to promote the rehabilitation of deteriorated dwelling units and the preservation of sound housing units.

Objective 2.1: Conserve the City's existing housing stock

Policy 2.1.1: Continue to cooperate with the Los Angeles County Community Development Commission to provide below-market rate rehabilitation loans for both owner-occupied and rental housing.

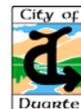
Policy 2.1.2: Continue to investigate and pursue housing rehabilitation programs and funding sources offered by the State and Federal governments.

Policy 2.1.3: Continue to encourage the rehabilitation of owner-occupied and rental housing units.

Policy 2.1.4: Promote the use of rehabilitation assistance programs to alleviate deteriorated or deteriorating housing conditions.

Policy 2.1.5: Promote the removal and replacement of substandard units which cannot be rehabilitated.

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Policy 2.1.6: Continue to support volunteer efforts thru Rebuilding Together

Objective 2.2: Continue to promote the maintenance of currently sound housing.

Policy 2.2.1: Continue to encourage the maintenance of sound owner-occupied and renter occupied housing.

3. Provide Housing Opportunities for all

GOAL 3: Provide housing opportunities for all regardless of age, sex, race, ethnicity, marital status, religion or household composition.

Objective 3.1: Promote housing opportunities for all.

Policy 3.1.2: Accommodate the City's fair share of the regional housing needs.

Policy 3.1.3: Develop programs to serve persons with special needs including: the elderly, handicapped, single parents, and large family, homeless populations.

B. HOUSING PROGRAMS

The Goals and Policies of the Housing Plan provide a framework for the following implementation programs. This portion of Section 6 (Housing Plan) briefly describes the programs that Duarte will implement to address the housing needs identified in this document.

Goal # 1: Increase the supply of housing

Program 1: The city will continue to provide a bonus in the form of a density increase of 25% above the land use designation plus additional financial incentives, or waivers of equal value if the proposed project provides units for affordable housing. This program will respond to the requirements of State Law (AB 2511).

Objective: Additional housing opportunities for low and moderate income households.

Responsible

Agency: Community Development Department.

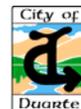
Funding

Source: General Fund and Redevelopment Funds

Schedule: Ongoing

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Program 2: Re-designate ineffective non-residential properties, during the General Plan Update program, which will result in the rezoning into high-density residential sites. This will allow the sites to be developed with affordable housing. This program is probably going to occur during the next Housing Element planning period.

Objective: Provide additional sites for affordable housing units.

Responsible Agency: Community Development Department.

Funding Source: General Fund.

Schedule:

1. Begin General Plan Update program November 2004
2. Complete General Plan Update program November 2005
3. Initiate rezoning of sites March 2006.

Program 3: The city will continue to monitor local, state, and federal funding sources and make appropriate applications to get additional funding for affordable housing projects specifically through CDBG and Home funds.

Objectives: Increase the supply of low and moderate-income housing units.

Responsible Agency: Community Development Department

Funding Source: General Fund

Schedule: These programs will be monitored semi-annually

Program 4: The Redevelopment Agency will be able to acquire 8 affordable units, as a result of a market rate project at 2355-2435 Huntington Drive, by requiring the developer of this project to pay \$23,000 per unit.

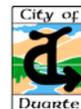
Objective: To acquire funds for affordable housing

Responsible Agency: Redevelopment Agency

Funding Source: In lieu low and moderate funding

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Schedule: The Redevelopment Agency is in process of establishing an in lieu low and moderate income fund which should be adopted by spring 2005.

Program 5: The Redevelopment Agency will assist in the building of an 80 unit senior very low income units using \$9 million of HUD funds with a 40 year affordability covenants with the Agency extending the affordability an additional 15 years, and City of Industry Funds. The project will be developed by Southern California Presbyterian Homes at 1700-1722 Huntington Drive.

Objective: To provide very low income senior units to meet senior housing needs within the City of Duarte.

Responsible Agency: Redevelopment Agency

Funding Source: HUD funds, Redevelopment Agency funds and City of Industry funds

Schedule: Construction to begin early fall 2004

Program 6: The Redevelopment Agency owns 2400-2404 Huntington Drive, adjacent to Las Brisas Homes, a first time home buyers project. The Agency intends to provide these parcels for development of low and moderate income housing and will acquire parcels east to provide an adequate development site.

Objective: Provide new low and moderate income housing units

Responsible Agency: Redevelopment Agency

Funding Source: Redevelopment Agency set-aside funds

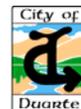
Schedule: Spring 2005

Program 7: The Agency will consider establishing single family target areas adjacent to project areas, and initiate a comprehensive rehabilitation program featuring grants, rebates, and loans. Housing Funds will be used in conjunction with CDBG funds to preserve the existing housing stock. Funds will be offered in exchange for deed restrictions for occupancy by very low, low, and moderate income households.

Objective: To provide new very low, low and moderate income housing units

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Responsible

Agency: Redevelopment Agency and CDBG funds

Funding

Source: Redevelopment Agency funds

Schedule: March 2005

Program 8: The Agency will identify sites in project areas where there is a possibility of new construction. Negotiations will most likely center on the offsetting of developer costs and providing acquisition of adequate land.

Objective: To provide new very low, low and moderate income housing units

Responsible

Agency: Redevelopment Agency

Funding

Source: Redevelopment Agency funds

Schedule: March 2005

Goal # 2: Continue to promote the rehabilitation of deteriorated dwelling units and the preservation of the sound housing units.

Program 9: The Residential Housing Rehabilitation Program will continue to be funded at \$140,000 per year.

Objective: To fund up to 28 low and moderate income households per year in the rehabilitation of their single family homes.

Responsible

Agency: Community Development Department

Funding

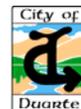
Source: Community Development Block Grant Funds

Schedule: Annually

Program 10: The Residential Housing Rehabilitation/Rebuilding Together Program will be funded at \$20,000 per year and target seniors and the disabled.

Objective: To fund a minimum 2 very low and low income households per year by rehabilitation their housing units.

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Responsible Agency: Community Development Department

Funding Source: Community Development Block Grant Funds

Schedule: Annually

Program 11: The Lead Based Paint/Hazard Test/Abatement Program will be continued and funded at \$20,000 per year.

Objective: This is a continuing program to help identify and satisfy federal Lead Based Paint Requirements to serve about 20 homes.

Responsible Agency: Community Development Department

Funding Source: Community Development Block Grant Funds

Schedule: Annually

Program 12: Continue to concentrate code enforcement activities in target areas, South of Huntington Drive, where housing has deteriorated.

Objectives: Abatement of building and zoning code violations. (240 cases per year).

Responsible Agency: Public Safety Department.

Funding Source: General Fund/CDBG Funds

Schedule: Annually; This is an ongoing program to identify and abate code violations throughout the City

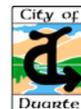
Program 13: The Agency may assist in the rehabilitation of multiple family housing units in exchange for deed restrictions for very low and low income households.

Objective: To preserve the community's existing housing stock and provide affordable dwelling units for low and moderate households.

Responsible Agency: Redevelopment Agency

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Funding Source: Redevelopment Agency funds

Schedule: March 2005

Goal # 3 Provide housing opportunities for all regardless of age, sex, race, ethnicity, marital status, religion or household composition.

Program 14: Require market studies that will address the housing balance prior to approving a senior citizen housing project.

Objectives: Ensure there is an even balance of rental, owner, and congregate care units throughout the City.

Responsible

Agency: Architectural Review Board

Funding

Source: General Fund

Schedule: Ongoing

Program 15: The City participates in a joint powers authority which contracts with the San Gabriel Valley Fair Housing Council to ensure housing discrimination does not take place in Duarte. The City distributes housing information from the public counter and the community newsletter. In addition, the City refers all housing discrimination complaints to the Housing Council. If the Housing Council receives a complaint they will investigate the incident and the property owner will be contacted.

Objectives: Ensure the enforcement of equitable housing laws.

Responsible

Agency: Community Development Department/San Gabriel Valley Fair Housing Council.

Funding

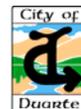
Source: General Fund/San Gabriel Fair Housing Council.

Schedule: Ongoing

Program 16: The City will continue disseminating information regarding housing to persons and organizations who express an interest.

Objective: Increases awareness of housing opportunities.

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Responsible

Agency: Community Development Department

Funding

Source: General Fund

Schedule: Ongoing

Program 17: As part of the City's General Plan update, it will consider 1515 – 1621 Huntington Drive, east of Cotter as a site for affordable housing, because it is across the street from Las Posadas Homes, another affordable project. The General Plan designation for these properties is General Commercial and High Density Residential. Some of the current land uses are incompatible with nearby uses. This program is probably going to occur during the next Housing Element planning period.

Objective: Provide future sites for new low and moderate income housing production

Responsible

Agency: Community Development Department

Funding

Source: General Fund

Schedule:

1. Begin General Plan Update program November 2004
2. Complete General Plan Update program November 2005
3. Initiate rezoning of sites March 2006.

Program 18: As part of the City's General Plan update, it will consider 1701 - 1723 Huntington Drive as a potential site for affordable housing, as the adjacent use is senior apartments. This project would also address the issue of incompatibility with nearby uses. This program is probably going to occur during the next Housing Element planning period.

Objective: Provide future sites for new low and moderate income housing production

Responsible

Agency: Community Development Department

Funding

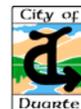
Source: General Fund

Schedule:

1. Begin General Plan Update program November 2004

CHAPTER 6

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2. Complete General Plan Update program November 2005
3. Initiate rezoning of sites March 2006.

Program 19: The City will monitor at risk projects within Duarte and act to try to assist in the preservation of these units affordable through early warning systems, work with non profits and continued funding.

Objective: To preserve existing low and moderate income housing units

Responsible
Agency: Community Development Department

Funding
Source: General Fund

Schedule: ongoing with reviews performed semi-annually

Program 20: The City is willing to consider deviations from development standards for affordable housing projects through the Density Bonus and Specific Plan process.

Objective: Provide affordable housing

Responsible
Agency: Community Development Department

Funding
Source: General Fund, CDBG, Redevelopment Agency

Schedule: ongoing with reviews performed semi-annually

Program 21: The City will adopt a reasonable accommodations ordinance.

Objective: To provide reasonable accommodations for persons with disabilities

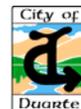
Responsible
Agency: Community Development Department

Funding
Source: General Fund

Schedule: Adopt Reasonable Accommodations Ordinance by January 2006

Program 22: The City will adopt a code amendment to provide for group homes of seven or greater with a CUP in all R-1 zones.

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Objective: To provide group homes of seven or more for persons with disabilities

Responsible

Agency: Community Development Department

Funding

Source: General Fund

Schedule: Adopt code amendment by January 2006

Program 23: The City will adopt a code amendment to provide emergency shelters in the industrial zones with a CUP.

Objective: To provide temporary shelters for the homeless

Responsible

Agency: Community Development Department

Funding

Source: General Fund

Schedule: Adopt code amendment by January 2006

C. QUANTIFIED OBJECTIVES

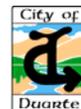
Housing Element law requires that the jurisdiction establish quantified objectives of the maximum number of housing units, by income category that can be constructed, rehabilitated, and conserved over the five year time period. Table H 6-1 established this quantified objective.

Duarte is an urbanized community. All vacant and previously developed land shown on Diagram H 1-2 "Housing Opportunities Areas", including the 141 acres of vacant parcels in the hillsides has adequate infrastructure. While the hillside vacant parcels will no doubt be developed with market rate housing, the multiple family vacant parcels and second units could be developed with low and moderate income units. None of the properties shown on Diagram H 1-2 are known to have any environmental constraints which would hinder development.

The City has initiated a low and moderate income housing in lieu fee, which will be applied to future market rate projects. This money will be used to generate new low and moderate income units.

Properties shown on Table H 4-1 and Table H 4-2 do not have known environmental constraints and are adequate in size, shape and topography. These properties do not have environmental contamination and can accommodate development.

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The areas in yellow on Diagram H 1-2 are the single family residential areas in Duarte which make up about a majority of the community. The City adopted a second unit ordinance in February 2004, which allows second units in all single family residential zones. This was a significant elimination of a possible governmental constraint, which should conservatively generate approximately 5 moderate income units within the next two years.

To illustrate that the City of Duarte is making even more special provisions to provide affordable housing, it has approved a Specific Plan which allows 80 very low income senior units on only 1.77 acres. While zoning on the subject property allowed 28 units per acre, a Specific Plan was approved by the City which allowed 45 units per acre including an extra density bonus. Also, parking for the project was approved at 61 open spaces (.71 spaces per unit) instead of the normal 200 parking spaces, of which 160 would have been inside garages. Front yard setbacks were also relaxed to help accommodate the project.

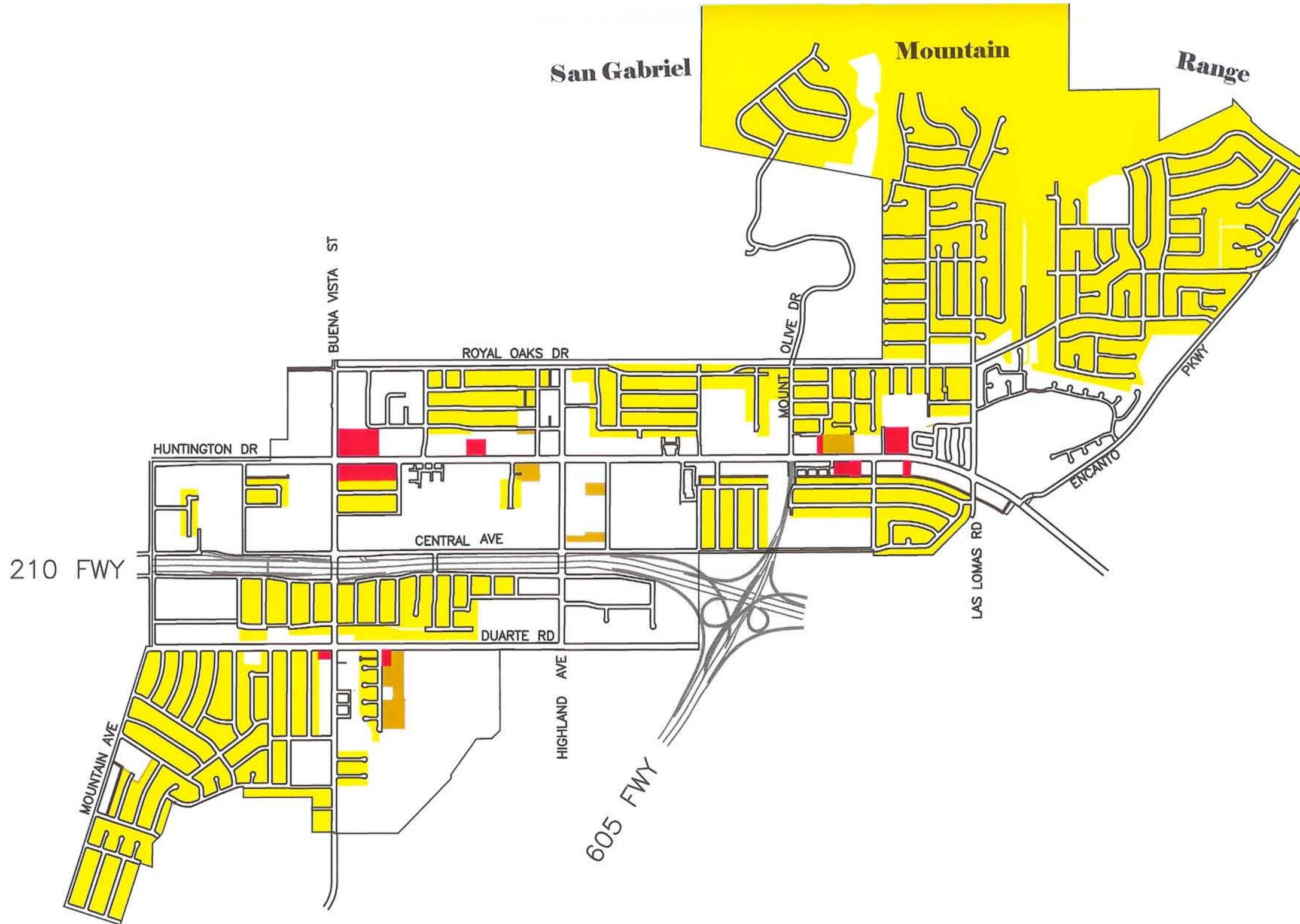
**TABLE H 6-1
MAXIMUM # OF UNITS THAT CAN BE
CONSTRUCTED, REHABILITATED, AND CONSERVED
FROM 1998 TO 2005**

Income Group	New Construction	Rehabilitation	Conservation/ Preservation
Very Low-Income	78	46	
Low Income	9	142	161
Moderate Income	15	93	
Above Moderate	210	0	0
Total	312	281	161

Source: City of Duarte

San Gabriel Mountain Range

**Housing Opportunity Areas
Diagram H 1-2**



LEGEND

- SINGLE FAMILY RESIDENTIAL ZONES (POTENTIAL SECOND UNIT DEVELOPMENT AREAS)
- COMMERCIAL ZONE AREAS
- MULTI FAMILY RESIDENTIAL ZONE AREAS

Source: City of Duarte



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Appendix

APPENDIX

**Appendix
Table H 3-11**

**CITY OF DUARTE
INVENTORY OF SUITABLE RESIDENTIAL SITES
PHASE II SITES – UNDER UTILIZED PARCELS**

LOCATION	ACRES	GENERAL PLAN	CAPACITY
2400 Livermont	2.97	Low Density	19 SF
1932 – 66 Cinco Robles	3.22	Medium Density	90 MF
Three Ranch/Buena Vista	3.00	Medium Density	63 MF
1648 Huntington	.61	Medium Density	12 MF
1700 – 22 Huntington	1.25	Medium Density	26 MF
2102 – 22 Huntington	1.10	Medium Density	22 MF
2351 – 435 Huntington	3.70	High Density	103 MF
2460 – 524 Huntington	1.60	High Density	43 MF
Total	17.45		19 SF 359 MF

Note: All sites are adjacent to City facility and services (1993 Housing Element)

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Appendix

**Appendix
Table H 3-12**

**CITY OF DUARTE
INVENTORY OF NON-RESIDENTIAL SITES
PHASE III SITES**

LOCATION	ACRES	GENERAL PLAN	CAPACITY
Encanto Parkway	3.0	Industrial	61 MF
1902 – 32 Buena Vista	4.0	Open Space	112 MF
2140 Buena Vista	6.9	Industrial	193 MF
1423 – 37 Huntington	1.7	Commercial	47 MF
1515 – 25 Huntington	1.4	Commercial	39 MF
1821 Huntington	1.6	Commercial	43 MF
2159 Huntington	2.6	Commercial	72 MF
2308 – 54 Huntington	2.4	Commercial	67 MF
Total	23.6		634 MF

Note: All sites are adjacent to City facility and services (1993 Housing Element)

**Appendix
Table H 3-16**

**City of Duarte
Redevelopment Housing Goals
1993 – 1998**

Unit Type	Income Group		
	Very Low	Low	Moderate
New Construction	10	10	20
Rehabilitation	10	10	30

Source: City of Duarte (1993 Housing Element)