

City of Walnut 2013-2021 Housing Element



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City of Walnut
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1. Introduction

1.1 Community Context

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

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

During the 1980s, the City experienced an unprecedented population growth of over 130 percent, increasing from 12,000 to over 29,000 residents. Even in light of these growth pressures, Walnut has maintained its low density character, reflective both of residents' desires to maintain the area's rural ambience and the presence of topographical and environmental constraints to higher intensity development. Walnut's growth during the 1990s had slowed to just three percent. Between 2000 and 2010, the population in Walnut decreased to 29,172 residents, representing an approximately three percent decrease.

Average household size in Walnut was 3.71 persons per occupied housing unit in 1990. This figure has decreased to 3.41 persons per household by 2010.

Demographic shifts are occurring in the City. In 1980, Asian/Pacific Islanders comprised only 10 percent of the City's population, but by 2010, this Asian/Pacific Islanders comprise a majority of Walnut residents (63 percent).

1.2 Purpose and Organization of the Element

The Housing Element is one of the mandatory elements of the General Plan and is required by State law to be updated periodically. This update fulfills the 2013 – 2021 update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region. This Housing Element covers the planning period from October 15, 2013 through October 15, 2021. The Housing Element is intended to adequately plan for the existing and future housing needs of the Community, including a “fair share” of the regional housing need. State law generally provides great flexibility in the content of a General Plan to reflect the values and needs of a community. However, State law is more specific and clearly defines what must be addressed in Housing Elements. The Housing Element identifies policies, programs, and objectives that focus on the following:

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

The Housing Element consists of the following major components:

- An analysis of the demographic, household, and housing characteristics and trends (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 3);
- An evaluation of the land, financial, and administrative resources available to address housing needs (Section 4);
- A statement of the Housing Plan, including goals, policies, and programs to address the identified housing needs (Section 5); and
- An evaluation of the accomplishments achieved under the adopted 2008 Housing Element (Appendix B).

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

1.3 Data Sources and Methods

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

- Bureau of the Census, 1990, 2000, and 2010 Census
- Bureau of the Census, 2009-2011 and 2007-2011 American Community Survey (ACS)
- 2013-2021 Regional Housing Needs Assessment (RHNA) from the Southern California Association of Governments (SCAG)
- City of Walnut General Plan and Zoning Code
- Comprehensive Housing Affordability Strategy (CHAS) prepared by the U.S. Department of Housing and Urban Development (HUD), 2006-2010
- Various real estate data from commercial data sources such as Dataquick and Craigslist
- Home Mortgage Disclosure Act (HMDA) data from LendingPatterns

1.4 Community Participation

City Council Study Session – May 22, 2013

On May 22, 2013, the City conducted a study session with the City Council to kick-off the Housing Element update. In this meeting, the City Council was provided with a brief presentation that outlined the State Housing Element law, update process, and key challenges facing the City. City Council and the public discussed potential strategies for meeting State requirements and provided direction to staff to proceed with the update.

Community Workshop – September 5, 2013

A key challenge for the City in this Housing Element update is the need to accommodate its share of the Regional Housing Needs Allocation (RHNA), estimated at approximately 1,000 additional units through 2021. In this workshop, the City presented the rezoning strategy for meeting this RHNA and responded to residents' concerns. The meeting was publicly noticed and property owners within a 500-foot radius of the properties proposed for rezoning were notified. Comments received are summarized in Appendix A.

Planning Commission Public Hearing – October 2, 2013

On October 2, 2013, the City conducted a public hearing to amend the Zoning Code to add the Mixed Use/Housing Opportunity Overlay Zon-

ing District (MU/HOO) to the underlying zoning for properties identified as MU/HOO-1, H=MU/HOO-2 and MU/HOO-3 located along the north side of Valley Boulevard. The meeting was publicly noticed in the *San Gabriel Valley Tribune* and posted on City website.

Planning Commission Study Session – October 22, 2013

On October 22, 2013, the City conducted a study session on the Draft Housing Element with the Planning Commission. The meeting was publicly noticed in the *San Gabriel Valley Tribune* and posted on City website. Special invitations were sent to housing developers, neighboring jurisdictions, business community, public agencies, and nonprofit agencies that serve low and moderate income persons, as well as those with special needs, such as the disabled and seniors. The list of agencies invited is included in Appendix A. One property owner attended this study session and spoke in support of the 2013-2021 Draft Housing Element.

1.5 General Plan Consistency

The City of Walnut General Plan is comprised of the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Environmental Resources Management; 5) Public Safety; 6) Noise; and 7) Sewer.

This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of environmental constraints in the Housing Element is based upon information from the Environmental Resource Management and Public Safety elements.

Pursuant to SB162, the City will review and update, as necessary, its Land Use, Safety and Conservation Elements upon completion of the Housing Element to address flood hazards and management. No disadvantaged unincorporated communities are located within the City or within its sphere of influence.

2. Community Profile

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

2.1 Demographic Profile

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

2.1.1 Population Trends

Table 1 shows population growth in the City from 1980 to 2010. Between 1980 and 1990, the City of Walnut's population more than doubled. This growth can be attributed to the large number of planned residential developments constructed during the 1980s as well as the City's desirable image as a family-oriented residential community. Since 1990, growth in the City has slowed dramatically, which is reflective of the sluggish economy during the first half of the 1990s and the relatively limited remaining land available for development. The slower rate of growth is also typical of the region as a whole. Between 2000 and 2010, the City's population actually declined, by about three percent, to 29,172 residents.

Table 1: Population Growth in Walnut (1980 - 2010)

Year	Population	% Change
1980	12,269	---
1990	29,105	137.2%
2000	30,004	3.1%
2010	29,172	-2.8%

Sources: 1980-2010 Census.

Table 2 shows population changes between 1990 and 2010 for Walnut and its neighbors. During the 1990s, Walnut experienced much less growth than nearby communities and Los Angeles County as a whole. The City was also one of the few cities in the area to experience an actual decline in population between 2000 and 2010.

Table 2: Population Trends in Nearby Communities

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Brea	32,873	35,410	39,282	7.7%	10.9%
Pomona	131,723	149,493	162,140	13.5%	8.5%
Covina	43,207	46,837	47,796	8.4%	2.0%
West Covina	96,086	105,080	106,098	9.4%	1.0%
San Dimas	32,397	34,980	33,371	8.0%	-4.6%
Walnut	28,430	30,004	29,172	5.5%	-2.8%
Los Angeles County	8,863,164	9,580,028	9,818,605	8.1%	2.5%

Sources: 1990-2010 Census.

2.1.2 Age Trends

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

Table 3 shows the changes in the age distribution of Walnut residents from 1990 to 2010. This table groups residents according to their implications on household characteristics and associated housing needs. As the City has matured, the population has also aged. The median age of Walnut residents has increased significantly from 31.2 in 1990 to 43.1 in 2010.

The number and proportion of children, young adults and adults aged 35 to 54, all decreased. Residents in these age groups are typically members of young families. The changes in Walnut's age composition over time indicate an exodus of young adults and families, possibly due to the high costs of housing.

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

Table 3: Age Distribution in Walnut (1990 - 2010)

Age Range	1990		2000		2010		Percent Change	
	Persons	Percent	Persons	Percent	Persons	Percent	1990-2000	1990-2010
Preschool ≤ 5 years	3,017	10.4%	1,466	4.9%	1,276	4.4%	-51.4%	-13.0%
School Age 6 - 17	6,464	22.2%	6,863	22.9%	4,812	16.5%	6.2%	-29.9%
College Age 18 - 24	2,795	9.6%	2,929	9.8%	3,092	10.6%	4.8%	5.6%
Young Adults 25 - 34	4,299	14.8%	2,934	9.8%	2,773	9.5%	-31.8%	-5.5%
Adults 35 - 44	6,397	22.0%	5,213	17.4%	3,316	11.4%	-18.5%	-36.4%
Adults 45 - 54	3,438	11.8%	5,838	19.5%	5,454	18.7%	69.8%	-6.6%
Adults 55 - 64	1,560	5.4%	2,676	8.9%	4,885	16.7%	71.5%	82.5%
Seniors 65 and over	1,135	3.9%	2,085	6.9%	3,564	12.2%	83.7%	70.9%
Total Population	29,105	100%	30,004	100%	29,172	100%	3.1%	-2.8%
Median Age	31.2		37.2		43.1		19.2%	15.9%

Sources: 1990-2010 Census.

2.1.3 Race and Ethnicity

The nature and extent of a community's housing needs can be affected by the racial/ethnic composition of its population. The size and type of housing preferred and the neighborhood desired often vary by a person's or household's racial or ethnic background. Table 4 shows the racial and ethnic composition of Walnut residents from 1990 to 2010. Asian residents continue to make up the majority of Walnut residents (63 percent) and Asians were the only race/ethnic group to increase proportionally during the 2000s. All other racial and ethnic categories experienced proportional declines during this time period.

Table 4: Race and Ethnicity in Walnut (1990 - 2010)

Race/Ethnicity	1990		2000		2010		Percent Change	
	#	%	#	%	#	%	1990-2000	2000-2010
White	13,979	48.0%	8,513	28.4%	3,645	12.5%	-39.1%	-57.2%
Black	1,925	6.6%	1,259	4.2%	786	2.7%	-34.6%	-37.6%
Asian	10,909	37.5%	16,752	55.8%	18,445	63.2%	53.6%	10.1%
Other	2,292	7.9%	2,368	7.9%	101	0.3%	3.3%	-95.7%
Two or more Races	n.a.	n.a.	1,112	3.7%	620	2.1%	n.a.	-44.2%
Total	29,105	100.0%	30,004	100.0%	29,172	100.0%	3.1%	-2.8%
Hispanic*	6,836	23.5%	5,803	19.3%	5,575	19.1%	-15.1%	-3.9%

*Hispanic Category is not mutually exclusive of other races.
Source: 1990-2010 Census.

2.1.4 Educational Attainment

An individual's level of education is closely related to their ability to earn a living. The distribution of occupations held by Walnut residents is shown in Figure 1. As of 2011, 14,115 persons were employed in the civilian labor force in Walnut. Over one-half (51 percent) of residents in the City held management, business, science, and arts occupations. Sales and office occupations represented the second largest share of employment at 30 percent.

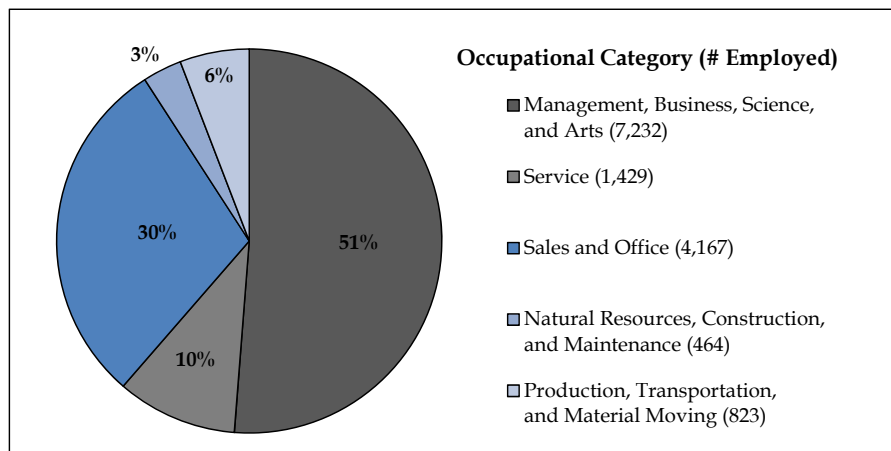


Figure 1: Employment by Occupation (2011)

Source: 2007-2011 American Community Survey.

Principal employers in Walnut are detailed in Table 5. As shown, Mount San Antonio College is by far the largest employer in the City, with over 3,100 employees. Manufacturing companies are also prominent, representing four out of the top ten employers.

Table 5: Principal Employers (2012)

Employer	Number of Employees	Product/Service
Mount San Antonio College	3,103	Community College
Ronsin Photocopy Inc.	115	Photocopy Manufacturer
Ninas Mexican Foods, Inc.	114	Manufacturer
Edro Engineering Company, Inc.	80	Manufacture Mold Bases
Applebee's Neighborhood Grill	72	Restaurant
Albertsons #6588	68	Grocery Store
Stater Brothers	66	Grocery Store
Fairway Injection Molding System	61	Manufacture Mold Bases
Mwave.com	57	Computer Wholesaler
Vons #2167	56	Grocery Store

Source: City of Walnut, CAFR, 2012.

Table 6 presents the average salary by occupation for the first quarter in 2013 for Los Angeles County. The average salary in Los Angeles County for 2013 was \$52,754. Management occupations, which employ the largest proportion of Walnut residents, tend to command higher salaries, at an average of \$124,197.

Table 6: Annual Average Salary by Occupation (2013)

Employment Category	Los Angeles County
Legal Occupations	\$125,853
Management Occupations	\$124,197
Architecture and Engineering	\$92,882
Computer and Mathematical	\$85,861
Healthcare Practitioners and Technical Occupations	\$86,329
Business and Financial Operations	\$75,680
Education Training and Library	\$60,169
Community and Social Services	\$51,479
Protective Services	\$49,962
Installation, Maintenance, and Repair	\$49,161
Sales and Related Occupations	\$40,728
Office and Administrative Support	\$38,043
Healthcare Support	\$31,084
Production Occupations	\$32,222
Personal Care and Service	\$28,022
Building, Grounds cleaning, and Maintenance	\$26,986
Food Prep and Serving	\$22,011
Total	\$52,754

Source: California Employment Development Department, First Quarter 2013

2.2 Household Characteristics

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

2.2.1 Household Types

Walnut is a family-oriented community. Table 7 illustrates the changes in household composition (e.g. family household, non-family household, or single household) in Walnut from 1990 to 2010. Of the 8,533 households that resided in Walnut in 2010, 90 percent were families. Approximately 31 percent of Walnut households were married couples with children and 43 percent were married couples without children. Since 2000, the proportion of married couples with children has decreased by 30 percent, while the proportion of married couples without children increased by almost 38 percent. These shifts represent the largest changes to household composition in Walnut during the last decade.

Table 7: Household Type (1990 - 2010)

Household by Type	1990		2000		2010		Percent Change	
	#	%	#	%	#	%	1990-2000	2000-2010
Total Households	7,846	100.0%	8,260	100.0%	8,533	100.0%	5.3%	3.3%
Family Households	7,182	91.5%	7,580	91.8%	7,677	90.0%	5.5%	1.3%
Married-With Children	4,366	55.6%	3,699	44.8%	2,624	30.8%	-15.3%	-29.1%
Married No Children	1,992	25.4%	2,668	32.3%	3,674	43.1%	33.9%	37.7%
Other Families	824	10.5%	1,213	14.7%	1,379	16.2%	47.2%	13.7%
Non-Family Households	664	8.5%	680	8.2%	856	10.0%	2.5%	25.9%
Singles	428	5.5%	477	5.8%	627	7.3%	11.4%	31.4%
Others	236	3.0%	203	2.4%	229	2.7%	-14.0%	12.8%
Average Household Size	3.71		3.63		3.41		-6.1%	-2.2%
Average Family Size	3.83		3.74		3.55		-5.1%	-2.3%

Source: 1990-2010 Censuses.

Non-family households, which include single persons and other unrelated persons living together, comprised only 10 percent of all households in 2010. The number of single person households has increased significantly (31 percent) since 2000, but this household type still only represents a very small proportion of total households in the City.

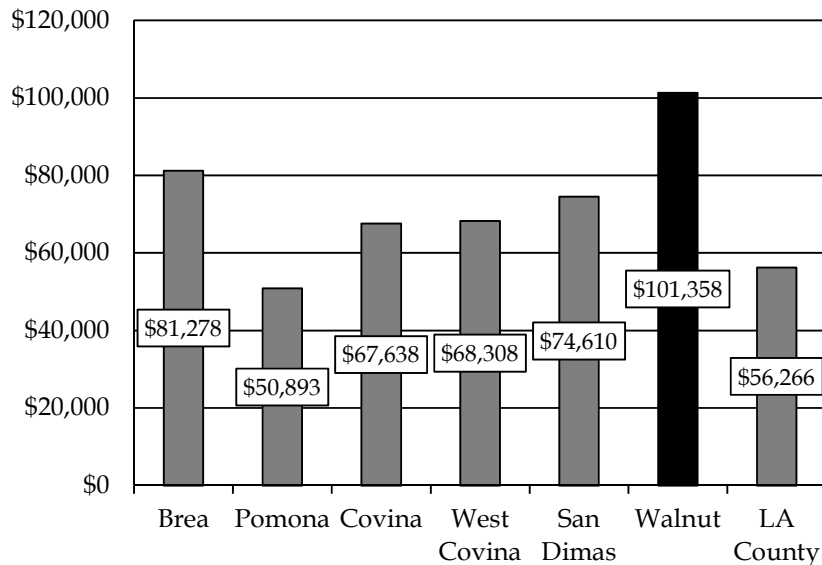
The 2010 census indicates that the average household size and average family size in Walnut have decreased since 2000. However, the average household size is still larger than the County's (2.98), while the average family size in the City is slightly less than the County's (3.58).

2.2.2 Household Income

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

Many people who work in Walnut do not live in the City and many Walnut residents commute throughout the Greater Los Angeles Area for work. As shown in Figure 2, the 2011 median household income in Walnut was nearly twice the median income of Los Angeles County. Since 1990, the median household income in Walnut has increased from \$64,333 to \$101,358.

Figure 2: Median Household Income (2011)



Source: American Community Survey, 2007-2011.

Income by Household Type and Tenure

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area:

- **Extremely low income households** earn up to 30 percent of the AMI
- **Very Low Income Households** earn between 31 and 50 percent of the AMI
- **Low Income Households** earn between 51 and 80 percent of the AMI

- **Moderate Income Households** earn between 81 and 120 percent of the AMI
- **Above Moderate Income Households** earn over 120 percent of the AMI

Combined, extremely low, very low, and low income households are often referred to as lower income households.

The 2010 Census does not contain information on household income. However, household income data was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 8).¹ As shown, between 2005 and 2009, approximately 17 percent of the City’s households earned lower incomes, while approximately 83 percent had earned incomes of moderate or above.

Table 8: Income Groups (2005-2009)

Income Group	Number of Households	Percent of Total	LA County Percent
Extremely Low (30% or less)	453	5.2%	13.7%
Very Low (31 to 50%)	272	3.1%	11.5%
Low (51 to 80%)	787	9.1%	15.6%
Moderate (81 to 120%)	1,153	13.3%	16.8%
Above Moderate (over 120%)	6,001	69.3%	42.4%
Total	8,665	100.0%	100.0%

Source: SCAG, 2005-2009.

¹ For planning purposes, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulations by HUD income group and special needs category. This data set is collectively known as the Comprehensive Housing Affordability Strategy (CHAS).

2.3 Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status, among others. In Walnut, persons and households with special needs include seniors, persons with disabilities, large households, single-parent households, farmworkers, residents living in poverty, and the homeless.² Table 9 provides a summary of the special needs groups in the City.

Table 9: Special Needs Groups in Walnut

Special Needs Group	# of Persons or HHs	# (%) of Owners	# (%) of Renters	% of Total Persons or HHs
Households w/ Senior Members Age 65+	2,527	--	--	29.6%
Senior Headed Households	1,517	1,401 (92%)	116 (8%)	17.8%
Seniors Living Alone	237	215 (91%)	22 (9%)	2.8%
Persons with Disabilities*	1,612	--	--	5.5%
Large Households	999	851 (85%)	148 (15%)	11.7%
Single Parent Households	420	--	--	4.9%
Female Headed Households with Children	322	--	--	3.8%
Farmworkers	0	--	--	--
Residents Living Below Poverty**	1,439	--	--	4.9%
Homeless***	<10	--	--	<0.1%
Students (College/Graduate)**	3,785	--	--	13.0%

* = 2010 Census data not available. Estimate is from the 2009-2011 ACS.

** = 2010 Census data not available. Estimate is from the 2007-2011 ACS.

*** = 2010 Census data not available. Estimate is from Los Angeles County Sherriff's Department, Walnut Station.

Sources: Census 2010; American Community Survey, 2009-2011 and 2007-2011; and Los Angeles County Sherriff's Department, Walnut Station, 2013.

2.3.1 Seniors

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

According to the 2010 Census, 1,517 households in Walnut (approximately 18 percent of all households) were headed by seniors. Of these senior-headed households, the vast majority (92 percent) owned their homes and just eight percent rented their homes. The number of senior households in Walnut has increased dramatically since 2000, when only eight percent of households were headed by seniors.

Disabilities greatly impacted the City's senior population. In 2011, approximately 27 percent of Walnut's seniors suffered from at least one disability. As shown in Table 10, over one-half of seniors with disabilities had ambulatory and independent living difficulties. According to CHAS data, a significant proportion of senior households were also affected by housing problems. Specifically, over one-half (approximately 54 percent) of lower income owner-occupied senior households experienced housing problems between 2006 and 2010.

Resources

The special needs of seniors can be met through a range of services, including congregate care, residential care facilities, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can also be modified with features that help ensure continued independent living arrangements. As of June 2013, eight licensed residential care facilities provided assisted living, nursing care, and general services to seniors in Walnut. These facilities have a combined capacity of 159 beds.

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

2.3.2 Persons with Disabilities

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced

² Although the City of Walnut has no farming operations, State Housing Element law requires that the City examine the extent of farmworker housing needs.

through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Disabled persons have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

The 2010 Census did not collect information on disabilities; however, the American Community Survey (ACS) provides estimates on Walnut's disabled population. Table 10 presents the number of disabilities by type for Walnut residents with one or more disabilities. According to the 2009-2011 ACS, approximately six percent of residents had one or more disabilities. Among the disabilities tallied, independent living and ambulatory difficulties were the most prevalent; however, the frequency of certain types of disabilities varied by age. Specifically, cognitive difficulties were the most common among disabled persons aged 5-17, while independent living difficulties were reported the most frequently by seniors.

Table 10: Disabilities Tallied (2011)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	40.4%	32.6%	43.1%	39.1%
With a vision difficulty	0.0%	15.4%	8.6%	10.9%
With a cognitive difficulty	59.6%	27.2%	29.6%	29.6%
With an ambulatory difficulty	0.0%	39.6%	52.8%	46.3%
With a self-care difficulty	27.7%	13.7%	23.0%	19.7%
With an independent living difficulty	--	37.6%	57.2%	48.2%
Total Disabled Persons	47	604	952	1,603

Notes:

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

Source: American Community Survey (ACS), 2009-2011.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.”

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an acceptable estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This translates to 438 persons in the City of Walnut with developmental disabilities, based on the City’s 2010 Census population.

According to the State’s Department of Developmental Services, as of November 2012, approximately 324 Walnut residents with developmental disabilities were being assisted at the San Gabriel/Pomona Regional Center. Most of these individuals were residing in a private home with

their parent or guardian and 91 of these persons with developmental disabilities were under the age of 18.

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

Resources

As of June 2013, six adult residential care facilities, with the capacity to serve 35 persons with disabilities, are located in Walnut. One group home and one small family home, with a total capacity of eight beds, are also available for disabled children in the City. Residents with disabilities can benefit from various supportive services offered by the City, including, the Greater La Puente Valley Meals on Wheels program and Dial-A-Cab discount travel services.

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

2.3.2 Large Households

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

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

The 2010 Census reported 999 households in Walnut with five or more members, representing approximately 12 percent of total households. Among the City's large households, 85 percent were homeowners and 15 percent were renters. According to CHAS data, many of the City's large households reported experiencing housing problems. All of Walnut's (100 percent) lower income large renter households and 94 percent of the City's large owner households experienced housing problems between 2006 and 2010.

Resources

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

2.3.3 Single-Parent Households

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

In 2010, 420 single-parent households with children lived in Walnut, representing approximately five percent of all households. Of these single-parent households, 77 percent were female-headed households with children. In 2000, single-parent households accounted for eight percent of the City's households.

Female-headed households with children in particular are more likely to earn lower incomes, thus limiting housing availability for this group. Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is also a pressing issue for many families with children. Overall, 303 households (four percent of all families) in Walnut were living below the poverty level in 2011. By comparison, 18 percent of all female-headed families with children were living below the poverty level.

Resources

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

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

2.3.4 Farmworkers

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

According to the 2007-2011 ACS, there were no farmworkers in the City of Walnut. The City is mostly urbanized and there is no agriculturally designated land or active farming operations in the City.

Resources

Because no farmworkers were recorded in the City of Walnut, no specific programs and resources for this special needs group are necessary.

2.3.5 Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS classified approximately five percent of all Walnut residents and four percent of all families as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources

City households living in poverty can benefit from the services offered by various non-profits located in neighboring communities. Assistance is often provided in cases of financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance,

utility payments, and referrals to other services. Agencies offering such services include the Walnut Food Bank, ESGVHC Emergency Assistance Center, Inland Valley Council of Churches, Pomona Neighborhood Center, Catholic Charities, House of Ruth, and WINGS Pomona.

2.3.6 Homeless Persons

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

Migrant farmworkers or day laborers live under difficult conditions in encampments often adjacent to farming operations. Because of their tenuous living conditions, it is very difficult to estimate their numbers. Mostly single adult men from Mexico, migrant farmworkers are paid minimum wage and often choose to send their earnings home to support their families rather than using the money to obtain housing. They also tend to travel from community to community according to the harvesting schedules of crops.

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

As the cost of housing in Southern California continues to rise, homelessness has become more prevalent, even in affluent communities like Walnut. According to the Los Angeles County Sheriff's Department, who provides law enforcement services to the City under contract, the number of chronic homeless in Walnut (those who are homeless more by choice and often refuse shelter and service) is very limited. The Sheriff's Department states that they rarely, if ever, encounter chronic homeless persons and estimate the number at fewer than ten.

However, there is another category of homeless in Walnut that does not meet the stereotype of "homeless." Persons in this category do not live on the street as they have alternative housing arrangements. They may live with relatives or friends, in nearby hotels, or other transitory housing. The Sheriff's Department cannot provide an estimate of the persons

that fall into this category. Their numbers are difficult to quantify, as they are invisible in the community.

Resources

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

- **Walnut Food Bank** – Provides food assistance to individuals and families that are homeless or at-risk of becoming homeless.
- **ESGVHC Emergency Assistance Center** – Provides information and referrals, emergency food and clothing, transportation (bus tokens and taxi vouchers), counseling. Located in Hacienda Heights.
- **Inland Valley Council of Churches** - Provides a centralized location for service provision to homeless persons, as well as emergency shelter and services to homeless women with children and families. Located in Pomona.
- **Pomona Neighborhood Center** – Provides employment services, emergency food and clothing, information and referrals. Located in Pomona.
- **Catholic Charities** – Provides services to homeless and low-income families at risk of becoming homeless such as counseling and poverty services, food, shelter, vouchers, job training referrals. Located in Pomona.
- **House of Ruth** - Provides supportive services to women who are homeless as a result of domestic violence.
- **WINGS Pomona** – Provides emergency housing, food, clothing, and counseling to victims of domestic violence.

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

2.3.7 College Students

The largest college in the City of Walnut is Mt. San Antonio College, a Community College serving approximately 40,000 students a year in Walnut and surrounding cities. Most students live outside of Walnut in cities like Pomona, Covina, West Covina, and Diamond Bar and commute to Walnut. California State Polytechnic University, Pomona, is immediately adjacent to the City of Walnut. The large student and faculty population in the City and surrounding cities contributes to the local economy and to housing demand. One of the difficulties for students and faculty members is finding affordable housing in the City. According to the ACS, 3,785 college/graduate students resided in the City, representing approximately 13 percent of the total population in 2011.

Resources

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

2.4 Housing Stock Characteristics

The Census defines a housing unit as any of the following: a house, an apartment, a mobile home or trailer, a group of homes, or a single room intended for use as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall.

This section discusses various housing characteristics and trends that affect housing needs in Walnut. Important characteristics include housing types, tenure, vacancy rates, housing age and condition, and housing cost and affordability.

2.4.1 Housing Growth and Type

Table 11 shows the changes in the City's housing stock by type of housing between 1990 and 2011. Housing growth in Walnut has been modest over the past decade. The 2010 Census recorded 8,753 housing units in the City. This represents an increase of approximately four percent between 2000 and 2010.

The majority of units in Walnut in 2011 were single-family detached homes, which comprised approximately 95 percent of all units. Multi-family units made up the remaining four percent of all homes. However,

new housing units built since 2000 has been mostly multi-family housing, primarily as townhome developments.

Table 11: Changes in Housing Stock (1990 - 2011)

Housing Type	1990		2000		2011	
	#	%	#	%	#	%
Single Family	7,667	94.8%	8,157	97.2%	8,242	96.2%
Detached	7,547	93.3%	8,038	95.7%	8,163	95.3%
Attached	120	1.5%	119	1.4%	79	0.9%
Multi-Family	156	1.9%	228	2.7%	320	3.7%
2-4 Units	0	0.0%	36	0.4%	52	0.6%
5 + Units	156	1.9%	192	2.3%	268	3.1%
Mobile Homes/Other	268	3.3%	0	0.0%	4	0.0%
Total Units	8,091	100.0%	8,395	100.0%	8,566	100.0%

Source: 1990 and 2000 Censuses; American Community Survey, 2007-2011.

2.4.2 Housing Tenure and Vacancy

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

The tenure distribution (owner- versus renter-occupied units) and vacancy rates of the Walnut housing stock between 1990 and 2010 are presented in Table 12. In 2010, approximately 88 percent of housing units in Walnut were owner-occupied – this proportion remains essentially unchanged from 1990. Countywide, only 48 percent of all housing units were owner-occupied.

Table 12: Housing Tenure and Vacancy (1990 - 2010)

	1990	% of Total	2000	% of Total	2010	% of Total
Owner-occupied	7,131	90.9%	7,340	88.9%	7,536	88.3%
Renter-occupied	715	9.1%	920	11.1%	997	11.7%
Rental vacancy rate	3.2%		2.2%		4.4%	
Owner vacancy rate	2.2%		0.7%		0.8%	
Overall vacancy rate	3.0%		1.6%		2.5%	
Total Units	8,091	100.0%	8,395	100.0%	8,753	100.0%

Source: 1990-2010 Censuses.

Vacancy rates for both ownership and rental housing were significantly lower in Walnut than the County as a whole in 2010. The City's vacancy rates of 4.4 percent for rental housing and less than one percent for ownership housing indicate high demand for housing in Walnut.

2.4.3 Housing Age and Condition

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

Walnut's housing stock is relatively newer. The age of the City's housing stock as defined by the year the units were built is shown in Table 13. As of 2011, only about 38 percent of all housing units in Walnut were 30 years old or older (built prior to 1980). A majority of units (62 percent) were built between 1980 and 2011. Housing units in the City are generally well-maintained. As of 2010, it was estimated that approximately ten housing units in the City were in need of substantial rehabilitation, and fewer than five units were deteriorated and in need of replacement. The number of units requiring substantial rehabilitation or replacement is likely the same.

Table 13: Housing Age (2011)

Year Built	No. of Units	% of Total
Built 2000 or Later	339	4.0%
Built 1990 to 1999	657	7.7%
Built 1980 to 1989	4,346	50.7%
Built 1970 to 1979	1,736	20.3%
Built 1960 to 1969	1,059	12.4%
Built 1950 to 1959	202	2.4%
Built 1940 to 1949	105	1.2%
Built 1939 or earlier	122	1.4%
Total Units	8,566	100.0%
Built prior to 1970		37.6%

Sources: American Community Survey, 2007-2011.

2.4.4 Housing Cost and Affordability

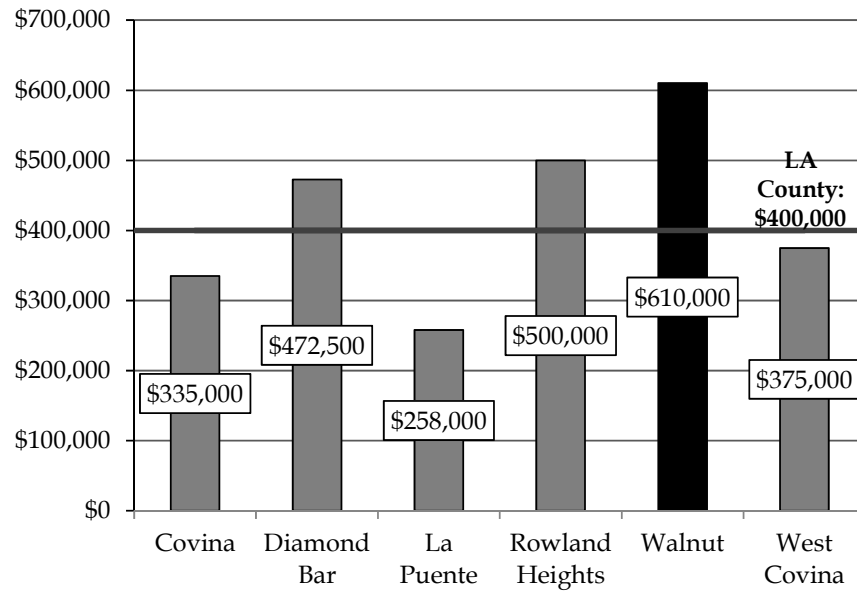
The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Walnut residents.

Ownership Market

According to DataQuick, a company that collects real estate data, the median home price in Walnut was the highest among neighboring jurisdictions (Figure 3). As of April 2013, the City's median home sales price of \$610,000 was significantly higher than the County median price of \$400,000.

Since 2011, home prices in the region and Los Angeles County as a whole have increased steadily. Between 2012 and 2013, Walnut and many surrounding jurisdictions experienced double digit increases in home prices, including Los Angeles County as a whole, which experienced a 27-percent increase (Table 14). This 2013 median price of \$610,000 in Walnut represents almost a full recovery to the City's peak median price of \$650,000 in 2006.

Figure 3: Median Home Sales Price (2013)



Source: DQnews, 2013.

Table 14: Changes in Median Home Sale Prices (2011-2013)

Jurisdiction	2011		2012		2013		Percent Change in Median Sale Price	
	Price	# Sold	Price	# Sold	Price	# Sold	2011-2012	2012-2013
Covina	\$300,000	801	\$300,000	62	\$335,000	62	0.0%	9.3%
Diamond Bar	\$412,000	688	\$420,000	71	\$472,500	71	1.9%	8.6%
La Puente	\$240,000	815	\$250,000	58	\$258,000	58	4.2%	23.9%
Rowland Heights	\$387,500	321	\$403,000	39	\$500,000	39	4.0%	22.3%
Walnut	\$560,000	473	\$562,000	43	\$610,000	43	0.4%	14.0%
West Covina	\$320,000	940	\$317,000	75	\$375,000	75	-0.9%	23.0%
County of Los Angeles	\$315,000	83,770	\$315,000	7,358	\$400,000	7,358	4.8%	27.0%

Note: 2013 estimates are based on sales data through April. Change in median sale price between 2012 and 2013 represents growth between April of each year.

Source: DQnews, 2013.

Rental Costs

The advertised rents for apartments and single-family homes, based on an Internet search conducted in the summer of 2013, are summarized in Table 15. The majority of units advertised for rent were single-family homes. Generally, median rents increased as the size of the unit increased. In Walnut, median rents ranged from \$1,088 for a one-bedroom unit to \$2,795 for a five-bedroom unit. Apartments offer the most affordable rental option but the number of apartments available for rent was limited.

Table 15: Median and Average Rents by Number of Bedrooms (2013)

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
1	2	\$1,088	\$725	\$1,025 to \$1,150
2	7	\$1,395	\$1,247	\$1,295 to \$1,650
3	4	\$2,148	\$1,760	\$1,600 to \$2,900
4	10	\$2,350	\$2,153	\$2,195 to \$2,600
5+	1	\$2,795	\$2,795	\$2,795
Totals	24	\$2,195	\$1,976	\$1,025 to \$2,900

Source: Craigslist.org, June, 2013.

Housing Affordability by Income

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

Based on the California Department of Housing and Community Development’s 2013 income limits for Los Angeles County and current real estate prices, homeownership in Walnut is beyond the reach of most lower and moderate income households. Housing options for extremely low and very low income households are virtually non-existent unless public assistance is involved. As shown in Table 16, moderate income households can generally afford market rate rents for some of the City’s smaller apartments but appropriately sized affordable units may still be difficult to find.

Table 16: Housing Affordability Matrix - Los Angeles County (2013)

Household Annual Income	Affordable Housing Cost		Utility, Taxes, & Insurance			Affordable Price		
	Rental Costs	Ownership Costs	Renters	Owners	Taxes/Insurance	Rent	Sale	
Extremely Low Income (0-30% AMI)								
1-Person	\$17,950	\$449	\$449	\$76	\$82	\$90	\$373	\$64,468
2-Person	\$20,500	\$513	\$513	\$88	\$96	\$103	\$425	\$73,079
3-Person	\$23,050	\$576	\$576	\$106	\$117	\$115	\$470	\$80,061
4-Person	\$25,600	\$640	\$640	\$127	\$142	\$128	\$513	\$86,112
5-Person	\$27,650	\$691	\$691	\$146	\$165	\$138	\$545	\$90,301
Very Low Income (31-50% AMI)								
1-Person	\$29,900	\$748	\$748	\$76	\$82	\$150	\$672	\$120,091
2-Person	\$34,200	\$855	\$855	\$88	\$96	\$171	\$767	\$136,848
3-Person	\$38,450	\$961	\$961	\$106	\$117	\$192	\$855	\$151,743
4-Person	\$42,700	\$1,068	\$1,068	\$127	\$142	\$214	\$941	\$165,707
5-Person	\$46,150	\$1,154	\$1,154	\$146	\$165	\$231	\$1,008	\$176,413
Low Income (51-80% AMI)								
1-Person	\$47,850	\$1,196	\$1,196	\$76	\$82	\$239	\$1,120	\$203,643
2-Person	\$54,650	\$1,366	\$1,366	\$88	\$96	\$273	\$1,278	\$232,037
3-Person	\$61,500	\$1,538	\$1,538	\$106	\$117	\$308	\$1,432	\$259,034
4-Person	\$68,300	\$1,708	\$1,708	\$127	\$142	\$342	\$1,581	\$284,867
5-Person	\$73,800	\$1,845	\$1,845	\$146	\$165	\$369	\$1,699	\$305,115
Moderate Income (81-100% AMI)								
1-Person	\$45,350	\$1,134	\$1,323	\$76	\$82	\$265	\$1,058	\$227,188
2-Person	\$51,850	\$1,296	\$1,512	\$88	\$96	\$302	\$1,208	\$259,228
3-Person	\$58,300	\$1,458	\$1,700	\$106	\$117	\$340	\$1,352	\$289,367
4-Person	\$64,800	\$1,620	\$1,890	\$127	\$142	\$378	\$1,493	\$318,847
5-Person	\$70,000	\$1,750	\$2,042	\$146	\$165	\$408	\$1,604	\$341,732
Median Income (101-120% AMI)								
1-Person	\$54,450	\$1,361	\$1,588	\$76	\$82	\$318	\$1,285	\$276,605
2-Person	\$62,200	\$1,555	\$1,814	\$88	\$96	\$363	\$1,467	\$315,433
3-Person	\$70,000	\$1,750	\$2,042	\$106	\$117	\$408	\$1,644	\$352,903
4-Person	\$77,750	\$1,944	\$2,268	\$127	\$142	\$454	\$1,817	\$389,171
5-Person	\$83,950	\$2,099	\$2,449	\$146	\$165	\$490	\$1,953	\$417,487

Assumptions: 2013 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

Sources:

1. State Department of Housing and Community Development 2013 Income Limits.
2. Veronica Tam and Associates, 2013.

2.5 Affordable Housing

2.5.1 Affordable Housing Inventory

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

2.5.2 At-Risk Housing

State law requires that the Housing Element evaluates the potential conversion of publicly assisted rental housing from low-income use to market-rate housing. The City of Walnut does not currently have any publicly assisted rental housing complexes. Therefore, over the next 10 years (between 2013 and 2023), no projects are considered to be at risk of conversion to market rate housing.

2.6 Estimate of Housing Needs

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

2.6.1 Overcrowding

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

A summary of overcrowding in Walnut between 1990 and 2011 is presented in Table 17. The number of overcrowded housing units has decreased dramatically in both the City and the County since 2000. In 2011,

just three percent of total households in the City were overcrowded, compared to 12 percent countywide.

Table 17: Overcrowding in Households (1990 - 2011)

Persons per Room	1990	2000	2011	Percent Change	
				1990-2000	2000-2011
1.00 or Fewer Occupants per Room	7,095	7,551	7,981	6.4%	5.7%
1.01 or More Occupants per Room	751	709	278	-5.6%	-60.8%
Total Units	7,846	8,260	8,259	5.3%	0.0%
Overcrowded Units as a % of Total Units	9.6%	8.6%	3.4%	---	---
Los Angeles County					
Overcrowded Units as a % of Total Units	19.3%	22.9%	12.0%	---	---

Source: 1990 and 2000 Census; American Community Survey, 2007-2011.

Table 18 shows the extent of overcrowding in Walnut by tenure (owner versus renter) from 1990 to 2011. The overall rate of overcrowding is considerably higher among renter-occupied units (13 percent) than owner-occupied units (two percent). Furthermore, less than one percent of owner-occupied units were severely overcrowded, but almost seven percent of renter-occupied units were severely overcrowded.

Table 18: Overcrowding by Tenure and Severity (1990 - 2011)

Tenure/Persons per Room	1990		2000		2011	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied						
Total Overcrowded (>1.0 person/room)	651	9.2%	579	7.9%	169	2.3%
Moderately Overcrowded (1.01-1.5 person/room)	468	6.6%	452	6.2%	151	2.0%
Severely Overcrowded (>1.5 persons/room)	183	2.6%	127	1.7%	18	0.2%
Renter-Occupied						
Total Overcrowded (>1.0 person/room)	100	14.0%	130	14.1%	109	13.2%
Moderately Overcrowded (1.01-1.5 person/room)	53	7.4%	75	8.2%	50	6.0%
Severely Overcrowded (>1.5 persons/room)	47	6.6%	55	5.9%	59	7.1%

Source: 1990 and 2000 Census; American Community Survey, 2007-2011.

2.6.2 Cost Burden/Overpayment

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

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

The 2006-2010 CHAS data estimated that 38 percent of owner-households and 55 percent of renter-households in the City were overpaying for housing. Because housing cost burden tends to concentrate among the most vulnerable populations, reducing cost burden is an important housing goal for the City of Walnut.

Table 19 shows the proportion of households with housing cost burden by income level, tenure, and household type. Overall, 39 percent of all households in the City experienced a housing cost burden. Family households, particularly large family households, were more likely than other household types to have a housing cost burden.

The incidence of housing cost burden also varied by household income. Among senior households, for example, extremely low income owner households had the greatest cost burden and 67 percent of these households experienced a severe cost burden. Housing cost burden was generally the most prevalent among the City's very low income households, rather than in its extremely low income households, potentially because more extremely low income households in Walnut were receiving some form of housing assistance. In addition, extremely low income households in Walnut are more likely to be long-time residents that have owned their homes for a long time.

Table 19: Housing Assistance Needs of Lower Income Households (2006-2010)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	45	50	0	140	260	20	525	665
With any housing problem	0%	80%	--	36%	92%	100%	90%	79%
With cost burden >30%	0%	80%	--	29%	92%	100%	90%	77%
With cost burden > 50%	0%	80%	--	29%	67%	100%	64%	56%
Very Low Income (31-50% AMI)	4	50	20	89	85	70	585	674
With any housing problem	0%	90%	100%	90%	71%	86%	82%	83%
With cost burden >30%	0%	90%	100%	90%	64%	86%	80%	81%
With cost burden > 50%	0%	40%	100%	62%	41%	71%	63%	63%
Low Income (51-80% AMI)	40	160	100	320	285	75	850	1,170
With any housing problem	25%	81%	100%	81%	14%	100%	50%	59%
With cost burden >30%	25%	81%	100%	81%	14%	93%	49%	58%
With cost burden > 50%	0%	31%	0%	16%	4%	40%	24%	21%
Moderate & Above Income (>80% AMI)	40	190	45	330	720	1,005	5,575	5,905
With any housing problem	25%	21%	0%	27%	28%	31%	27%	27%
With cost burden >30%	0%	18%	0%	23%	28%	26%	26%	26%
With cost burden > 50%	0%	0%	0%	0%	9%	10%	8%	8%
Total Households	129	450	165	879	1,350	1,170	7,535	8,414
With any housing problem	16%	57%	73%	55%	40%	40%	38%	40%
With cost burden >30%	8%	56%	73%	52%	40%	35%	38%	39%
With cost burden >50%	0%	24%	12%	16%	21%	17%	18%	18%

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

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2010.

3. Housing Constraints

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

3.1 Market Constraints

3.1.1 Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. The California housing market hit its peak in the summer of 2005. In the years following, however, home prices fell dramatically statewide in response to the credit crunch. Fortunately, since 2011, home prices in Walnut and in Los Angeles County as a whole, have stabilized and even begun increasing. Median home prices in the City increased about 14 percent between April 2012 and April 2013. The City anticipates residential development activity and home values to continue to pick up as the economy continues its recovery.

3.1.2 Land Costs

The majority of Walnut is built out, with the exception of the Hillsides, which do not offer the kind of terrain necessary for high-density development. Underutilized land offers additional opportunity for housing development, but demolition of existing improvements may add to the cost of development. According to listings for vacant residential land available for purchase on Realtor.com in June 2013, land values in the City averaged approximately \$25 per square foot, or \$1.1 million per acre.

3.1.3 Labor and Construction Costs

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

velopment housing set-aside funds. If other public funds are involved, prevailing wage rates may still be triggered.

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

Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in February 2013 are as follows:

- Type I or II, Multi-Family: \$128.12 to \$145.89 per sq. ft.
- Type V Wood Frame, Multi-Family: \$97.29 to \$101.72 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$107.08 to \$114.28 per sq. ft.

The unit costs for residential care facilities generally range between \$123.05 and \$172.59 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

3.1.4 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. In 2011, a total of 278 households applied for conventional mortgage loans to purchase

homes in Walnut (Table 20). Few households utilized government-backed loans to purchase homes in Walnut.³ Approximately 73 percent of conventional mortgage applications were approved, 13 percent were denied, and 14 percent were withdrawn or closed for incompleteness.

In 2011, applications for home refinancing were the most common in Walnut. Of the 1,806 applications for refinancing, approximately 69 percent were approved, 17 percent were denied, and 15 percent were withdrawn or closed for incompleteness.

Though less common than loans for home purchase and refinance, there was a noticeable demand for home improvement financing in the City. A total of 78 households in Walnut applied for loans to make home improvements and approval rates for this loan type were the highest at 76 percent. About 17 percent of home improvement loan applications were denied.

Table 20: Disposition of Home Purchase Loan Applications (2011)

Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Purchase - Conventional	278	72.7%	13.3%	14.0%
Purchase - Government-Backed	28	64.3%	14.3%	21.4%
Home Improvement	78	75.6%	16.7%	7.7%
Refinancing	1,806	68.8%	16.6%	14.7%

Notes:

1. Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
2. Percent Other includes loan applications that were either withdrawn or closed for incomplete information.

Source: www.LendingPatterns.com™, HMDA data, 2013.

Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

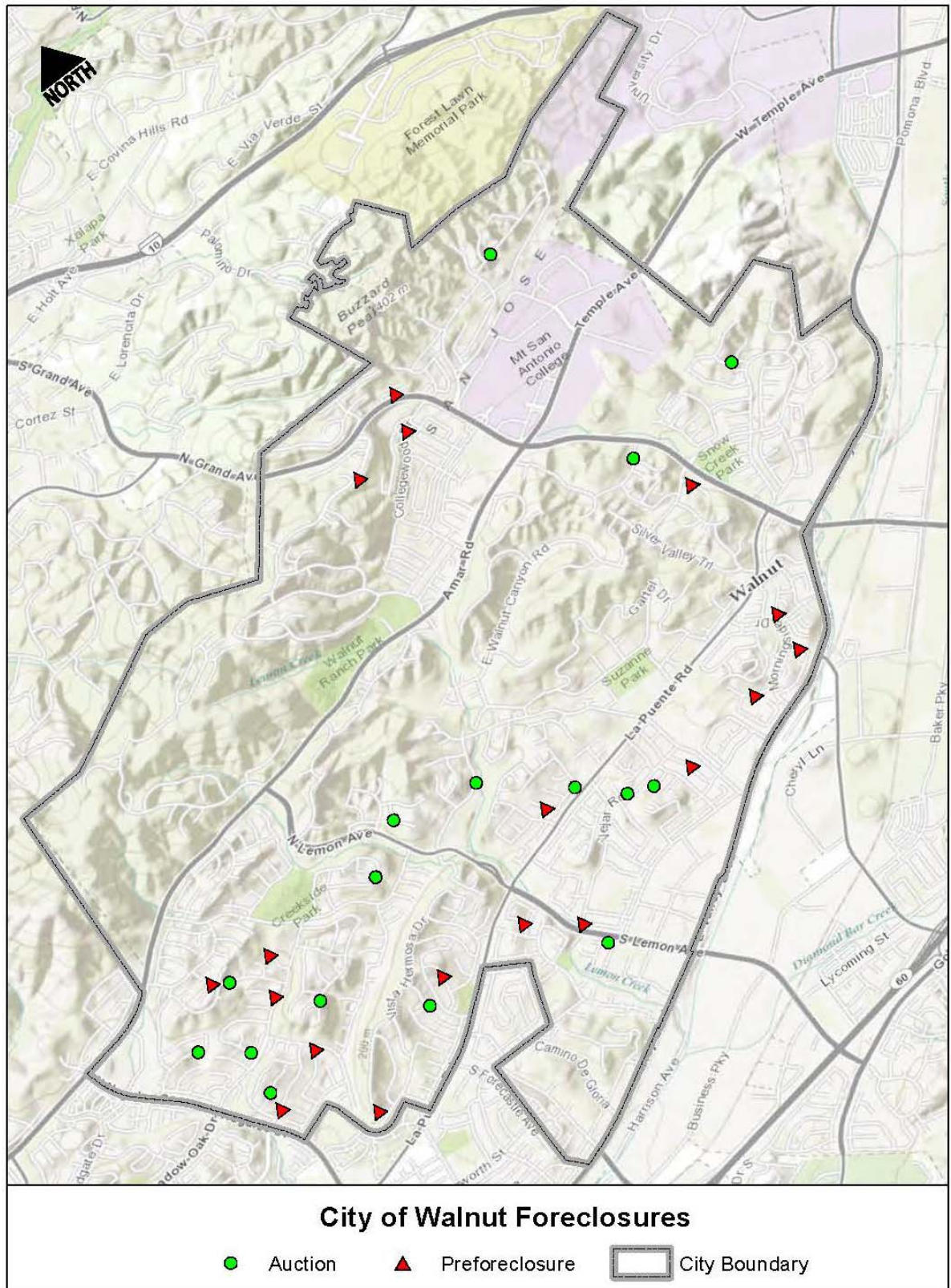
³ Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

Figure 4 illustrates the location of all the properties within the City that were in the foreclosure process as of June 2013 according to foreclosure-radar.com. As shown, foreclosures are not concentrated in any specific neighborhoods.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of June 2013, 18 properties in Walnut were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 16 properties in Walnut were in the auction stage of the foreclosure process.

Figure 4: Foreclosures (June 2013)



3.2 Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

3.2.1 Land Use Controls

The Land Use Element contains the primary policies that guide residential development in Walnut. These policies are implemented primarily through the Zoning Code. The zoning requirements of the Code establish the amount and distribution of different land uses within Walnut, while the subdivision ordinance regulates the division and improvement of land.

The Zoning Code establishes the following designations that accommodate housing:

R-1 (One Family Residential) Zone

The R-1 Zone category is established to provide for residential areas to be developed exclusively for one-family dwellings. Additional uses, necessary and incidental to single-family development, are also permitted. This zoning allows for a maximum of six units per acre. There are various sub-categories in this zone that designate the required square footage for each lot. These are: R-1 (7,200); R-1 (8500); R-1 (10,000); R-1 (15,000); R-1 (20,000); R-1 (30,000); and R-1 (40,000).

R-2 (Limited Multiple Residential) Zone

An R-2 zone is intended for one or more family dwelling units on lots with a minimum area of 8,000 square feet. This zone allows for 10.89 dwelling units per acre.

R-3 (Multiple Family Residential) Zone

An R-3 zone is intended to provide for the development of multiple family dwellings, apartment houses, group houses and other similar buildings. This zone allows for 14.5 units per acre.

Residential Planned Development Zone (RPD)

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

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

Zone C-1 (Light Commercial) Zone

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

Table 21 summarizes the General Plan residential land use designations and implementing residential zones.

Table 21: Land Use Categories Permitting Residences

Land Use	Consistent Zoning District	Density (du/ac)	Typical Residential Types(s)
One Family Residential Zone	R-1 (7,200) R-1 (8,500) R-1 (10,000) R-1 (15,000) R-1 (20,000) R-1 (30,000) R-1 (40,000)	6	Low-density single-family detached homes on large lots, with a custom character of development
Residential Planned Development Zone	RPD	6	Single-family detached homes in planned communities
Limited Multiple Residential Zone	R-2	10.9	Includes single-family detached and attached units, townhouses, apartments and condominiums.
Multiple Family Residential Zone	R-3	14.5	Includes townhomes, condominiums, and apartments.
Community Commercial Zone	C-1, C-3, C-P	C-1 SFD 6 du/ac; Others Pursuant to Specific Plan	A complementary mix of retail stores, commercial services, restaurants, offices, residences, and civic uses within a small-town, pedestrian-oriented district.

Source: City of Walnut Zoning Code, 2013.

3.2.2 Mixed Use Overlay Zones

In October 2013, the City adopted three Mixed Use Overlays that made it possible for residential units to be developed in some of the City’s commercial zones.

Mixed Use/Housing Opportunity Overlay (MU/HOO-1)

MU/HOO-1 applies to parcels identified within Site #1 (West Walnut) of the Residential Sites Inventory (Table 27) shown later. This Overlay allows for the development of housing up to 36 dwelling units per acre.

Mixed Use/Housing Opportunity Overlay (MU/HOO-2)

MU/HOO-2 applies to parcels identified within Site #2 (20931 Valley Boulevard) of the Residential Sites Inventory (Table 27). This Overlay allows for the development of housing up to 28 dwelling units per acre. In addition, the Overlay restricts commercial development to a maximum of 20 percent of the total area covered by the MU/HOO-2.

Mixed Use/Housing Opportunity Overlay (MU/HOO-3)

MU/HOO-3 applies to parcels identified within Site #3 (22059 Valley Boulevard) of the Residential Sites Inventory (Table 27). This Overlay allows for the development of housing up to 36 dwelling units per acre.

3.2.3 Residential Development Standards

Residential development standards established in the Zoning Code are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods. The development standards summarized below and in Table 23 can have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing within Walnut discussed.

Development standards for the mixed use overlays will be developed as specific plans are developed. The City will consult with residents and the development community to ensure that appropriate standards are in place to facilitate mixed use developments and minimize impacts on surrounding neighborhoods.

Residential Density

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

Walnut has historically developed as a low-density single-family community primarily because of the area's severe environmental constraints. A substantial portion of the City contains hillsides in excess of 25 percent, permitting development in only portions of the community. Development on such severely sloped parcels requires substantial modifications to the natural terrain which significantly adds to the cost of development. These areas are also subject to slope instability and landslide hazards. Other constraints to development include earthquake related hazards, such as groundshaking, lurching and liquefaction that are of particular concern because of the close proximity of the San Jose earthquake fault.

As a result, the City is primarily built out with 96 percent of the residential units as single-family homes, and most in excellent condition. Given the City's market conditions (highest median price among neighboring communities), opportunity for recycling of good quality single-family homes into multi-family housing is limited. The City facilitates affordable housing development through its Specific Plan provisions (discussed later).

Lot Size and Area

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

Yards and Setbacks

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

Lot Coverage

The City imposes reasonable limits on building coverage. Structures and parking may occupy up to 50 percent of the lot in the R-2 zone and up to 60 percent in the R-3 zone, which would permit sufficient square footage to facilitate construction of a range of variously sized apartment units up to the maximum allowable densities. Lot coverage requirements within single-family districts allow structures to occupy up to 40 percent of the lot.

Minimum Floor Area

Minimum floor area requirements are maintained within multiple family and some single-family residential zone districts. Within the multi-family districts, a minimum of 550 square feet for studio and 650 square feet for one-bedroom units is required. These minimum floor area requirements are necessary to maintain health and safety standards and do not constrain the ability of projects to achieve the maximum densities of these districts. Within the R1 districts, the minimum floor area is 1,500 to 1,700 square feet.

Building Height

Land use regulations establish a height limit of two stories or 35 feet in all zones. The 108-unit Walnut Grove senior project at 18 units per acre and the 86-unit Francesca senior project at 26.6 units per acre (average density) are all accommodated within the City's two-story building

height. Therefore, this height limit is able to accommodate higher density development through the Specific Plan process.

Parking

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

Parking requirements for multiple-family dwellings are 2.5 spaces per unit. However, through the Specific Plan process, the City could consider alternative parking requirements to facilitate affordable housing development provided parking demand could be accommodated. For example, the Walnut Grove Condominiums include 1.5 parking spaces per unit (one garage space and 0.5 open). The Francesca Mixed Use Specific Plan provides for two spaces per unit in a semi-subterranean garage. These reduced parking standards were achieved through the Specific Plan process.

Table 22: Off Street Parking Requirements

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

Notes:

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

Source: City of Walnut Municipal Code, 2013.

Density Bonus

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Senate Bill 1818, which went into effect January 1, 2005, significantly reduces the percentage of affordable units that a developer must provide in order to receive a density bonus, and requires up to three concessions, depending upon the percentage of affordable units in the development. Under the new law, the maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of the units for very-low-income households, 20 percent for low-income households, or 40 percent for moderate-income households. The legislation also imposes new statewide parking standards and density incentives for developers that donate land for affordable housing. In 2013, the City amended the Zoning Code to establish density bonus provisions consistent with state law.

Table 23: Residential Development Standards

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

Note: Residential uses are permitted in the C-3 zone through a Specific Plan process.
Source: City of Walnut Zoning Development Code, 2013.

3.2.4 Specific Plan Provisions for Affordable Housing

In 1999, the City undertook an analysis of potential sites suitable for development with affordable housing in part to address the former Improvement Agency's outstanding affordable housing obligations. The majority of the remaining vacant residential areas were (and still are) smaller infill lots, with the most significant vacant properties in areas designated for commercial use. The City did not want to simply rezone certain commercial properties to allow for housing projects without an affordable housing component. Therefore, in October 1999, the City Council amended the Land Use Element to allow an option to process a Specific Plan in the commercial zones provided at least 25 percent of the units are made affordable to special needs populations. Targeted special needs groups include seniors, first-time home buyers, and low and moderate income renters:

- Senior - Detached (Affordable and Market Rate);
- Senior - Attached (Affordable and Market Rate);
- Detached Residential including an affordable component;
- Attached Residential including an affordable component; and
- Assisted Living, Skilled Nursing, Congregate Care and other similar facilities.

The Specific Plan process involves an applicant putting together a concept master plan with a proposed density. Due to significant topographical constraints and high land costs around the City, the Specific Plan process was left flexible in order to reach densities that would generate the economies necessary to make housing affordable. The Specific Plan process provides complete flexibility for establishing the allowed density and development standards for the residential project separate from the Zoning Code. The Francesca Mixed-Use, Snow Creek Village, and Walnut Grove Specific Plans demonstrate that the Specific Plan process is effective in producing affordable units, reducing minimum lot sizes, increasing density, and reducing standards such as parking and setback requirements without the requirement for a variance. For example, on the Walnut Grove project, the Specific Plan process enabled the City to provide reduced parking (1.5 spaces per unit), reduced setbacks (15 feet), and higher densities (18 units per acre) than that achievable through the R-3 zoning designation. In addition, 100 percent of the units (108) were made available to affordable households.

The applicant can request to negotiate if the City's Housing Authority, as a successor agency to the former Improvement Agency, will enter into an Owner Participation Agreement (OPA) to assist financially.

3.2.5 Provisions for a Variety of Housing Types

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

Table 24: Housing Types by Residential Zone Category

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

"P" = permitted uses

"CUP" = conditionally permitted uses

"SP" = Specific Plan process

"--" = uses not permitted

Source: City of Walnut, 2013.

Single-Family Dwellings

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

Condominiums/Townhomes

Condominiums and townhomes are permitted by right in the R-2 and R-3 districts, subject to meeting density requirements.

Apartments

Apartment units are permitted by right in the R-2 and R-3 districts where multi-family housing is intended.

Accessory Housing (Second Units/Guest Houses)

The passage of AB 1866 (effective July 2003) requires cities to use a ministerial process to consider second units in effort to facilitate the production of affordable housing state-wide. Walnut amended its Accessory Housing Ordinance in October 2004 to make second units a permitted use in all residential zoning districts except for the C-1 district. The City of Walnut Zoning Code establishes specific use restrictions for second units. These use restrictions are consistent with State law and include:

- One or two adults of minimum age 60;
- Persons who are court-appointed conservatees of a resident of the primary unit;
- Persons who are in home health care providers to one of the primary residents;
- Persons who are members of a very low-income household as specified in Section 50105 of the Health and Safety Code; or
- Persons who are disabled as specified in the Americans with Disabilities Act (ADA).

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

- **Minimum Lot Size:** The minimum lot area required for the establishment of a second unit shall be at least 15,000 square feet.
- **Minimum Primary Residence Size:** A legal, permitted primary residence that is at least 2,500 square feet in size, including the garage, shall be located on the lot. Any illegal conditions shall be corrected to the satisfaction of the city prior to the occupancy of any second unit.
- **Setbacks and Lot Coverage:** Second units shall conform to all applicable setback and lot coverage standards for the zoning district in which they are located. If the construction results in a total of more than 4,500 square feet of living area on the property, the entire site shall be required to conform to the additional development standards for larger homes.
- **Height:** Second units shall not exceed the height of the primary residence.

- **Size:** Second units shall be a minimum of 500 square feet and shall not exceed 800 square feet in size.
- **Attached/Detached:** Second units shall be attached to the primary residence.
- **Location:** Second units shall not be located in the areas from the lot line(s) abutting a street to a line parallel with the primary residence.
- **Parking and Site Access:** One additional garage parking space above the minimum requirement. The property must have direct vehicular access to and frontage upon an improved public street. No additional driveway approaches may be constructed for second units.
- **Utilities:** The property must have adequate water and sewer facilities. No second unit shall be allowed on a property that is not connected to the public sewer system.

While second units represent a housing option for extended family members, many households in Walnut have elected to expand the primary homes with additional bedrooms/suites on the first floor to accommodate large families or extended family members.

Manufactured Housing

Manufactured homes meeting national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for approval or construction of units.

Mobile Home Parks

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

Residential Care Facilities

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

Residential care facilities serving more than six persons are conditionally permitted in the R-3, C-1, C-3, and C-P districts as “rest homes.” Rest homes are defined in the Walnut Zoning Code as, “premises used for the housing of and caring for more than six individuals who are aged, infirm or ambulatory. There shall be only incidental convalescent care not involving either trained nurse or physician residing on the premises. There shall be no surgery, physical therapy, or other similar activities such as are customarily provided in sanitariums and hospitals.” No unique distance requirements between facilities or other sensitive uses have been established in the Zoning Code.

Transitional and Supportive Housing

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

In October 2013, the City amended the Zoning Code to add the following definition of transitional housing: “Buildings configured as rental apartment developments, that operate under program requirements which call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months, and no more than two years. Appropriate sites for the transitional housing development should include those close to public services and facilities including transportation. Transitional Housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.”

The City also added the following definition of supportive housing: “Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive Housing that is provided in single-, two-, or multi-family dwelling units, group residential, resi-

dential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.”

Emergency Shelters

Pursuant to SB 2, the City must address the provision for emergency shelters. Specifically, the City must identify a zoning district where emergency shelters are permitted by right (i.e. without a discretionary approval process). In October 2013, the City amended the Zoning Code to permit emergency shelters in the M-1 zone. There are approximately 115 parcels (about 133 acres) within the City of Walnut zoned M-1. This capacity is more than sufficient for accommodating the City’s homeless population (estimated at less than ten). The amendment also established the following operational and development standards for emergency shelters:

- **Number Of Beds.** An emergency shelter shall contain a maximum of 50 beds.
- **Hours of Operation.** Emergency shelter operations are limited to the evening hours and shall open not earlier than 5:00 pm and close not later than 8 a.m. daily. All clientele shall vacate the premises upon closing. There shall be no in-and-out privileges for clientele using the shelter between 10 p.m. and 6 a.m.
- **Floor Area per Occupant.** The minimum floor area per occupant shall be at least 150 square feet and the maximum number of occupants to be served at any given time shall not exceed 50.
- **Interior Waiting Area.** Interior onsite waiting and client intake area shall be a minimum of 200 square feet, including seating for 25 clients at any one time.
- **Exterior Waiting Area.** A covered exterior onsite waiting area shall be provided, at a minimum of 100 square feet for seating for 50 clients at any one time, to protect clients from the elements.
- **Separation between Shelters.** An emergency shelter shall be no closer than 300 feet from another emergency shelter, as measured from the nearest property line.
- **External Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public-rights-of-way.
- **Parking.** Off-street parking requirements shall be provided at a ratio of one space per 1,000 square-feet of gross floor area, or one space for each employee on the largest shift plus one space for

each agency vehicle plus three visitor spaces, whichever is greater. All parking is required to be off-street and on-site.

- **ADA Access.** The shelter shall be compliant with the Americans with Disabilities Act.
- **Amenities.** The facility may include central cooking and dining areas, laundry area, recreation rooms, counseling centers, child care facilities, play areas, bike racks, and other support services for the exclusive use of the residents and staff.
- **Annual Report.** The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and determination of compliance with the City's development standards for the use.
- **Deliveries.** Deliveries of goods to the shelter shall only be made between 5:00 p.m. and 10 p.m.
- **Noise or Lighting.** The facility shall not generate noise or lighting at levels adversely affecting surrounding properties.

Single Room Occupancy (SRO)

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

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

- **SRO Size Requirements.** SRO units shall have a minimum size of 150 square-feet and a maximum of 400 square-feet.
- **Occupancy.** Each SRO unit shall accommodate a maximum of two-persons.
- **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of the Walnut Municipal Code.
- **Laundry Facilities.** Laundry facilities must be provided in a separate enclosed room at the ratio of one washer one dryer for every twenty units of fractional number thereof, with at least one washer and dryer per floor.
- **Cleaning Supply Room.** A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO unit facility.
- **Lavatory.** Each unit is required to provide a separate bathroom containing a water closet, lavatory, and bathtub or shower.

- **Minimum Kitchen Requirements.** Each unit shall be provided with a kitchen sink, functioning cooking appliance, a refrigerator, and each having a clear working space of not less than 30 inches in front.
- **Building Code Requirements.** SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible. .
- **On/Off Site Management.** A SRO unit project with 10 or more units shall provide on-site management. A project with less than 10 units may provide management off-site.
- **Tenancy.** Tenancy of SRO units shall not be less than 30 days and a maximum period of 12 months.
- **Parking.** A SRO unit project shall comply with all parking requirements of the Walnut Municipal Code and at a minimum shall have the following:
 - One (1) uncovered parking space for every three (3) SRO units.
 - Two (2) uncovered parking spaces for an on-site manager unit.
 - Each SRO unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that SRO unit.

Employee Housing

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

3.2.6 Housing for Persons with Disabilities

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

Pursuant to SB 520, the Housing Element must evaluate the City's codes, policies, and regulations to ensure that they are free of constraints to the development and improvement of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.⁴

In October 2013, the City amended its definition of “family.” A “family” is now defined as “any group of individuals living together as the functional equivalent of a family. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.” This definition of family is not considered restrictive and does not constrain the development of housing in any way.

Land Use Control

Pursuant to State law, Walnut permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. State-licensed residential care facilities serving seven or more persons are conditionally permitted in the R-3, C-1, C-3, and C-P districts. The procedural and substantive requirements for residential care facilities are no more stringent than those for other conditional uses.

The City has not adopted a local requirement for proximity between two special needs housing sites. The requirements of Health and Safety Code, Section 1520.5 are enforced by the State Department of Social Services, Health and Human Services Agency. The law requires that residential facilities be separated by a minimum of 300 feet to avoid over-

⁴ California court cases (*City of Santa Barbara v. Adamson*, 1980 and *City of Chula Vista v. Pagard*, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

concentration. The City has a total of 16 residential care facilities, including:

- Six adult residential facilities ranging in capacity from five to six persons
- One group home for six children/teenagers
- One small family home for two children with disabilities
- Eight residential care facilities for the elderly with a total capacity of 159 persons

The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

Building Codes

Building procedures within the City are required to conform to the International Building Code, as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation Procedures

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities.

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

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

In September 2013, the City amended the Zoning Code to provide a formal reasonable accommodation procedure for the application of zoning and development standards. For example, it may be a reasonable re-

quest to waive the setback or encroachment requirement, or the oak tree removal permit procedure in order to accommodate the timely construction of a handicap ramp. To accommodate a ground floor master suite for a disabled family member, a homeowner may request an increase in the maximum lot coverage. No fees are required for the application for reasonable accommodation.

3.2.7 Site Improvements

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

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

Improvements required of new subdivisions include:

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

3.2.8 Development and Planning Fees

Development impact fees offset the costs of improvements serving the development. Planning and processing fees cover administrative review of the development by City Planning, Building, and Engineering departments. The City's fee schedule is based on anticipated costs associat-

ed with review and approval of proposed projects. Walnut's planning and development fee schedule for residential projects is summarized in Table 25.

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

Overall, site plan and architectural review fees total approximately \$1,046 per single-family unit. For projects with more than one single-family residence, including multi-family and mixed use developments, the \$1,046 fee is increased an additional \$36 per lot and \$135 per building. Plan check and permit fees are roughly the same and are based on a set table that is computed using the building area and the valuation of construction. The City has had only one application for a multi-family project submitted in the last five years—the Francesca Senior Project. Using the City's current fee schedule, total fees (including both planning and building permit fees) for this project would have been approximately \$1,250 per unit. Fees charged by the City are reasonable and, based on the Francesca Senior Project and past single-family projects, comprise less than two percent of total development costs.

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

Table 25: Planning and Development Fees for Residential Projects

Planning and Processing Fees	Fee/Deposit
Architectural Review by Planning Commission	\$800 + \$36/lot and \$135/building or house
Architectural Review by Staff	\$180 + \$36/lot and \$135/building or house
Conditional Use Permit	\$1,890
Environmental Review	Initial Study, EIR and special studies: \$180 + any related city or consultant costs + 20% administrative costs
Final Map Check	\$2,250 + \$54/lot
General Plan Amendment	\$2,500
Specific Plan	\$2,500
Tentative Map	\$1,250 + \$63/lot
Variance	\$1,890
Lot Line Adjustment	\$750
Certificate of Compliance	\$500
Easement Checking	\$350
Zone Change	\$2,500 + \$63/acre over 10 acres

Note: All applications requiring deposits will be charged the hourly rate. A deposit will be charged when the application is submitted. The review cost will be charged against the deposit.
Source: City of Walnut, 2013.

Table 26: Planning and Development Fees in the Region

Application	Walnut	Brea	Pomona	West Covina	San Dimas
Conditional Use Permit	\$1,890	\$2,000	\$5,768	\$2,000*	\$750
General Plan Amendment	\$2,500	\$2,000	\$5,536	\$4,000*	\$382 + cost + \$3,000 deposit
Specific Plan	\$2,500	Varies	\$5,536	n/a	Cost + \$3,000 deposit
Tentative Map	\$1,250 + \$63/lot	\$2,000	\$5,768	\$2,000*	\$1,530 + \$55/lot
Variance	\$1,890	\$2,000	\$4,624	\$2,000*	\$983
Zone Change	\$2,500 + \$63/acre over 10 acres	\$2,000	\$5,536	\$4,000*	Cost + \$3,000 deposit

* Indicates initial deposit required. Actual cost = \$140 filing fee + \$90/hour of staff time + actual cost of City Attorney.
Source: Cities of Brea, Pomona, San Dimas, Walnut, and West Covina, 2013.

3.2.9 Building Codes and Enforcement

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

3.2.10 Processing and Permit Procedure

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

In Walnut, the review process takes approximately six to eight weeks for a typical single-family project and three to four months for a typical multi-family project. Residential uses are permitted by right in residential zones. However site plan and architectural reviews are required for all new residential development.

Pre-Application/Application Review

As an option, the City offers pre-application conference and preliminary Planning Commission reviews to help identify and address potential issues. A 30-day staff review of an application for completeness and compliance with zoning and development standards is required for all applications.

Environmental Review

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

Land Use Review

City staff generally reviews site plan/architectural review projects for room additions that are less than 50%, or 2,000 square feet in living area. All other site plan/architectural review projects may be approved by the Planning Commission. Conditional use permits, variances and subdivisions require a public hearing and may be approved by the Planning Commission. Approval times for the above applications vary from 30 to 90 days. General Plan Amendments, Zone Changes, and Specific Plans require a public hearing and recommendation to the City Council by the

Planning Commission and a public hearing and action by the City Council. These approvals often require six to 12 months to complete.

Conditional Use Permit

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

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

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

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

In granting a CUP, the Planning Commission may impose conditions determined to be necessary to safeguard and protect the public health, safety and general welfare, and to mitigate or eliminate adverse impacts on surrounding properties, residents or businesses.

Site Plan and Architectural Review Process

The City's site plan architectural review process is applicable to all new development in the City. The intent is to ensure new development is properly designed, is a positive addition to the City's physical environment, enhances Walnut's cultural heritage, and has given consideration to energy conservation. Since 2005, approximately 50 percent of the site plan and architectural review applications submitted were for room additions and approximately 5 percent of the applications were for new residences. The remaining applications include commercial signs, new non-residential, new multi-family residential and other miscellaneous projects such as retaining walls and grading on private property.

The following criteria are used for all projects reviewed by the Planning Commission (per the Walnut Zoning Code Section 25-248):

- The application should implement the goals and objectives of the General Plan to provide an attractive, high quality, residential environment with a rural character. Industrial, agricultural and commercial land uses should meet high quality development standards. To the extent possible, development should minimize alteration of the natural terrain.
- Applications should be reasonably compatible with surrounding buildings and uses in terms of use, function, size, shape, mass, scale, building materials, colors, facade articulation, and roof style and pitch.
- Vertical and horizontal articulation of building facades should be used to avoid long, uninterrupted exterior walls on all structures. All structure walls should have relief (variance in vertical and horizontal planes) to create an interesting blend with landscaping, building and the casting of shadows. The integration of varied texture, relief, and soften accents on building walls should be used to soften undesirable planar effects, and enhance the architecture.
- Roof lines should be reasonably compatible with the design and scale of surrounding structures. Vertical and horizontal roof articulation is encouraged to avoid monotonous, long, flat sections of roof.
- Building designs should be varied in tract developments to create variety and interest. A significant difference in the massing, composition, architectural style, building orientation, facade articulation and architectural style of each adjacent house should be achieved.
- Structural form, scale and mass should relate to the use of surrounding structures. The scale and mass should be within a human scale so as not to overwhelm or dominate the lot or buildable pad area on which the structure is placed, the natural topography, or surrounding uses or structures.
- Colors should be reasonably compatible among various architectural design elements within the same structure and among adjacent structures. Color coordination is not required, but stark divergence of colors which is displeasing to the senses should be avoided.
- High quality materials, textures and construction should be used. Materials should be consistently applied and should be chosen to work harmoniously with materials and textures on surrounding structures. Piecemeal embellishment and frequent changes in materials and textures should be avoided.
- Any equipment, whether on the side of the building, on the ground, or on the roof, must be screened. The method of screen-

ing must be architecturally compatible in terms of materials, color, shape and size. The screening design should blend with the building design.

- To the extent reasonably possible, viewshed should be protected from both public and private property. Viewshed includes the blockage of existing views and the creation of undesirable views such as unscreened roof equipment, unbroken roof lines, towers, poles, or flat wall surfaces.
- Landscaping should be used to assist the screening of service, loading and parking areas from public right-of-way and adjacent properties.
- Landscaping should promote proper vehicular and pedestrian circulation, creating a safe and pleasant environment.
- Landscaping should take into consideration local topographic and climate restrictions and proper irrigation, drainage and maintenance.
- Landscaping should be reasonably compatible with the character of adjacent landscaping, provided that the existing adjacent landscaping meets the above standards.
- The application shall not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
- The application shall not be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the application.
- The application shall not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- The site of the proposed application shall be adequate in size to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in this chapter, or otherwise required in order to integrate said use with the uses in the surrounding area.
- The site of the proposed application shall be adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of traffic such use would generate.

These criteria were established to ensure quality development and the health and safety of residents in the community. With these criteria, the City works with the project applicants to craft developments that meet the City's housing needs and address community concerns. The 108-unit senior project constructed during the last Housing Element cycle and the Francesca project which is nearly ready for construction have both undergone the same review criteria. As stated before, the Francesca project density approaches 30 units per acre. As demonstrated, this process can

be used as a vehicle to foster community acceptance to density and affordable housing. Site plan and architectural review can occur concurrently with the land use review and therefore does not unnecessarily lengthen the development review process.

Specific Plan

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

As previously mentioned in Section 3.2.3, the City amended its Land Use Element in 1999 to utilize the Specific Plan process to allow for residential uses in commercial areas provided that a minimum of 25 percent of the units are made affordable. The City has successfully utilized the Specific Plan process for three projects that have produced affordable units, reduced setbacks and parking standards, and increased densities that would have otherwise be allowed.

The Specific Plan has been processed concurrently with the site plan and architectural review application to ensure efficient processing. One additional public hearing is required by the City Council following the Planning Commission action on the site plan/architectural application which does not unnecessarily lengthen the development review process.

3.3 Environmental and Infrastructure Constraints

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

3.3.1 Environmental Constraints

Hillsides

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

Natural Hazards

Walnut is susceptible to many natural hazards, including wildland fires, mudslides, and flooding. Other geological conditions of concern include earthquake fault zones, liquefaction areas, landslide areas, and steeply sloped hillsides, as these conditions present additional vulnerability to the community. Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect public health and safety.

Restricted Use Open Space

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

3.3.2 Infrastructure and Public Service Constraints

Water Service

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

Based on communication with the local water districts, the City of Walnut Engineering Division has indicated that there is sufficient water supply within the community for implementation of the proposed Mixed Use Housing Opportunity Overlay (MUHOO-1, MUHOO-2, and MUHOO-3); however, individual water supply studies and environmental assessments will be conducted for each specific plan that is proposed for the Mixed Use Housing Opportunity Overlay.

Wastewater Service

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

Future residential development on the three project sites could result in a maximum of 1,594 residences. All three sites are within the sewer service area of the Los Angeles County Sanitation District 21. Wastewater generated by the proposed Mixed Use Housing Opportunity Overlay would be conveyed to the San Jose Creek Water Reclamation Facility located in the City of Whittier. This facility processes 100 million gallons of wastewater per day. Discharge from development on the proposed project sites would total approximately 256,300 gallons per day. This represents 0.25% of the capacity of the facility. Operational discharge flows treated at the San Jose Creek Water Reclamation Facility would be required to comply with waste discharge requirements (WDRs) identified for this facility by the Regional Water Quality Control Board (RWQCB). Compliance with condition or permit requirements established by the City as well as WDRs outlined by the RWQCB would ensure that wastewater discharges coming from the project site and treated by the wastewater treatment facility system would not exceed applicable RWQCB wastewater treatment requirements.

4. Housing Resources

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

4.1 Residential Development Potential

4.1.1 Regional Housing Needs Allocation

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

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.⁵ For the 2013-2021 Housing Element, the RHNA commences on January 1, 2014 through October 31, 2021. The RHNA is distributed by income category. For the 2013 Housing Element update, the City of Walnut is allocated a RHNA of 908 units as follows:

⁵ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

- Extremely Low/Very Low Income (up to 50 percent of AMI): 246 units (27.1 percent)⁶
- Low Income (51 to 80 percent of AMI): 144 units (15.9 percent)
- Moderate Income (81 to 120 percent of AMI): 155 units (17.1 percent)
- Above Moderate Income (more than 120 percent of AMI): 363 units (40.0 percent)

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

4.1.2 Pending and Approved Residential Projects

The City of Walnut has a number of recently approved and pending residential projects in the pipeline, none of which are expected to receive building permits before January 1, 2014. Combined, these projects will add a total of 91 units to the City's housing stock, most of which will likely be market rate.

Francesca Mixed Use Specific Plan

Originally conceived in 2008, this Plan proposes the development of 86 age-restricted senior residential condominiums and 3,810 square feet of retail space on two properties totaling approximately 3.23 acres. The project is being proposed on two unimproved parcels that are currently zoned C-3. As of September 2013, the project is in plan check and building permits will not be issued until rough grading for the site is completed, which is unlikely to occur before January 1, 2014. The Specific Plan calls for 25 percent of the total units to be affordable, but because the City no longer has redevelopment set-aside funds to assist with this project, the number of affordable units, if any, is still to be determined.

⁶ The City has a RHNA allocation of 246 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2005-2009 Census data, the City had 8.3 percent very low income households (5.2 percent extremely low income and 3.1 percent very low income) as shown in [Table 8](#). Therefore the City's RHNA of 246 very low income units may be split into 154 extremely low and 92 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

Second Units

The City has approved an application for the construction of one guest house on Gartel Drive. Based on market rate rents for second units/guesthouses in the City, this unit will likely be affordable to moderate income households.

Single Family Residences

The City recently approved the construction of four single-family residences.

4.1.3 Residential Sites Inventory

In 2013, the City rezoned a number of properties in order to ensure that adequate sites were available to meet the City of Walnut's 2014-2021 RHNA. The rezoned properties will have a total capacity of 1,252 housing units, the majority of which will be suitable for the development of housing affordable to lower-income households based on the allowed density.

Site #1: West Walnut

This site is located along the City's West boundary and extends to the Flood Control Channel just east of Bourdet Avenue. Approximately 26 single-family residences currently occupy the site, as well a number of auto related uses. A portion of the site also contains currently vacant lots.

In 2013, the City adopted a General Plan Amendment changing the land use designation of properties within this site from Commercial to Future Specific Plan No. 2. The zoning on these properties remained C-1 and C-3, but in 2013, the City also adopted an additional Mixed Use/Housing Opportunity Overlay (MU/HOO-1) for these parcels. The MU/HOO-1 Overlay allows for the development of lower- and moderate-income housing up to 36 dwelling units per acre as well as all C-1 and C-3 permitted uses.

The total site is approximately 21.4 acres; however, because the MU/HOO-1 Overlay allows for mixed-use development, only one-half of the total acreage is conservatively anticipated for residential development (10.7 acres). Based on this assumption, Site #1 would yield approximately 308 units (assuming a realistic capacity of 80 percent of the maximum density allowed in order to account for internal circulation, landscaping, and parking/setback requirements). All of these units can be counted toward the City's lower income RHNA based on the allowable density of the parcels.

Site #2: 20931 Valley Boulevard (Walnut Senior Housing, LLC)

This site is comprised of 10.2 acres located along Valley Boulevard east of Pierre Avenue and west of Suzanne Road. Most of the properties comprising this site are vacant lots; however, two of the parcels do contain some commercial uses and a dental office.

In 2013, the City adopted a General Plan Amendment changing the land use designation of properties within this site from Commercial and General Residential to Future Specific Plan No. 3. The zoning on these properties remained C-3, but in 2013, the City also adopted an additional Mixed Use/Housing Opportunity Overlay (MU/HOO-2) for these parcels. The MU/HOO-2 Overlay allows for the development of lower- and moderate-income housing up to 28 dwelling units per acre. Commercial development in the MU/HOO-2 Overlay is limited to 20 percent of the total area.

The total site is approximately 11.37 acres; however, because the MU/HOO-2 Overlay allows for commercial development on 20 percent of the total area, the residential acreage is estimated at 9.1 acres. Based on this assumption, Site #2 would yield approximately 182 units (assuming a realistic capacity of 80 percent of the maximum density allowed in order to account for internal circulation, landscaping, and parking/setback requirements). Based on the allowable density of these parcels, these 182 units can be counted toward the City's moderate income RHNA.

Site #3: 22059 Valley Boulevard (Industrial Property)

This is comprised of a 49.2-acre industrial property located along Valley Boulevard east of Grand Avenue and next to City Yard. This site is comprised entirely of vacant lots.

In 2013, the City adopted a General Plan Amendment changing the land use designation of properties within this site from Hillside Single Family Residential and Commercial to Future Specific Plan No. 4. The zoning on these properties remained C-3 and RPD, but in 2013, the City also adopted an additional Mixed Use/Housing Opportunity Overlay (MU/HOO-3) for these parcels. The MU/HOO-3 Overlay partitions the total site into three areas:

- **Area A** encompasses approximately 8.0 acres and will allow for the development of low density residential units with a maximum density of 2.2 units per acre.
- **Area B** encompasses approximately 26.0 acres and will allow for the development of high density residential units with a maximum density of 36.0 units per acre.

- **Area C** encompasses approximately 15.0 acres and will be reserved for retail and commercial development

Based on the assumptions detailed above, Site #3 would yield approximately 762 units (assuming a realistic capacity of 80 percent of the maximum density allowed in order to account for internal circulation, landscaping, and parking/setback requirements). Based on the allowable density of these parcels, most of these units (748 units) can be counted toward the City’s lower income RHNA.

4.1.4 Adequacy of Sites Inventory

The City can realistically accommodate an additional 1,343 housing units through recently approved/pending projects and its residential sites inventory (Figure 5). This capacity is more than adequate to accommodate the City’s 2014-2021 RHNA of 908 units (Table 27). While the City does have a shortfall of sites for meeting its above moderate income RHNA, the surplus of sites for lower and moderate income units more than makes up for this deficit.

Table 27: RHNA versus Residential Development Capacity

	Lower	Moderate	Above Moderate	Total
RHNA	390	155	363	908
<i>Approved and Pending Projects</i>				
Francesca Mixed Use Specific Plan	0	0	86	86
Second Units	0	1	0	1
Single Family Residences	0	0	4	4
<i>Residential Sites Inventory</i>				
Site #1: West Walnut	308	0	0	308
Site #2: 20931 Valley Boulevard	0	182	0	182
Site #3: 22059 Valley Boulevard	748	0	14	762
Total Sites	1,056	183	104	1,343
<i>Surplus</i>	+666	+28	-259	+435

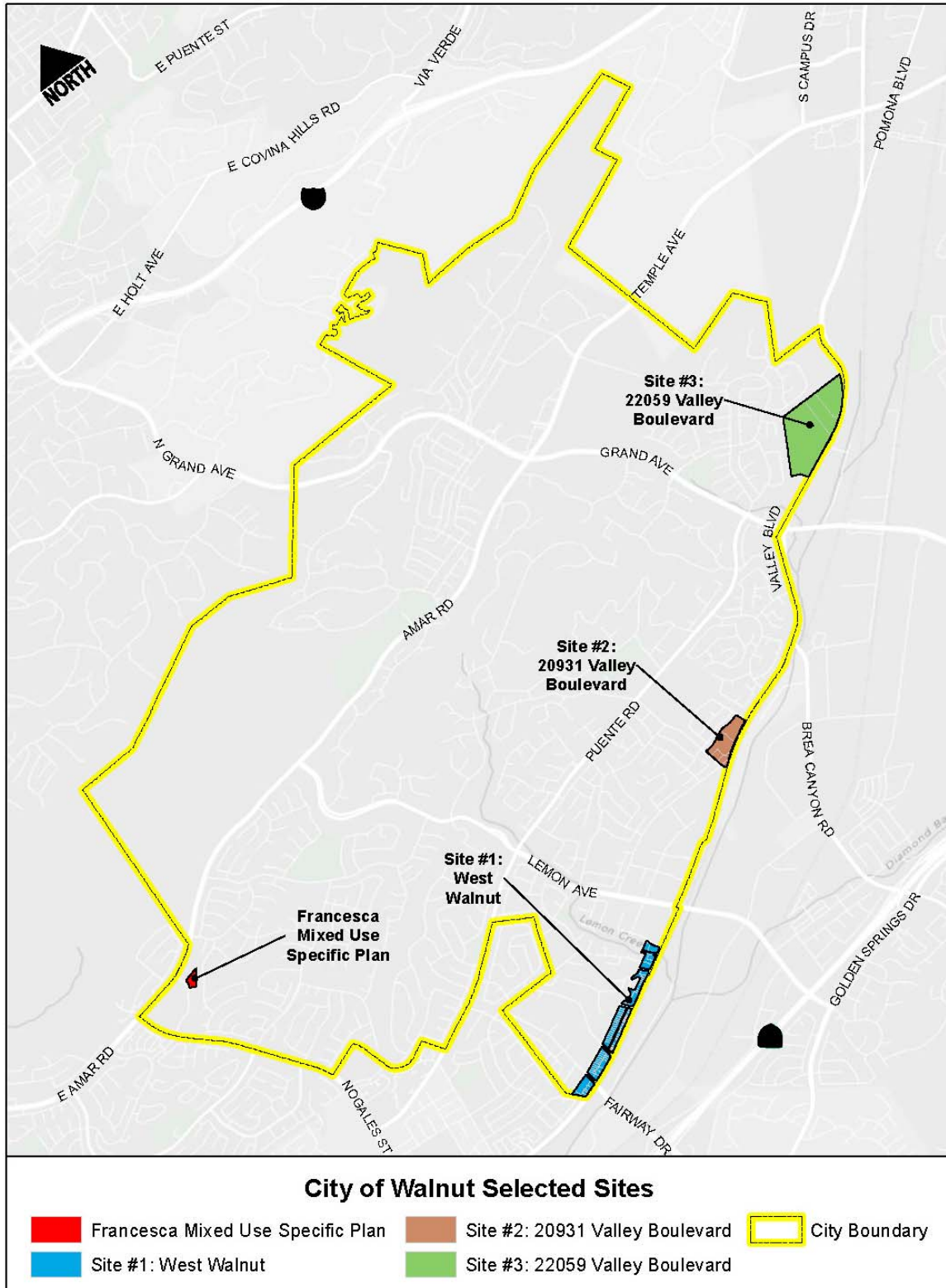
Availability of Infrastructure and Services

Infrastructure and public services are readily available on the parcels identified in the residential sites inventory. Furthermore, based on the City's communications with water and sewer service providers, there is sufficient water and sewer capacity to serve all of the sites identified by the City in the inventory.

Site Constraints

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

Figure 5: Residential Sites Inventory



4.2 Financial Resources

4.2.1 Community Development Block Grant

As a small city, Walnut participates in the Community Development Block Grant (CDBG) program through the Urban County program administered by the County of Los Angeles Community Development Commission. The City anticipates receiving approximately \$75,000 in CDBG funds annually; however, this amount is highly variable. These funds can be used for a variety of community projects, such as public infrastructure improvements, social programs, and housing rehabilitation programs. The City allocates CDBG funds annually for the operation of an owner-occupied Housing Rehabilitation Program for low income households.

4.2.2 Housing Choice Vouchers (Section 8 Rental Assistance)

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

4.2.3 State Housing Funds

The State Department of Housing and Community Development (HCD) administers several housing programs:

- **Affordable Housing Innovation Program - Golden State Acquisition Funds:** Provides acquisition financing for the preservation and development of affordable housing to developers that can demonstrate local support and leveraging capacity.
- **Building Equity and Growth in Neighborhoods (BEGIN):** Grants for cities and counties to adopt measures to encourage affordable housing, to make second mortgage loans to low and moderate income homebuyers.**Housing Urban-Suburban-and Rural Parks:** Grants for housing-related parks.
- **Multi-Family Housing Program:** Low interest loans for the development of affordable rental housing, supportive housing for persons with disabilities who are either homeless or at risk of becoming homeless, and housing for homeless youth.

4.3 Administrative Resources

The following discussion describes active non-profit agencies that may have the capacity to develop, acquire, and/or manage affordable housing, including housing projects that are at risk of converting to market-rate housing.

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

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

National CORE: National CORE is a nonprofit affordable housing developer that builds and manages affordable housing communities. CORE developed and currently owns the 125 unit entirely affordable The Promenade community in nearby West Covina.

Bridge Housing: BRIDGE's steady stream of diverse development efforts and pipeline activity exceeds 18,000 homes. Today the organization manages over 8,000 rental and condominium homes. BRIDGE also believes that an apartment with an affordable rent should be a stepping stone for advancement. Programs at BRIDGE properties expand residents' educational opportunities and financial security, provide access to health and wellness resources and services, build community and connect them to safety net resources. BRIDGE is currently developing the 135 unit entirely affordable Ivy at College Park project in nearby Chino.

4.4 Opportunities for Energy Conservation

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

Housing Rehabilitation

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

Mixed Use Development

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

Metrolink Subsidies

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

5. Housing Plan

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

5.1 Goals and Policies

GOAL 1: Provide adequate sites for residential development.
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Policy 1.1: Facilitate the development of vacant and underutilized parcels identified in the Housing Element residential site inventory.

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

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

GOAL 2: Encourage the adequate provision of affordable housing to meet the existing and future needs of Walnut residents.
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Policy 2.1: Provide a variety of residential opportunities in the City including low density single-family homes, multi-family developments for families and seniors, and housing for persons with disabilities (including persons with developmental disabilities).

Policy 2.2: Facilitate the development of low and moderate income housing through the Specific Plan process in commercial areas in order to provide flexible development standards consistent with the character of the community.

Policy 2.3: Encourage the development of residential units that are accessible to or are adaptable for conversion to residential use by persons with disabilities (including persons with devel-

opmental disabilities). Offer priority for rehabilitation assistance to disabled homeowners for unit modifications to improve accessibility.

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

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

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

Policy 3.2: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Walnut.

GOAL 4: Provide increased opportunities for homeownership.

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

GOAL 5: Mitigate governmental constraints on housing development.

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

Policy 5.2: Provide priority processing and reduced development fees for Specific Plans with an affordable housing component.

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

Policy 6.1: Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, national origin, ancestry, age, religion, family status, marital status, disability, sexual orientation, source of income, or any other arbitrary factors.

Policy 6.2: Direct persons with fair housing complaints to the appropriate agency for investigation and resolution.

5.2 Implementing Programs

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

Provide Adequate Sites for Residential Development

1. Provision of Adequate Sites

The City will ensure adequate sites are provided to accommodate the City's RHNA of 908 units (246 very low, 144 low, and 155 moderate income units).

In 2013, the City amended the General Plan and Zoning Code to provide three Mixed Use/Housing Opportunity Overlays for the development of a variety of housing types and prices in the community. Specific Plans will be developed to implement the new Mixed Use/Housing Opportunity Overlay zoning. In preparing the specific plans, the City will ensure adequate and appropriate development standards are available to facilitate development of housing at the intended densities.

2013-2021 Objectives and Time Frame:

- Consult with developers, property owners, and residents, within one year of Housing Element adoption, regarding appropriate development standards to facilitate higher-density development and minimize neighborhood impacts.
- Prepare and adopt specific plans to implement the Mixed Use/Housing Opportunity Overlays within three years of Hous-

ing Element adoption, as City's fiscal conditions allow, or developer's application generates.

- Monitor the availability of the residential and commercial sites annually and the City's continued ability in addressing the RHNA.

Responsible Agency: Community Development Department

Source of Funds: Departmental Budget

Encourage the Adequate Provision of Affordable Housing

2. Section 8 Housing Choice Voucher

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

Walnut participates in the Section 8 program through a cooperative agreement with the County of Los Angeles Community Development Commission. This program represents one of the key programs for extremely low income households.

2013-2021 Objectives and Time Frame:

- Continue to work with the County to make Section 8 rental assistance available to qualified renters, emphasizing promotion to extremely low income households (such as the seniors, disabled, and households at risk of becoming homeless).
- Publicize program information on City website, City Hall, Senior Center, and other public locations.

Responsible Agency: Community Development Department; County of Los Angeles Community Development Commission

Source of Funds: HUD Section 8 Program

3. Collaboration with Housing Developers

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

2013-2021 Objectives and Time Frame:

- Annually provide residential sites inventory to interested developers to encourage the development of affordable housing at target sites.
- Consider waiving planning, building, and other fees for affordable housing units, especially for projects including a component for extremely low income households and persons with disabilities, including those with developmental disabilities.
- Provide letter of support for funding applications by affordable housing developers if the proposed projects would help meet the housing needs of the community.

Responsible Agency: Community Development Department

Source of Funds: CDBG; State and federal funds

4. Supportive Services for Homeless and Persons with Special Needs

The City will continue to provide and coordinate supportive services for the homeless, persons with special needs, and lower income households (especially those with extremely low incomes).

The City will continue to provide funding to local non-profit organizations that have expertise in assisting homeless persons and families. Assistance may include food, shelter and transitional services.

The City will continue to coordinate with Los Angeles County and other agencies and organizations to provide support services and resources for homeless adults and homeless families, for persons with special needs, and lower income households.

2013-2021 Objectives and Time Frame:

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

Responsible Agency: Community Development Department

Source of Funds: CDBG

Maintain and Enhance the Quality of Existing Residential Neighborhoods

5. Housing Rehabilitation Program

The City will continue to offer the Housing Rehabilitation Program which provides grants of up to \$7,500 and deferred loans at zero percent interest up to a maximum of \$30,000, to eligible low income residential owner-occupants living in Walnut. The Housing Rehabilitation Program assists eligible homeowners with funding for home improvements which preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, correct code violations, and provide handicapped access. This program also provides for the installation of special amenities in housing occupied by elderly and disabled households, such as wheelchair ramps, support rail systems, and security/safety devices. This provision benefits primarily lower income persons, especially those with extremely low incomes.

2013-2021 Objectives and Time Frame:

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

Responsible Agency: Community Development Department

Source of Funds: CDBG

6. Code Enforcement

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

2008-2014 Objectives and Time Frame:

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

Responsible Agency: Community Development Department

Source of Funds: General Fund

7. Energy Conservation

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

- California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs provide income-qualified customers with much-needed bill relief.
- The United Way and SCE work together to provide up to \$100 per 12-month period to qualified customers struggling to pay their electricity bills.
- Energy Savings Assistance Program provides income-qualified customers free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization.
- Medical Baseline program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to the applicable seasonal baseline and the baseline for the region.

2013-2021 Objectives and Time Frame:

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

Responsible Agency: Community Development Department

Source of Funds: None required

Provide Increased Opportunities for Homeownership

8. Homebuyer Assistance

The City will continue to promote the existing homebuyer assistance programs offered by County of Los Angeles Community Development Commission on their website, in brochures, and in newsletters. Specifically, the County offers three homebuyer programs:

- **Mortgage Credit Certificate (MCC):** This program offers first-time homebuyers a federal income tax credit. This tax credit re-

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

- **Home Ownership Program (HOP):** This program provides assistance to low-income, first-time homebuyers in purchasing a home. The program provides loans up to \$50,000 or 20 percent of the purchase price, whichever is less. The loans are shared equity loans with no monthly payments.
- **SCHFA Program:** The Southern California Home Financing Authority is a joint-powers authority between Los Angeles and Orange Counties to issue tax-exempt mortgage revenue bonds for low- and moderate-income First Time Homebuyers. The single-family program provides a 30-year below-market, fixed-rate first mortgage loan to increase affordability and homeownership opportunities to qualified first-time homebuyers. Down payment assistance is also available for those who qualify.

2013-2021 Objectives and Time Frame:

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

Responsible Agency: Community Development Department; Los Angeles County Community Development Commission

Source of Funds: HOME funds; tax credits; private lenders

Mitigate Governmental Constraints on Housing Development

9. Zoning Code Amendment and Implementation

In October 2013, the City amended the Zoning Code to facilitate the development of a variety of housing types, particularly those for extremely low income households and persons with disabilities, including developmental disabilities. However, the Zoning Code does not currently address the provision of employee housing.

2013-2021 Objectives and Time Frame:

- Amend the Zoning Code to address the provision of employee housing by the end of 2014.

- Continue to monitor the Zoning Code for possible constraints and process amendments as necessary.

Responsible Agency: Community Development Department

Source of Funds: Departmental budget

Promote Equal Opportunity for All Residents

10. Fair Housing and Tenant/Landlord Services

The City will continue to contract with a fair housing service provider through the Los Angeles County Development Commission to provide tenant/landlord information, referrals, and other fair housing information to all residents.

2013-2021 Objectives and Time Frame:

- Continue to provide fair housing services through LACDC.
- Publicize program information on City website, City Hall, and other public locations.
- Refer complaints and requests for services to the fair housing service provider.

Responsible Agency: Community Development Department; Fair Housing Foundation; Los Angeles County Community Development Commission

Source of Funds: CDBG

5.3 Quantified Objectives

Table 28 below summarizes the quantified objectives of housing actions presented in the previous section.

Table 28: Summary of Quantified Objectives

	Ex- tremely Low	Very Low	Low	Moder- ate	Above Moder- ate	Total
Units to be Constructed (RHNA)		246	144	155	363	908
Units to be Rehabilitated	0	0	20	20	0	40
Units to be Preserved	--	--	--	--	--	--

Appendix A

Community Outreach

Community Workshop September 5, 2013

The Community Workshop was publicly noticed and notices were sent to property owners within the 500-foot radius of the properties proposed for rezoning. The following concerns or questions were raised by public members attending the meeting:

- What are alternative sites that can be considered?
- Can the vacant community site in the Three Oaks tract be used to meet RHNA numbers?
- What is the process for reviewing a proposed development within the overlay planning areas?
- Will this increase traffic in West Walnut?
- What is the income rate or cost of units?
- Will there be a rezoning of these sites?
- Can it be senior citizen housing to meet our share of regional housing?
- Is there open space in the City that can be used to meet the RHNA numbers?
- Use the Brookside Equestrian Center to meet the RHNA numbers?
- I don't understand the objection to low income housing?
- How are the RHNA numbers determined?
- What do we do about 4 families living in a single-family home?
- How are schools impacted by high density housing?
- What will an affordable housing project look like?
- When will the Planning Commission be reviewing the zone change to adopt the Mixed Use/Housing Opportunity Overlay?

Planning Commission Study Session October 22, 2013

The October 22, 2013 meeting was publicly noticed and special invitation was sent to the following agencies:

- City of West Covina
- City of Diamond Bar
- City of Pomona
- City of Industry
- City of West Covina
- Regional Chamber of Commerce of San Gabriel Valley
- Mt. San Antonio College
- Walnut Valley Unified School District

- Cal Poly Pomona
- Rowland Unified School District
- Pomona Valley Habitat for Humanities
- SGVCOG
- A&P Business Services
- Walnut Heights Apartments
- Standard Pacific
- Lewis Operating Corp.
- Majestic Realty
- Cal Poly Pomona Foundation
- Shea Homes
- Housing Rights Center
- Project Sister
- House of Ruth
- Fair Housing Foundation
- Walnut Valley Food Bank
- ESGVHC Emergency Assistance Center
- Catholic Charities of Los Angeles, Inc.
- Inland Valley Council of Churches
- Pomona Neighborhood Center
- YWCA San Gabriel Valley
- San Gabriel/Pomona Regional Center
- Re/Max Realty 100
- Rancho Real Estate
- Country Queen Group
- Century 21 E-N Realty
- Tri-Counties Association of Realtors
- Re/Max Good Life Realty
- New World Realty - Finance, Inc.
- Rotary Club of Walnut Valley
- San Gabriel Valley YMCA
- Diamond Bar Community Foundation
- Valley Housing Partners
- Hispanic Business Association
- Santa Anita Family Service
- OPARC
- Foundation for Disabled Youth
- Friends of Rowland Unified Schools Foundation
- Inland Empire United Way
- Angels With Blue Jeans, Inc.
- San Gabriel Valley Consortium on Homelessness
- Goodwill Southern California
- Prototypes
- NAMI
- Services for Independent Living, Inc.
- For Christ's Sake
- Assistance League of Los Angeles
- Helping Hands, Caring Hearts Ministry
- Greater La Puente Valley Meals on Wheels

- The Butterfly Club
- LA County Clerk-Recorder
- Los Angeles Regional Water Quality Control Board
- L.A. County Sanitation District
- Los Angeles County Flood Control – Department of Public Works
- SCAG
- Southern California Edison
- SCAQMD
- Charter Communications
- U.S. Army Corps of Engineers – Los Angeles District
- South Coast AQMD
- Los Angeles County Fire Department – Pomona Fire Station 187
- Los Angeles Co. Fire Dept., Stn 61
- LA Co. Sheriff, Walnut/Diamond Bar
- Walnut Valley Unified School District
- Calif. Dept. of Fish & Wildlife
- L.A. County Dept. Public Works
- Caltrans, District 7
- Los Angeles Co. Fire Dept., Stn 146
- Telephone Operations Headquarters – GTE Telephone Operations
- Gabrielino-Tongva Tribe
- Gabrieleno Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrieleno/Tongva Tribal Council

Appendix B

Review of Past Accomplishments

Review of Past Accomplishments

Summary of Program Accomplishments

The original planning period of the 2008-2014 Housing Element covered the planning period from July 1, 2008 to June 30, 2014 (now to be concluded on October 15, 2013 pursuant to SB 375). Table A-1 provides a summary of the City's accomplishments over the last seven years.

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 1: Provide adequate sites for residential development.		
1. Provision of Adequate Sites	<ul style="list-style-type: none"> • Maintain, on an ongoing basis, a vacant and underutilized residential sites inventory and provide sites information to interested developers. Specifically, the City will contact property owners periodically to monitor interest on development. The City will also direct potential developers to target properties identified as appropriate for mixed use development. • Work with Cal Poly Pomona to designate a minimum of 16 net acres for high density multi-family residential at an average density of 30 units per acre by the end of 2009. A range of housing types will be provided, including townhomes, condominiums, and apartments for faculty members and staff. Specifically, the City will meet with campus planning staff and communicate City objectives for the area. Quarterly, communicate with CalPoly staff to monitor progress of the master plan and to ensure inclusion 	Effectiveness: <ul style="list-style-type: none"> • Due to the housing market conditions, few significant new development proposals were received by the City. • A campus master plan in the California State University (CSU) System has been in litigation. As a result, the CSU has instructed all universities in its system to hold off updating the campus master plans until a clear resolution of the specific lawsuit is achieved. While based on staff discussions with the Cal Poly Pomona, the university continues to be interested in providing additional housing on campus for students, faculty, and staff, updates to the campus master plan is on hold indefinitely until further direction by the CSU system. • To provide adequate sites for the fifth cycle RHNA (2014-2021), the City is actively pursuing an alternative sites strategy. • The Francesca Senior Housing Project is still proceeding through plan check review with the Building Division. No permits have been issued to date. There are currently no Redevelopment Housing Set-

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<p>of housing that addresses faculty and staff housing needs, thereby mitigating the university's impacts on the local housing market. As needed, redevelopment funds may be made available to assist with the provision of affordable housing on campus.</p> <ul style="list-style-type: none"> • Work with developer of the Francesca senior housing project to buy down the affordability of the remaining 64 units using Redevelopment Housing Set-Aside funds. • By the end of 2010, create a Specific Plan Overlay Zoning District to accommodate housing projects within Commercial Zoning Districts that establishes density and development standards for mixed use developments to enhance the certainty and feasibility of mixed use developments and implements the goals and policies of the Land Use and Housing Elements to promote a variety of housing types that encourage housing for lower income and special needs households at densities, parking standards, and heights consistent with recently approved projects. • Promote affordable housing development on the sites identified for this RHNA period through the use of Set-Aside funds. Ensure that the uses of Set-Aside funds promote a range of housing for all household types and income groups, including extremely low income households. 	<p>Aside funds available for this project. The developer did not come to an agreement with the City as to the number of low income levels that would be constructed. In addition, the income levels of these housing units have yet to be determined.</p> <p>Continued Appropriateness: This program is modified and included in the 2013-2021 Housing Element to reflect the City's new sites strategy.</p>

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<ul style="list-style-type: none"> • Monitor the availability of the residential and commercial sites semi-annually and the City's continued ability in addressing the RHNA. As needed, pursue alternative options and sites in meeting the RHNA if a shortfall is identified in the future. 	
<p>GOAL 2: Encourage the adequate provision of affordable housing to meet the existing and future needs of Walnut residents.</p>		
<p>2. Section 8 Housing Choice Vouchers</p>	<ul style="list-style-type: none"> • Continue to work with the County to make Section 8 rental assistance available to qualified renters, emphasizing promotion to extremely low income households (such as the seniors, disabled, and households at risk of becoming homeless). • Publicize program information on City website, City Hall, Senior Center, and other public locations. 	<p>Effectiveness: As of March 2013, 15 Walnut households are utilizing Section 8 assistance. Due to the high costs of housing in Walnut, property owners have little incentives to accept Section 8 vouchers.</p> <p>Appropriateness: Section 8 is one of the most significant housing programs available for very low and extremely low income households. The City will continue to participate in this program. This program will be included in the 2013-2021 Housing Element.</p>
<p>3. Collaboration with Housing Developers</p>	<ul style="list-style-type: none"> • Annually provide residential sites inventory and affordable housing funds available to interested developers to encourage the development of affordable housing at target sites. • As funding permits, provide Redevelopment Housing Set-Aside funds to buy down the affordability of market-rate units. • Consider waiving planning, building, and other fees for affordable housing units, especially for projects including a component for extremely low income households. 	<p>Effectiveness: Due to the housing market downturn, development interest has been limited. The City maintains discussions with property owners regarding their interest and plans for future development.</p> <p>The City is working with Habitat for Humanity to construct one home affordable to low income household.</p> <p>Continued Appropriateness: This program is included in the 2013-2021 Housing Element.</p>

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<ul style="list-style-type: none"> • Provide letter of support for funding applications by affordable housing developers if the proposed projects would help meet the housing needs of the community. 	
<p>4. Supportive Services for Homeless and Persons with Special Needs</p>	<ul style="list-style-type: none"> • Annually evaluate funding available and allocate resources based on priority of needs. • Provide referrals to nonprofit organizations. • Publicize available services and assistance on City website, City Hall, and other public locations. 	<p>Effectiveness: The City continues to support the Walnut Food Bank. In addition, the City utilizes a portion of its CDBG annual allocation for supportive services including senior programs such as a grief counseling program.</p> <p>The City of Walnut is also a member of the San Gabriel Valley Council of Governments (COG) and the COG completed a comprehensive needs assessment and engaged San Gabriel Valley stakeholders in a consensus-building process focused on development of an implementation plan to address unmet needs for the homeless with particular emphasis on the participation of community- and faith-based organizations.</p> <p>The City of Walnut continues to support the regional homeless services strategy adopted by the COG. These agencies provide homeless prevention and other supportive services for those who may be at risk of becoming homeless.</p> <p>Continued Appropriateness: This program is included in the 2013-2021 Housing Element.</p>

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 3: Maintain and enhance the quality of existing residential neighborhoods in Walnut.		
5. Housing Rehabilitation Program	<ul style="list-style-type: none"> • Provide rehabilitation assistance to five households annually for a total of 25 households over five years. • Publicize program information on City website, City Hall, and other public locations. • Promote energy conservation measures and features in residential construction and rehabilitation by placing informational materials at City counters. 	<p>Effectiveness: The City of Walnut offers grants and loans to homeowners of single-family detached dwellings through its Housing Rehabilitation Program using CDBG funds. The program assists low income homeowners with funding for home improvements which preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, correct code violations, and provide handicapped access. Since 2008, the City has provided 30 grants and 30 loans to assist low income households.</p> <p>Continued Appropriateness: Maintaining and improving the quality of the housing stock is an important goal of the City. This program is included in the 2013-2021 Housing Element.</p>
6. Code Enforcement	<ul style="list-style-type: none"> • Provide Code Enforcement services on an ongoing basis. • Distribute Housing Rehabilitation Program information, including informational materials on energy conservation measures and features through the Code Enforcement program. 	<p>Effectiveness: The City continues to be vigilant in its code enforcement efforts. The City has a Code Enforcement Officer to investigate complaints and provide information to homeowners.</p> <p>Continued Appropriateness: The City recognizes the need to ensure that its neighborhoods remain safe and desirable place to live and work and as such will continue to provide code enforcement services. This program is included in the 20013-2021 Housing Element.</p>

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>7. Energy Conservation</p>	<ul style="list-style-type: none"> Promote energy conservation and assistance programs from the utility companies through the City’s Code Enforcement and Housing Rehabilitation programs. Distribute materials from utility companies at public counters and community centers. Encourage the use of green building principles in the construction and maintenance of affordable housing. 	<p>Effectiveness: The City encourages creating a greener environment. A “Go Green with Walnut” webpage has been added to the City website, providing resources and assistance for energy conservation improvements:</p> <p style="text-align: center;">http://ci.walnut.ca.us/general.asp?id=272</p> <p>The City’s Housing Rehabilitation Program provides assistance to low income households in making energy conservation improvements.</p> <p>Continued Appropriateness: Energy conservation measures are effective tools for reducing housing costs. This program is included in the 2013-2021 Housing Element.</p>
<p>GOAL 4: Provide increased opportunities for homeownership.</p>		
<p>8. Homebuyer Assistance</p>	<ul style="list-style-type: none"> Continue to publicize program information on City website, City Hall, and other public locations. Continue to assist in distributing homebuyer workshop information held by local realtors or by the Los Angeles County Development Commission to potential homebuyers. 	<p>Effectiveness: Due to the high costs of housing in Walnut, use of homebuyer assistance in the City has been extremely limited. However, the City will continue to make referrals to the County’s homebuyer assistance programs.</p> <p>Continued Appropriateness: This program is included in the 2013-2021 Housing Element.</p>

TABLE A-1: SUMMARY OF PROGRAM ACCOMPLISHMENTS

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
GOAL 5: Mitigate governmental constraints on housing development.		
9. Zoning Revisions	<ul style="list-style-type: none"> • Update the Zoning Code by within one year of the adoption of the Housing Element. 	<p>Effectiveness: City staff is in the process of amending the Zoning Code to address SB 2 (housing for the homeless) requirements and to accommodate housing opportunities for persons with disabilities. The Zoning Code amendments are expected to be adopted in October 2013. In September 2013, the City amended the Zoning Code to provide a formal reasonable accommodation procedure</p> <p>Continued Appropriateness: The City will continue to monitor its Zoning Code for constraints and opportunities for housing for special needs groups. This program is modified and included in the 2013-2021 Housing Element.</p>
GOAL 6: Promote equal opportunity for all residents to reside in housing of their choice.		
10. Fair Housing and Tenant/Landlord Services	<ul style="list-style-type: none"> • Continue to provide fair housing services through LACDC. • Publicize program information on City website, City Hall, and other public locations. • Refer complaints and requests for services to the fair housing service provider. 	<p>Effectiveness: The City works with the LACDC for fair housing services. The City continues to provide informational brochures at the public counter and local library, and place periodic advertisements in the local newspapers, on Walnut’s cable channel, and in the City’s newsletter.</p> <p>Continued Appropriateness: This program is included in the 2013-2021 Housing Element.</p>

Progress toward Quantified Objectives

According to SCAG, Walnut’s share of regional housing growth for the 2008-2014 period is 587 units. Units built since January 1, 2006 can be credited toward the RHNA. Between January 1, 2006 and June 30, 2013 (as of the writing of the 2013-2021 Housing Element), the City’s housing inventory increased by 302 units.

Table A-2: Progress toward Meeting the RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Construction Objective (RHNA)	153	97	105	232	587
<i>Construction Accomplishment (January 1, 2006 through September 2013)</i>	0	0	0	302	302
<i>% of RHNA</i>	0.0%	0.0%	0.0%	130.2%	51.4%
Rehabilitation Objective	15	10	0	0	25
<i>Rehabilitation Accomplishment</i>	0		60	0	60
Section 8 Objective	15	0	0	0	15
<i>Section 8 Accomplishment</i>	15	0	0	0	15
Senior Project Objective	8	8	6	0	22
<i>Senior Project Accomplishment</i>	0	0	0	0	0

Appendix C

Sites Inventory

Residential Sites Inventory

APN	Type	Sq. Feet	Acres	General Plan	Zone	Existing Use
8735-026-050	Francesca Mixed Use Specific Plan	71,742	1.65	n/a	n/a	n/a
8722-009-041	Site #1: West Walnut	30,322	0.70	Commercial	C-1/C-3	Commercial - Multiple Uses
8722-009-042	Site #1: West Walnut	60,789	1.40	Commercial	C-1/C-3	Commercial - Multiple Uses
8722-010-025	Site #1: West Walnut	21,145	0.49	Commercial	C-1/C-3	Commercial - Multiple Uses
8722-010-026	Site #1: West Walnut	37,335	0.86	Commercial	C-1/C-3	Auto Repairs
8722-010-049	Site #1: West Walnut	34,300	0.79	Commercial	C-1/C-3	Auto Services and Repairs
8722-010-050	Site #1: West Walnut	21,333	0.49	Commercial	C-1/C-3	Auto Services and Repairs
8722-010-053	Site #1: West Walnut	6,910	0.16	Commercial	C-1/C-3	Single Family Residence
8722-015-009	Site #1: West Walnut	6,766	0.16	Commercial	C-1/C-3	Vacant
8722-015-015	Site #1: West Walnut	5,994	0.14	Commercial	C-1/C-3	Vacant
8722-015-016	Site #1: West Walnut	5,977	0.14	Commercial	C-1/C-3	Vacant
8722-015-017	Site #1: West Walnut	6,030	0.14	Commercial	C-1/C-3	Commercial Offices
8722-015-018	Site #1: West Walnut	6,680	0.15	Commercial	C-1/C-3	Commercial Offices - currently vacant
8722-015-019	Site #1: West Walnut	7,289	0.17	Commercial	C-1/C-3	Vacant
8722-015-032	Site #1: West Walnut	6,002	0.14	Commercial	C-1/C-3	Vacant
8722-015-036	Site #1: West Walnut	16,889	0.39	Commercial	C-1/C-3	Single Family Residence
8722-015-037	Site #1: West Walnut	12,749	0.29	Commercial	C-1/C-3	Commercial Offices
8722-015-054	Site #1: West Walnut	32,431	0.74	Commercial	C-1/C-3	Vacant
8722-015-055	Site #1: West Walnut	55,669	1.28	Commercial	C-1/C-3	Vacant
8722-016-001	Site #1: West Walnut	9,900	0.23	Commercial	C-1/C-3	Single Family Residence
8722-016-002	Site #1: West Walnut	9,603	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-003	Site #1: West Walnut	9,412	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-004	Site #1: West Walnut	9,561	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-005	Site #1: West Walnut	9,779	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-006	Site #1: West Walnut	9,497	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-007	Site #1: West Walnut	9,702	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-008	Site #1: West Walnut	9,319	0.21	Commercial	C-1/C-3	Single Family Residence

Residential Sites Inventory

APN	Type	Sq. Feet	Acres	General Plan	Zone	Existing Use
8722-016-009	Site #1: West Walnut	9,343	0.21	Commercial	C-1/C-3	Single Family Residence
8722-016-010	Site #1: West Walnut	9,885	0.23	Commercial	C-1/C-3	Single Family Residence
8722-016-011	Site #1: West Walnut	9,615	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-012	Site #1: West Walnut	9,706	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-015	Site #1: West Walnut	9,654	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-016	Site #1: West Walnut	9,449	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-017	Site #1: West Walnut	9,620	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-018	Site #1: West Walnut	9,394	0.22	Commercial	C-1/C-3	Single Family Residence
8722-016-019	Site #1: West Walnut	9,859	0.23	Commercial	C-1/C-3	Single Family Residence
8722-016-022	Site #1: West Walnut	23,369	0.54	Commercial	C-1/C-3	Commercial Offices
8722-016-023	Site #1: West Walnut	9,568	0.22	Commercial	C-1/C-3	Single Family Residence
8722-017-001	Site #1: West Walnut	3,560	0.08	Commercial	C-1/C-3	General Commercial Bldg - Currently Vacant
8722-017-002	Site #1: West Walnut	2,802	0.06	Commercial	C-1/C-3	Auto Repairs - CJ Auto Shop
8722-017-003	Site #1: West Walnut	2,872	0.07	Commercial	C-1/C-3	Auto Repairs - CJ Auto Shop
8722-017-004	Site #1: West Walnut	2,888	0.07	Commercial	C-1/C-3	Auto Repair - D.V. Smog Pros
8722-017-005	Site #1: West Walnut	5,803	0.13	Commercial	C-1/C-3	Auto Repair - D.V. Smog Pros
8722-017-006	Site #1: West Walnut	5,830	0.13	Commercial	C-1/C-3	Auto Services - Universal Auto Care
8722-017-008	Site #1: West Walnut	2,921	0.07	Commercial	C-1/C-3	Auto Services
8722-017-009	Site #1: West Walnut	5,832	0.13	Commercial	C-1/C-3	Auto Services
8722-017-015	Site #1: West Walnut	2,911	0.07	Commercial	C-1/C-3	Vacant
8722-017-016	Site #1: West Walnut	2,910	0.07	Commercial	C-1/C-3	Vacant
8722-017-017	Site #1: West Walnut	2,912	0.07	Commercial	C-1/C-3	Vacant
8722-017-020	Site #1: West Walnut	5,817	0.13	Commercial	C-1/C-3	Auto Body Painting - Coach & Colors
8722-017-021	Site #1: West Walnut	2,907	0.07	Commercial	C-1/C-3	Auto Body Painting - Coach & Colors
8722-017-022	Site #1: West Walnut	5,812	0.13	Commercial	C-1/C-3	Commercial Office - Triple A Security
8722-017-023	Site #1: West Walnut	2,900	0.07	Commercial	C-1/C-3	Auto Repair - Eurotech Motorsports

Residential Sites Inventory

APN	Type	Sq. Feet	Acres	General Plan	Zone	Existing Use
8722-017-024	Site #1: West Walnut	2,909	0.07	Commercial	C-1/C-3	Auto Repair - Eurotech Motorsports
8722-017-025	Site #1: West Walnut	2,906	0.07	Commercial	C-1/C-3	Auto Repair - Eurotech Motorsports
8722-017-026	Site #1: West Walnut	2,899	0.07	Commercial	C-1/C-3	Auto Repair - Eurotech Motorsports
8722-017-027	Site #1: West Walnut	2,904	0.07	Commercial	C-1/C-3	Auto Repair - Eurotech Motorsports
8722-017-028	Site #1: West Walnut	2,905	0.07	Commercial	C-1/C-3	Auto Repair - Eurotech Motorsports
8722-017-029	Site #1: West Walnut	2,902	0.07	Commercial	C-1/C-3	Auto Services
8722-017-030	Site #1: West Walnut	8,700	0.20	Commercial	C-1/C-3	Auto Services
8722-017-031	Site #1: West Walnut	5,738	0.13	Commercial	C-1/C-3	Auto Services - DB Auto Care
8722-017-032	Site #1: West Walnut	5,468	0.13	Commercial	C-1/C-3	Commercial Office - Landmark Remodelers
8722-017-033	Site #1: West Walnut	8,732	0.20	Commercial	C-1/C-3	Restaurants
8722-017-034	Site #1: West Walnut	5,832	0.13	Commercial	C-1/C-3	Auto Repair
8722-017-036	Site #1: West Walnut	11,671	0.27	Commercial	C-1/C-3	Auto Services
8722-017-037	Site #1: West Walnut	5,821	0.13	Commercial	C-1/C-3	Auto Body Painting - Coach & Colors
8722-018-007	Site #1: West Walnut	6,714	0.15	Commercial	C-1/C-3	Auto Services
8722-018-008	Site #1: West Walnut	6,511	0.15	Commercial	C-1/C-3	Fast Food
8722-018-009	Site #1: West Walnut	7,981	0.18	Commercial	C-1/C-3	Liquor Store
8722-018-010	Site #1: West Walnut	14,807	0.34	Commercial	C-1/C-3	Single Family Residence
8722-018-011	Site #1: West Walnut	9,406	0.22	Commercial	C-1/C-3	Vacant
8722-018-012	Site #1: West Walnut	9,397	0.22	Commercial	C-1/C-3	Vacant
8722-018-013	Site #1: West Walnut	9,406	0.22	Commercial	C-1/C-3	Vacant
8722-018-014	Site #1: West Walnut	9,412	0.22	Commercial	C-1/C-3	Single Family Residence
8722-018-015	Site #1: West Walnut	9,413	0.22	Commercial	C-1/C-3	Single Family Residence
8722-018-016	Site #1: West Walnut	9,413	0.22	Commercial	C-1/C-3	Single Family Residence
8722-018-017	Site #1: West Walnut	9,404	0.22	Commercial	C-1/C-3	Single Family Residence
8722-018-018	Site #1: West Walnut	9,405	0.22	Commercial	C-1/C-3	Montessori School
8722-018-019	Site #1: West Walnut	8,532	0.20	Commercial	C-1/C-3	Montessori School

Residential Sites Inventory

APN	Type	Sq. Feet	Acres	General Plan	Zone	Existing Use
8722-018-021	Site #1: West Walnut	9,412	0.22	Commercial	C-1/C-3	Montessori School
8722-018-022	Site #1: West Walnut	13,975	0.32	Commercial	C-1/C-3	Montessori School
8722-018-024	Site #1: West Walnut	14,569	0.33	Commercial	C-1/C-3	Auto Services
8722-018-026	Site #1: West Walnut	7,351	0.17	Commercial	C-1/C-3	Montessori School
8722-018-028	Site #1: West Walnut	27,351	0.63	Commercial	C-1/C-3	Commercial - Multiple Uses
8722-018-029	Site #1: West Walnut	15,530	0.36	Commercial	C-1/C-3	Auto Services
8722-018-900	Site #1: West Walnut	16,378	0.38	Commercial	C-1/C-3	Park - Norman Ashley Park
8722-026-001	Site #1: West Walnut	10,664	0.24	Commercial	C-1/C-3	Single Family Residence
8722-026-002	Site #1: West Walnut	7,088	0.16	Commercial	C-1/C-3	Commercial Office - Currently Vacant
8722-026-003	Site #1: West Walnut	6,711	0.15	Commercial	C-1/C-3	Dentistry - Manese Liza DDS
8722-026-013	Site #1: West Walnut	14,380	0.33	Commercial	C-1/C-3	Home health care agency - Multi Skilled Homecare Services
8722-026-041	Site #1: West Walnut	16,980	0.39	Commercial	C-1/C-3	Commercial Offices
8722-026-043	Site #1: West Walnut	80,879	1.86	Commercial	C-1/C-3	Church - First Southern Baptist
8722-026-044	Site #1: West Walnut	13,917	0.32	Commercial	C-1/C-3	Auto Repair - V-Tec Automotive

Notes: The above properties that comprise "Site 1" are suitable for redevelopment due to a mix of older structures, underutilized parcels and inconsistent land uses that currently exist on the identified properties. Currently, the land uses in the "Site 1" area are a mixture of older single-family homes, commercial uses, professional offices, and institutional uses. There are a number of small, automotive repair garages located along Valley Boulevard, adjacent to single-family residences that are located along Camino De Rosa. Many of the existing residences on Camino De Rosa are small homes that were constructed prior to the City's incorporation in 1959 and these homes are located on narrow, deep lots. The rear portions of these lots are underutilized. The homes are relatively small for the lot size; however, expansion of the homes is often a major undertaking for the homeowners because an addition would require modifications to the existing structures to achieve required building setbacks and parking requirements. This deters potential buyers and many home owners from improving the homes. Since the homes are located in the C-1 (Light Commercial) zone, the homes are existing, non-conforming structures that do not comply with the underlying zone.

In addition, many of the commercial uses in the Site 1 area are located on narrow lots that are 25-foot wide (single parcel) or 50-foot wide (double parcel). The existing lots sizes and narrow lot widths, impact the refurbishment of existing commercial buildings and prevent the construction of new or larger developments unless lots are consolidated. The narrow lots also result in multiple driveways accessing Valley Boulevard and parking concerns.

Residential Sites Inventory

APN	Type	Sq. Feet	Acres	General Plan	Zone	Existing Use
<p><i>Furthermore, the assortment of land uses (single-family residential, commercial, institutional) also impacts redevelopment of this area. There are several parcels within the Site 1 area that have multiple land uses within the same parcel (residential, automotive services, and retail commercial). This has resulted in several dilapidated structures within this area and, in some cases, poor property maintenance. The Mixed Use/Housing Opportunity Overlay provides another zoning layer that would allow for a mixed use project that would provide a transitional use between single-family residential land uses that are located in the surrounding neighborhoods and commercial uses that are located along Valley Boulevard. The Mixed Use/ Housing Opportunity Overlay also allows for the construction of multi-family residential units that may house employees of commercial businesses along Valley Boulevard and industrial businesses in the City of Industry. The construction of a new, multi-family residential development within the boundaries of Site 1 could result in the re-investment within this area which could spur economic development, attract business, deter crime, and have other benefits to the community.</i></p> <p><i>Site 1 offers a unique opportunity where rezoning for mixed-use would be extremely conducive to the area and encompass existing residential and commercial uses in a strictly commercial zone. The intent of rezoning for residential would be to attract mixed uses and to eventually revitalize the area. The proximity of Site 1 to Valley Boulevard (a major arterial street within the City of Walnut) creates an ideal location for potential mixed-use developments.</i></p>						
8720-016-016	Site #2: 20931 Valley Boulevard	49,204	1.13	Commercial	C-3	Commercial - Multiple Uses
8720-016-020	Site #2: 20931 Valley Boulevard	38,516	0.88	Commercial	C-3	Vacant
8720-016-021	Site #2: 20931 Valley Boulevard	220,660	5.07	Commercial	C-3	Vacant
8720-016-022	Site #2: 20931 Valley Boulevard	185,913	4.27	Commercial	C-3	Vacant
8720-016-901	Site #2: 20931 Valley Boulevard	5,453	0.13	Commercial	C-3	Vacant
8720-026-035	Site #2: 20931 Valley Boulevard	15,835	0.36	Commercial	C-3	Dentist Office
8709-023-273	Site #3: 22059 Valley Boulevard	1,364,123	31.32	Commercial	C-3	Vacant
8709-023-274	Site #3: 22059 Valley Boulevard	413,044	9.48	Commercial	C-3	Vacant
8709-023-275	Site #3: 22059 Valley Boulevard	357,872	8.22	Commercial	C-3	Vacant