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# **2014-2021 HOUSING ELEMENT**

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## **CITY OF BALDWIN PARK**

Adopted October 2, 2013

**CITY OF BALDWIN PARK**  
14403 East Pacific Avenue  
Baldwin Park, CA 91706

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# Introduction

The California Legislature identifies the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature mandates that all cities and counties prepare a housing element as part of their comprehensive General Plan.

The Baldwin Park Housing Element identifies the existing and projected need for housing in the community in terms of affordability, availability, adequacy, and accessibility. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities.

## Housing Element Scope and Content

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future resident populations can be met. It must be updated every eight years, consistent with State Housing Element laws; this Housing Element covers a period extending from adoption to October 1, 2021.

The Housing Element is comprised of five sections:

- Needs Assessment
- Housing Constraints
- Housing Resources
- Review of Previous Accomplishments from the 2008-2014 Housing Element
- Housing Plan

The Element begins with an overview of the City's housing needs, identified in the Needs Assessment. The Housing Constraints Section provides a review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs. The Housing Resources section evaluates land, administrative, and financial resources available to address the City's housing goals. In the Review of Previous Accomplishments section, the City identifies the progress made toward goals established in the prior Housing Element. The Housing Plan addresses the identified housing needs, and includes a series of housing goals, policies, and programs.

## State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the California Government Code describes the goal in detail:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

State law requires housing elements to be updated periodically to reflect a community's changing housing needs. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department's findings be incorporated prior

to adoption, or that specified findings be made in response to the Department's comments.

In response to changing State law pertinent to housing elements, this updated Housing Element addresses new State law Senate Bill 812 (Chapter 507, Statutes of 2010), which amended Government Code Section 65583 to require housing elements to include analysis of the special housing needs of persons with developmental disabilities.

Senate Bill 375 (Steinberg, 2008) extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to the Department of Housing and Community Development (HCD). The deadline for jurisdictions within the region of Southern California Associated Governments (SCAG), which includes the City of Baldwin Park, is within 120 days of October 15, 2013. Jurisdictions that do not meet this housing element schedule are penalized and must prepare housing elements every four years instead (Government Code Section 65588).

## **Relationship to Other General Plan Elements**

The Baldwin Park General Plan consists of nine elements: Land Use, Urban Design, Economic Development, Circulation, Housing, Open Space and Conservation, Public Safety, Noise, and Air Quality. The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the Plan. For example, residential densities established in the Land Use Element are incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by flood waters, are recognized in the Housing Element.

The City has received grant funding to initiate a new General Plan element related to fostering a healthy and sustainable community. The City will ensure consistency between the Housing Element and the General Plan, and as new policies are introduced, the Housing Element will be assessed to ensure continued consistency with existing elements. As General Plan elements are updated and/or added, the Housing Element will be reviewed to ensure continued consistency within the General Plan.

# Related Plans and Programs

A number of local and regional plans and programs relate to the Housing Element. Brief descriptions of these plans and programs follow.

## Regional Housing Needs Assessment (RHNA)

State Housing Element law requires the HCD, in consultation with the local regional planning agency (SCAG) to periodically create a plan that summarizes regional housing needs for both existing conditions, as well as for an eight-year planning period. This plan, known as the Regional Housing Needs Assessment, or RHNA, allocates regional housing needs by income level among member jurisdictions. SCAG has determined the City's housing needs for the period 2013-2021 is 557 new housing units.

## Baldwin Park Consolidated Plan

The Consolidated Plan is a five-year planning document required of all jurisdictions receiving federal Housing and Urban Development (HUD) funding. Baldwin Park's 2010-2014 Consolidated Plan fulfills the City's statutory requirements for the City's two entitlement programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME).

The major purpose of the Consolidated Plan is to encourage jurisdictions to develop a plan for addressing the needs for low income groups that are the intended beneficiaries of HUD programs. The Plan is required to describe the jurisdiction's housing and community development needs, set out a strategy that establishes priorities, and establish a short-term investment plan that outlines the intended use of resources. The Housing Element builds upon and is consistent with the City's Consolidated Plan.

## Baldwin Park Zoning Code

The Zoning Code is the key device for implementing the General Plan. The General Plan, when adopted in 2002, introduced a new mixed-use (Mixed-Use) category to allow for integrated retail, office, and residential uses within in the City's downtown area and selected corridors. To implement the General Plan, the City completed a comprehensive revision of the Zoning Code in 2012 to include two mixed-use zones (Mixed-Use 1 and Mixed-Use 2) that provide opportunities for medium- and high-density residential mixed-use developments, with limited commercial, institutional, office, and service uses. The updated Zoning Code implements higher densities in the Mixed-Use areas, up to 30 units per acre. As such, all sites identified in this Housing Element are determined to be adequate and sufficient sites available to meet the City's regional housing needs by income level.

# Public Participation

The Housing Element must reflect the values and preferences of the residents, and therefore, citizen participation is an important component of the development of this Element. The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of funds. Section 65583(c)(8) of the Government Code states that the local government shall make “a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” This process not only includes residents of the community, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

All segments of the Baldwin Park community were encouraged to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups. They were invited to participate in a public workshop with the Planning Commission and members of the Housing Commission on January 30, 2013. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed to agencies and organizations that serve the low- and moderate-income and special needs community in Baldwin Park. These agencies were invited to review and comment on the 2014-2021 Housing Element and to attend the study session. Included in the invitations were:

- Baldwin Park Community Center
- Baldwin Park Family Service Center
- California Family Counseling Network
- The San Gabriel/Pomona Parents Place
- The Family Center
- Children's Bureau (Baldwin Park Office)
- Housing Rights Center
- East Valley Community Health Center
- East San Gabriel Valley Coalition for the Homeless
- La Puente Valley Mental Health Center
- Los Angeles County Public Social Services
- New Hope Christian Counseling Centers
- Project Sister
- ABILITY FIRST/Lawrence L. Frank Center
- Richard D. Davis Foundation/Developmentally Disabled Inc.
- Esperanza Charities, Inc.
- Center for Aging Resources Heritage Clinic Pasadena
- Catholic Charities – San Gabriel Valley Region
- Asian Youth Center
- Baldwin Park (L.A.) Bilingual Seventh Day Adventist Church Food Bank

- SPIRITT Family Services
- Santa Anita Family Services and Senior Services
- Serenity Infant Care Homes, Inc.
- San Gabriel/Pomona Regional Center
- YWCA San Gabriel Valley

In addition, the City provided a Spanish translator at the study session in case any members of the public required clarification of information or assistance with communicating questions and comments.

At the beginning of study session, a brief description of the Housing Element and the purpose for its update were given. Members of the Planning and Housing Commissions had questions relating to the types of services offered by the Housing Authority, including Fair Housing programs, and how those services are advertised to the community. Comments were also received from the public regarding the Section 8 Program and the program waiting list. A representative from the Baldwin Park Housing Authority was available to respond to program-specific questions from the public and the Commissions. Topics including funding sources and methods to facilitate the development of affordable housing were also discussed during the study session. City staff was available to describe various incentives that the City provides, such as density bonuses, flexible development standards, fee waivers, and technical assistance, to encourage and facilitate the development of different housing products for all income levels within the community.

The Draft Housing Element was available for review at City Hall starting January 24, 2013. The public was invited to comment on the Element. In addition, once HCD has reviewed the Draft Element, public hearings will be held before the Housing Commission, the Planning Commission, and City Council to review the Final Element.

## Data Sources

Data from a variety of resources inform the crafting of the Housing Element. One of the most cited sources is the 2010 Census; the Census provides consistent demographic characteristics that are widely accepted. American Community Survey is a new feature offered by the U.S. Census, and includes one-year, three-year, and five-year estimates on population and demographic characteristics. Because the five-year estimates draw from a larger sample size and are therefore more accurate, where that data are available over other ACS estimates, the five-year estimate is used in this document. California Department of Finance Population and Housing estimates also supplement the 2010 Census data. Additional information has been drawn from the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data, which is based on special tabulations for the HUD from sample Census data.

# Community Needs Assessment

The Housing Needs Assessment addresses population characteristics, employment patterns, income levels, and illustrates how Baldwin Park has grown and changed. This assessment identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections are provided to show how the community is expected to change in the coming years.

The data used in this needs assessment have been collected from a variety of sources, including the U.S. Census Bureau (2000 and 2010 Census and American Community Survey), California Department of Finance, and SCAG. Some demographic data estimates (such as the American Community Survey) are shown solely as percentages, as the raw numbers may carry a significant margin of error, especially for smaller geographical areas such as cities. Nonetheless, the percentages give a general indication of population and employment trends. The information contained in the 2005-2009 CHAS for Baldwin Park is based on special tabulations from American Community Survey data for HUD. Because of this, interpretations of CHAS data should also focus on proportions and percentages, rather than on precise numbers.

## Population Trends

As with any other built-out city, Baldwin Park will have to address housing needs through such tools as infill development, neighborhood revitalization, and planned density. To clarify the type of housing that will be needed to meet anticipated future demand, Housing Element law requires an assessment of population and employment trends. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking demographic changes helps the City better plan for, respond to, and/or anticipate changing housing demand.

## Population Growth

Since Baldwin Park incorporated in 1956, there have been two periods of substantial growth. Between 1960 and 1970, the population increased 39 percent, to 47,285 residents, due to single-family housing construction. During the 1970 to 1980 period, the population grew another 37 percent to 69,330 due to multi-family housing construction and an increase in household size. In 2000, the Census Bureau indicated that the City had reached a population of 75,753. Between 1990 and 2010, Baldwin Park's population increased by 9.3 percent, the majority of which occurred between 1990 and 2000. However, between 2000 and 2010, Baldwin Park's population had virtually no change, as indicated by the 2010 Census population enumeration of 75,390 residents. This stagnation in population growth

closely paralleled the experiences of many surrounding communities in the region. Most communities in Los Angeles County had either small population declines or experienced minimal growth during this period. Demographic researchers have hypothesized that the decline in population growth rates in the region may be due to Statewide simultaneous out-migration, lack of in-migration, and aging. With a high cost of living and a suffering economy, fewer people are migrating to California, and more and more people are leaving to live in other states.

**Table H-1**  
**Population Growth: Baldwin Park and Surrounding Cities, 1990-2010**

<b>Jurisdiction</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% Change 1990-2010</b>	<b>% Change 2000-2010</b>
<b>Baldwin Park</b>	<b>69,330</b>	<b>75,753</b>	<b>75,390</b>	<b>9%</b>	<b>0%</b>
Azusa	41,333	44,371	46,361	12%	4%
Covina	43,207	47,144	47,796	11%	1%
El Monte	106,209	116,249	113,475	7%	-2%
Industry	580	1,004	219	-62%	-78%
Irwindale	1,050	1,472	1,422	35%	-3%
La Puente	36,955	41,009	39,816	8%	-3%
West Covina	96,086	104,893	106,098	10%	1%
Los Angeles County	8,863,164	9,519,338	9,818,605	11%	3%

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

Estimates of future growth indicate a minimal increase in population over the next 25 years. SCAG estimates that the population of Baldwin Park will reach 82,200 by the year 2035, representing a less than a 10 percent increase over 25 years.

**Table H-2**  
**Population and Growth 1940-2035**

<b>Year</b>	<b>Population</b>	
	<b>Number</b>	<b>% Growth from Previous Decade</b>
1960	33,951	--
1970	47,285	39%
1980	50,554	7%
1990	69,330	37%
2000	75,753	9%
2010	75,390	0%
2020 (projection)	78,200	4%
2035 (projection)	82,200	5%

Sources: California Department of Finance Historical Populations, U.S. Census 2010; 2012  
SCAG RTP Projections

## Age

Population age distribution serves as an important indicator of housing needs, as housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Cost and access to services are important to seniors because they may be on fixed incomes and have mobility limitations. Table H-3 shows the age distribution of Baldwin Park residents, as reported by the Census between 1990 and 2010.

**Table H-3**  
**Age Distribution**

Age group	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Preschool (0-4 years)	7,471	11%	7,324	10%	5,905	8%
School Age (5-17 years)	16,912	24%	19,153	25%	16,666	22%
College Age (18-24 years)	9,428	14%	9,000	12%	8,849	12%
Young Adult (25-44 years)	22,626	33%	23,231	31%	21,588	29%
Middle Age (45-64 years)	9,029	13%	12,463	16%	16,323	22%
Senior Adults (65+ years)	3,864	6%	4,666	6%	6,059	8%
Total	69,330	100%	75,837	100%	75,390	100%
Median Age	-		26.9		30.5	

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

In 2010, young adults (25-44 years old) constituted the largest age group, at 29 percent, followed by the middle-age group (45-64 years old) and school-age children (5-17 years old), both at 22 percent. Since 1990, the proportion of residents within the preschool and young adult age groups has been declining, a trend seen nationwide.<sup>1</sup> The middle-age group (45-64 years old) and seniors (65 years and older), on the other hand, has increased consistently. This trend shows that the City's residents are becoming older in general, as evidenced by the increasing median age in the City. An aging population indicates that in the future, demand will be higher for smaller housing units and housing programs such as housing repair services for seniors.

## Race and Ethnicity

Table H-4 shows the racial and ethnic distribution of the population in Baldwin Park. Over the last decade, Baldwin Park's ethnic composition has been gradually shifting, reflecting a trend seen throughout California. In 1980, the two most prevalent groups in the community were Whites (35 percent) and Hispanics (58 percent), but by 2000, the population of Whites had declined to only seven percent,

<sup>1</sup> *Profile of the California Young Population (Age 16-24)*. California State Library. Rosa Maria Moller Ph.D. 2004

while the Hispanic population had increased to 79 percent. The Asian population also experienced a dramatic increase, nearly tripling, from 4 percent to 12 percent in 2000. Since 2000, the Asian population has continued to gradually increase, while the White population has continued to decline; however, changes over the past decade have not been substantial. The proportion of Hispanics in the City had very little change, increasing only one percent between 2000 and 2010. The slight changes in populations correlate to the overall low population growth in the City and region, which were zero percent and two percent respectively during the last decade, 2000-2010.

**Table H-4**  
**Race and Ethnicity by Person**

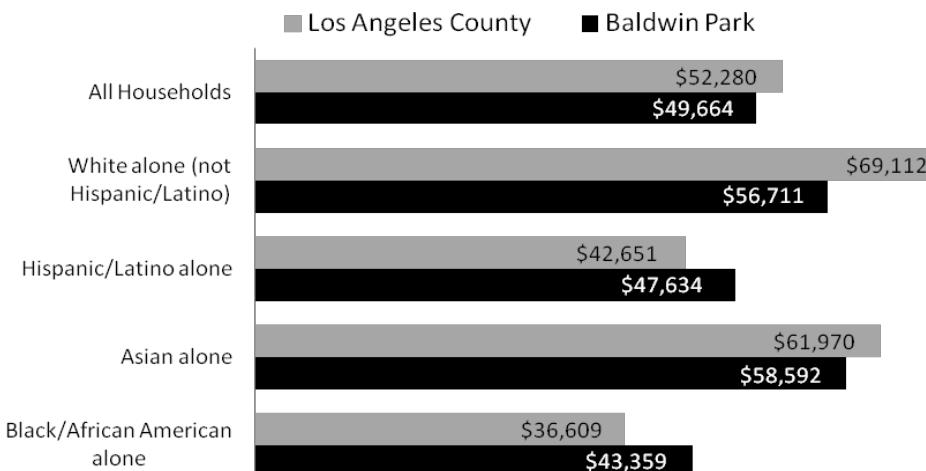
<b>Racial/Ethnic Group</b>	<b>2000 Population</b>		<b>2010 Population</b>		<b>2000 to 2010 Population Change</b>	
	<b>Baldwin Park</b>	<b>Los Angeles County</b>	<b>Baldwin Park</b>	<b>Los Angeles County</b>	<b>Baldwin Park</b>	<b>Los Angeles County</b>
White	7%	31%	4%	28%	-3%	-3%
Hispanic	79%	45%	80%	48%	1%	3%
Black	1%	9%	1%	8%	-0%	-1%
Asian/Pacific Islander	12%	12%	14%	14%	2%	2%
Other	1%	3%	1%	2%	0%	-1%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>	<b>3%</b>

Source: U.S. Census 2000 and 2010

### **Household Income among Racial Groups**

Figure H-1 shows the income disparity between ethnic/racial groups in the City and County. Asian households earned a median household income of \$58,592 in Baldwin Park as of 2011, an income 12 percent higher than total households in the City. White households in Baldwin Park earned incomes that were approximately 18 percent lower than White households countywide. Hispanic and Black households in Baldwin Park earned more, but were still below the County average income of \$52,280.

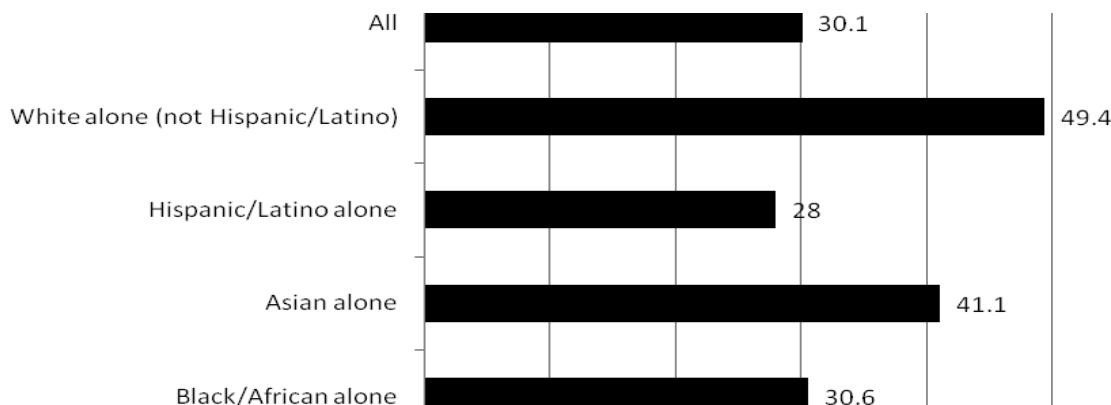
**Figure H-1**  
**Median Earnings by Race/Ethnicity, 2011**



Source: 2011 American Community Survey

Age distribution also varies significantly by race and ethnicity (Figure H-2), as the average age of White and Asian residents tends to be older than that of Hispanic and Black residents.

**Figure H-2**  
**Baldwin Park Median Age by Race/Ethnicity, 2010**



Source: U.S. Census 2010

# Household Characteristics

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect access to and demand for housing and housing programs. This section details the various household characteristics in Baldwin Park.

## Household Type and Size

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to provide households of different ages and types the opportunity to live in Baldwin Park. The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as housing units are living quarters (homes, apartments, mobile homes, etc.). A household refers to the group of persons living in a housing unit.

According to the 2010 Census, the average household size in Baldwin Park is 4.36 people. This represents a two percent decrease over the 4.44 average size in 2000. Baldwin Park's average household size is much higher than that of Los Angeles County as a whole, which averaged 2.98 persons per household.

The data in Table H-5 indicate that Baldwin Park appears to be a stable, family-oriented community, with 88 percent of all households classified as families. This proportion has remained very stable between 2000 and 2010 (89 percent in 2000). The City has a much higher proportion of family households than the County (68 percent), the State (69 percent), and the nation (66 percent).

Household size and composition are often interrelated. Communities with a large proportion of families with children tend to have a large average household size. In Baldwin Park, however, the proportion of families with children has increased recently, while at the same time the average family size decreased slightly since 2000.

**Table H-5**  
**Household Characteristics**

<b>Household Type</b>	<b>2000</b>		<b>2010</b>		<b>Percent Change</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
Total Households:	16,961	100.0%	17,189	100.0%	1.3%
Families	15,069	88.8%	15,155	88.2%	0.6%
with children	9,481	55.9%	9,845	57.3%	3.8%
with no children	5,588	32.9%	5,310	30.9%	-5.0%
Non-Families	1,892	11.2%	2,034	11.8%	7.5%
Singles	1,379	8.1%	1,474	8.6%	6.9%
Others	513	3.0%	560	3.3%	9.2%
Average Household Size	4.44		4.36		-1.8%
Average Family Size	4.53		4.45		-1.8%
Renter-Occupied	39%		40%		1.3%
Owner-Occupied	61%		60%		-1.5%

Source: U.S. Census 2000 and 2010

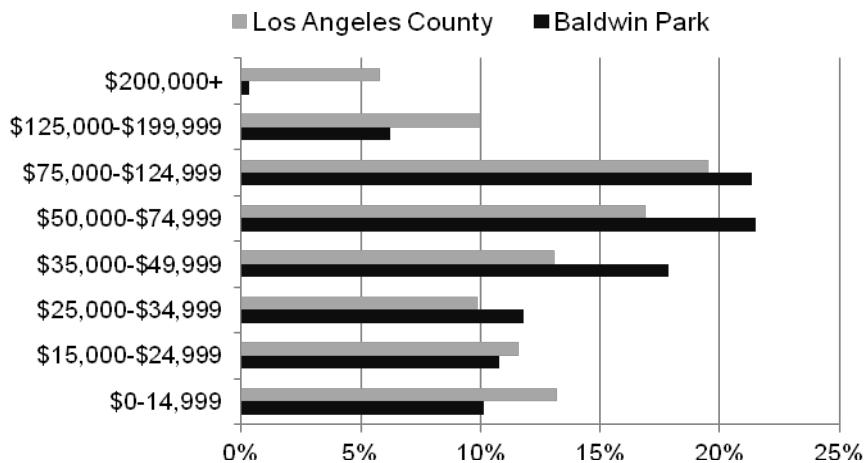
## Income and Employment

### Income Profile

Household income is a critical, although not the only, factor affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

The estimated 2011 median household income in Baldwin Park was \$49,664, slightly below the median household income for Los Angeles County (\$52,280). Figure H-3 shows that overall, Baldwin Park has a larger proportion of residents (33 percent) earning less than \$35,000 per year. In other income categories, though, the proportion of City residents earning between \$35,000 and \$74,999 is slightly higher than the County average. However, the proportion of residents earning above \$75,000 is substantially lower in the City (27 percent) than in the County (36 percent).

**Figure H-3**  
**Household Income Distribution, 2011**



Source: U.S. Census American Community Survey 2011

For housing planning and funding purposes, HCD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for each county:

- Extremely Low-Income Households earn between 0 and 30% of AMI
- Very Low-Income Households earn between 31 and 50% of AMI
- Low-Income Households earn between 51 and 80% of AMI
- Moderate-Income Households earn between 81 and 120% of AMI
- Above Moderate-Income Households earn over 120% of AMI

The CHAS special Census tabulations developed for HUD provide a specific breakdown of household income adjusted for family size. As shown in Table H-6, moderate- and above moderate-income households comprise the largest share of all households in Baldwin Park, and the low-income households comprise the second largest category. According to the 2005-2009 CHAS, less than 12 percent of the City's total households are classified as extremely low income (0-30 percent of AMI), almost 20 percent are classified as very low income (31-50 percent of AMI), and approximately 23 percent are classified as low income (51-80 percent AMI).

**Table H-6**  
**Households by Income Category**

Household Type	Extremely Low-Income (0-30%)	Very Low-Income (31-50%)	Low-Income (51-80%)	Moderate/Above Moderate-Income (81%+)
Baldwin Park	16.8%	19.6%	22.6%	41.0%

Source: 2005-2009 HUD CHAS Data Book,

Housing tenure refers to whether a unit is owned or rented. Tenure is closely correlated with income, as those households with lower incomes most usually cannot afford to buy a home. Consistent with this fact, renters in Baldwin Park earned lower incomes overall, with about 55 percent earning less than half the median income for the County. There was a significant difference between renter and owner households, as the proportion of owners earning less than half the median income was just under 40 percent. Elderly renters are shown to be in the most precarious financial situation, with nearly 80 percent earning less than half of the median income.

**Table H-7**  
**Tenure By Income Category by Household Type**

Household Type	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/Above Moderate-Income (81%+AMI)
<b>Renter-Occupied Households</b>				
Elderly (62+ years)	59%	19%	15%	7%
Small Families (2-4 persons)	23%	29%	25%	23%
Large Families (5+ persons)	22%	24%	27%	26%
Others	33%	34%	12%	21%
Total Renters	27%	27%	24%	22%
<b>Owner-Occupied Households</b>				
Elderly (62+ years)	27%	19%	17%	36%
Small Families (2-4 persons)	8%	14%	22%	56%
Large Families (5+ persons)	9%	11%	27%	53%
Others	9%	38%	7%	46%
Total Owners	11%	15%	22%	52%
<b>Total Households</b>	<b>17%</b>	<b>20%</b>	<b>23%</b>	<b>41%</b>

Source: HUD CHAS Data Book, 2005-2009 (Based on 2005-2009 American Community Survey Estimates)

## Employment Trends of Residents

Current and future housing needs in Baldwin Park are impacted by the labor and employment characteristics of residents. Different occupations often translate into different wage levels. Wage directly impacts a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

The 2011 American Community Survey estimates that 31,256 Baldwin Park residents are employed, representing nearly 60 percent of the City's population over 18 years of age. This number was significantly higher than in 2000, when 26,153 residents reported having jobs. This increase is significant, especially considering

that the City's overall population decreased slightly, but may be partly due to the proportional increase in working age populations (ages 18-64) which make up more than 60 percent of the City's population.

Table H-8 shows the types of occupations held by Baldwin Park residents. Between 2000 and 2010, there was an increase in the proportion of residents in service occupations and a decrease in sales and office jobs. This is an important trend, as service occupations have typically have significantly lower wage earnings (Table H-9).

**Table H-8**  
**Employment by Occupation**

Occupation	2000		2010	
	Employees	% of all jobs	Employees	% of all jobs
Managerial/Professional	3,936	15%	4,693	15%
Service occupations	4,740	18%	7,801	25%
Sales and office occupations	6,899	26%	7,200	23%
Farming, fishing, forestry	69	0%	404	1%
Construction, maintenance	2,804	11%	3,138	10%
Production/Transportation	7,705	29%	8,020	26%
<b>Total</b>	<b>26,153</b>	<b>100%</b>	<b>31,256</b>	<b>100%</b>

Source: U.S. Census 2000 and American Community Survey 2011

Table H-9 shows that the median earnings for Baldwin Park residents were slightly lower than in the County as a whole in all employment categories.

**Table H-9**  
**Median Earnings by Occupation**

Occupation	Baldwin Park	Los Angeles County
Managerial/Professional	\$ 36,975	\$ 65,568
Service occupations	\$ 20,080	\$ 23,785
Sales and office occupations	\$ 35,951	\$ 36,345
Farming, fishing, forestry	\$ 15,326	\$ 18,283
Construction, extraction	\$ 29,463	\$ 31,317
Installation, maintenance, repair	\$ 36,037	\$ 36,184
Production/Transportation	\$ 28,511	\$ 26,696

Source: American Community Survey 2011

## Special Needs Groups

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

### Elderly

The elderly are a large and rapidly growing segment of the population in Baldwin Park. Specific housing needs of the elderly include affordable housing, supportive housing (such as assisted living facilities), and other housing that includes a planned service component. According to the 2010 Census, eight percent of the population, or 6,059 persons in Baldwin Park, are over the age of 65, compared to 11 percent in the County.

Many elderly persons have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability. Per CHAS estimates, 1,469 elderly households in Baldwin Park earn low and moderate incomes (less than 80 percent AMI).

### Disabled

Both mentally and physically disabled residents face housing access and safety challenges. Disabled residents often need affordable, conveniently located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. The living arrangements for persons with disabilities can depend on the severity of the disability. Many disabled persons live at home in an independent environment and receive the assistance they need through the help of other family members. To maintain independent living, disabled persons may require other kinds of assistance. This can include special housing design features for the physically disabled and in-home supportive services for persons with medical conditions.

Disabled people, in many cases, may be of limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of income on housing, overcrowding is frequent as housing expenses are shared with others, oftentimes live-in caretakers. In addition, adults often have the problems of securing and paying for childcare. They may have the further burden of obtaining an education or training for themselves to increase their incomes. In addition, disabled

persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

Many Baldwin Park residents have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. In 2011, eight percent of the population reported a disability. A significant proportion of the senior population (42 percent) is disabled.

**Table H-10**  
**Disability by Age**

Age Group	2011		
	Total Persons	Persons with a Disability	% of Total Age Group
Under 5	5,183	0	0%
5-17 Years	16,155	673	4%
18-64 Years	48,206	3,095	6%
Over 65 Years	6,044	2,509	41.5%
<b>Total</b>	<b>75,588</b>	<b>16,327</b>	<b>8%</b>

Source: 2011 American Community Survey

California State Code Title 24 requires all multiple-family residential developments of three or more units, and stacked condominium developments of four or more units, to be accessible to disabled persons. However, because Title 24 regulations were not in effect at the time that many of the City's housing units were constructed, it is likely that there exists a shortage of housing units accessible to people with disabilities. The City's home improvement program provides funding to eligible residents to assist in the construction of improvements to provide access to housing for disabled persons. In addition, Baldwin Park does not require special building codes or onerous project review to improve or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling. Baldwin Park adopted a reasonable accommodation ordinance as part of the comprehensive Zoning Code update in 2012.

## Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code a "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, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

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.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table H-11 provides information from the San Gabriel/Pomona Regional Center on the number of developmentally disabled individuals in Baldwin Park. As of October 2012, 716 Baldwin Park residents were consumers of the services provided at the local Regional Center.

**Table H-11**  
**Baldwin Park Developmentally Disabled Residents By Age**

Age Group	Number of Individuals	Percent of Total
0-14 Years	243	34%
5-22 Years	115	16%
23-54 Years	267	37%
55-65 Years	60	8%
65+ Years	31	4%
Total with Disability	716	100%

Source: California Department of Developmental Services, 2012

Note: Information in this table indicates the number of developmentally disabled residents in Baldwin Park receiving assistance from the San Gabriel /Pomona Regional Center

According to the ARC of United States (formerly known as the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

Several housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. A majority of the City's affordable housing units are reserved for seniors and disabled persons. Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist meet the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the San Gabriel/Pomona Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, and assist interested developers in the pursuit of funding sources designated for persons with special needs and disabilities.

## Families

State law identifies two specific family groups as having special housing needs: large families/households and families with female heads of households. The reasons for their special needs status varies and may include lower income status, the presence of children, and the need for financial assistance, as well as the available of suitably sized housing.

**Table H-12**  
**Special Needs Households**

Data Year	Characteristics	Large Households	Female-Headed Households	Female-Headed Households with Children
2010	Total Households	7,162	3,358	2,664
	% of all households	42%	20%	16%
	Renters	39%	49%	64%
	Owners	61%	51%	36%

Source: U.S. Census 2010 and American Community Survey 2010

## **Large Households**

In general, large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Larger units are often fairly expensive. As such, large households are often forced to reside in smaller, less expensive units or double up with other families or extended family to save on housing cost. This can result in overcrowding.

The 2010 Census reported 7,162 large households with five or more members in Baldwin Park, of which 61 percent owned a home. These households are usually families with more than two children or families with extended family members such as in-laws or grandparents living in the same housing unit. According to CHAS data, 72 percent of large-family owners and 85 percent of large-family renters experienced one or more housing problems. Housing problems include overcrowding, cost burden, and substandard conditions.

## **Female-headed Households**

In 2010, 3,358 female-headed households lived in Baldwin Park, representing 20 percent of all households. Female-headed households with children made up 16 percent of all households. Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. The City's Housing Authority and Recreation and Community Services Department provide housing and supportive services that offer support programs to female-headed households. The Housing Authority provides rent subsidies through the Section 8 Voucher program. The Recreation and Community Services Department offers affordable childcare and recreation programs to low-income families. Additionally, the City supports the Teri G. Muse Family Service Center, which is a central facility for non-profit agencies offering social, health, and human services to the residents of Baldwin Park. Services include various types of counseling and health programs for individuals and families. All services are offered at low or no cost to participants.

## **Homeless Persons**

Homelessness continues to be a regional and national issue. The City of Baldwin Park is part of the county-wide Los Angeles Continuum of Care (LACoC) to provide assistance to homeless persons at every level of need and assist in the move from homelessness to permanent housing. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where

supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. The LACoC services and facilities available for the homeless in Baldwin Park are coordinated by the Los Angeles Homeless Services Authority (LAHSA).

Because of the transient nature of homelessness, gauging an estimate of homeless persons is difficult. One source of information on homelessness in the City of Baldwin Park is the 2011 Greater Los Angeles Homeless Count Report. The Greater Los Angeles Homeless Count is a point-in-time study and demographic survey conducted by LAHSA every two years, and includes sheltered and unsheltered homeless individuals and families in the county. The survey identified approximately 3,918 homeless persons, a 20 percent increase from 2009, in the San Gabriel Valley (SPA3), which includes the City of Baldwin Park and 30 other cities. The LAHSA survey does not include City-specific information for Baldwin Park. However, during the 2010 Census, no homeless persons were counted in Baldwin Park.

In addition to LAHSA and as part of the Los Angeles Continuum of Care, the East San Gabriel Valley Coalition for the Homeless (ESGVCH) provides services for the homeless and those at risk of homelessness in the East San Gabriel Valley, which includes the City of Baldwin Park. ESGVCH is a non-profit organization that provides its services to the area's homeless and at-risk populations through a series of facilities. These facilities include a Homeless Emergency Assistance Center in the neighboring City of Covina, a Services Access Center housed in the West Covina Community Services Center, and emergency winter shelters established in local churches on a rotating basis. In addition, homeless persons in Baldwin Park are provided with transportation to these facilities from the Family Service Center in Baldwin Park. The Center provides community resources to individuals who need social services such as food, transportation, and referrals.

In 2008, the San Gabriel Valley Council of Governments commissioned a homeless strategy report, which included an estimate of local homeless persons by jurisdiction. The report estimated 361 homeless persons reside in Baldwin Park.

The City of Baldwin Park relies upon the services provided by ESGVCH and LAHSA, and allocates CDBG funds to financially assist the operations of the ESGVCH, which works to adequately serve the needs of the local homeless population.

## **Farmworkers**

The City of Baldwin Park is an urban community within a metropolitan area. No farming operations exist in the City. As such, the City has no seasonal housing needs for crop-related farmworker jobs.

# Housing Profile

This section addresses characteristics of the housing supply in Baldwin Park, including type, age, condition, costs, and availability.

## Housing Stock

Baldwin Park is a built-out city and as expected, has experienced only a modest growth in its housing stock in recent years. The 2000 Census reported 17,179 housing units in Baldwin Park, representing an increase of approximately one percent since 1990 (Table H-13). Year 2010 estimates show a two percent growth rate since 2000. Overall, the City has experienced a growth of three percent since 1990. The level of growth in Baldwin Park is similar to that experienced in the majority of nearby cities and closely paralleled the housing growth of the County of Los Angeles as a whole.

**Table H-13**  
**Housing Unit Growth**

Jurisdiction	1990	2000	2010	% Change 2000-2010	% Change 1990-2010
<b>Baldwin Park</b>	<b>17,179</b>	<b>17,430</b>	<b>17,736</b>	<b>2%</b>	<b>3%</b>
Azusa	13,232	13,013	13,386	3%	1%
Covina	16,110	16,364	16,576	1%	3%
El Monte	27,167	27,758	29,069	5%	7%
Industry	139	124	73	-41%	-47%
Irwindale	282	378	390	3%	38%
La Puente	9,285	9,660	9,761	1%	5%
West Covina	31,112	32,058	32,705	2%	5%
Los Angeles County	3,163,343	3,270,909	3,445,076	5%	9%

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

## Housing Type

Diversity in the types of housing available within a community promotes equal housing opportunity for persons of all income levels. A balanced housing stock allows households of all income levels, age, and size the opportunity to find housing suited to their needs. In the 1950s, Baldwin Park housing unit mix was predominantly single-family, but over the years, the community has matured and the housing stock is gradually becoming more diversified, providing for a wider range of housing choices. Although much of the multi-family housing growth occurred during the 1950s, 1960s, and 1980s, it slowed from 1990 on. The table below summarizes the housing mix in 1990, 2000, and 2010.

As shown in the Table H-14, the majority of housing units in Baldwin Park consist of single-family homes, making up 74 percent of the City's housing stock, with multi-family housing comprising 24 percent and mobile homes filling out the remaining two percent. According to the American Community Survey estimates, the City's housing stock has grown by three percent since 1990. Multi-family units increased by 26 percent since 1990, while the number of single-family units decreased by less than one percent. The Mobile Homes, Trailers, and Other category ("Other" refers to cars, campers, etc.) experienced a 47 percent reduction since 1990. The reduction that occurred to this group of housing units is primarily due to the elimination of two nonconforming mobile home parks within the City. These parks were closed by the property owners; one was converted to a conforming use and one remains vacant. There are two other existing, nonconforming mobile home parks in the City containing 56 residential units.

**Table H-14**  
**Housing Unit Types**

<b>Housing Type</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>		<b>2000-2010 Percent Change in Units</b>
	<b>Number of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>	
Single-Family	13,154	77%	13,608	78%	13,130	74%	-4%
Multi-Family 2-4 Units	562	3%	601	3%	644	4%	7%
Multi-Family 5+ Units	2,766	16%	2,878	17%	3,538	20%	19%
Total Multi-Family	3,328	19%	3,479	20%	4,182	24%	17%
Mobile Homes, Trailer & Other	697	4%	343	2%	366	2%	6%
<b>Total</b>	<b>17,179</b>	<b>100%</b>	<b>17,430</b>	<b>100%</b>	<b>17,678</b>	<b>100%</b>	<b>1%</b>

Source: CA Department of Finance, 1990 and 2000; 2010 American Community Survey

## Tenure

Housing tenure refers to whether a unit is owned or rented. Table H-15 shows that the ratio of owners to renters in Baldwin Park remained steady between 2000 and 2010, with 60 percent of Baldwin Park residents owning the home in which they live. This speaks to the stability of the City's residential neighborhoods. The housing stock was developed with the intention of providing reasonably priced, detached single-family home ownership opportunities. It remains owner-predominate today, with only 39 percent of units in Baldwin Park occupied by renters; however, as new housing in the City is built, the majority of these are renter-occupied units.

**Table H-15**  
**Tenure and Vacancy**

Tenure	2000		2010		Percent Change in Units
	Number	Percent of Total	Number	Percent of Total	
Total Housing Units	16,961	100.0%	17,736	100.0%	3.18%
Renter-Occupied	6,612	38.5%	6,836	38.5%	3.39%
Owner Occupied	10,349	60.2%	10,353	58.4%	0.04%
Rental Vacancy Rate	1.9%		3.3%		--
Owner Vacancy Rate	1.2%		1.3%		--
Overall Vacancy Rate	2.69%		3.08%		--

Source: U.S. Census 2000 and 2010.

Note: Overall vacancy rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold but not occupied.

## Vacancy

The vacancy rate indicates a relationship between supply and demand. According to SCAG, a certain level of vacancies in the housing market is desirable. Four percent is considered to be a healthy vacancy rate – one that permits sufficient choice among a variety of housing units – although a healthy rate can be as low as two percent for ownership units and as high as five to six percent for rental units.. A limited vacancy rate is an indication that demand for housing is outpacing supply and usually results in higher housing costs, reducing housing opportunities for low-income households.

With a housing stock comprised of 39 percent rental units and 58 percent owner-occupied units in Baldwin Park, the weighted optimum vacancy rate should be approximately 3.09 percent. Although the vacancy rate increased to 3.08 percent in 2010 from 2.69 percent in 2000, the City's overall vacancy rate is still considered healthy.

## Housing Issues

### Housing Conditions

The age and condition of Baldwin Park's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age may need some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. The housing stock in the City is aging. The age of the housing stock, as defined by the year the units were built, is shown in Table H-16. As of 2011, approximately 64 percent of all housing units in the City were built prior to 1980, and are now over 30

years old. Only about 16 percent of the units in Baldwin Park were built between 1990 and 2011.

**Table H-16**  
**Age of Housing Stock, 2011**

Age	Year Built	% of All Housing Units
6 years or less	2005 or later	2%
7-11 years	2000 to 2004	6%
12-21 years	1990 to 1999	7%
22-31 years	1980 to 1989	19%
32-51 years	1960 to 1979	23%
52-71 years	1940 to 1959	32%
72 years or more	1939 or earlier	4%

Source: American Community Survey 2011

Most of the housing stock in Baldwin Park remains in good condition. Very few housing units in the City are considered substandard, and the City actively addresses those that are through code enforcement and housing rehabilitation loans and grants. Between 2000 and 2012, City building inspectors and code enforcement officers estimate that approximately 23 units were red-tagged. Red-tagged units were severely damaged to the extent that the structure was too dangerous to inhabit. Of these units, approximately 85 percent were demolished, while the other 15 percent were rehabilitated.

## Overcrowding

Overcrowding is an indicator of a lack of affordable housing. The prevalence of overcrowding varies significantly by income, type, and size of household. Generally, very low- and low-income households and large families are disproportionately affected by overcrowding. However, cultural differences also contribute to overcrowding conditions since some cultures tend to have larger household sizes. The Census defines overcrowded households as units with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room.

Overcrowding in Baldwin Park has become a problem over the years. As the number of residents increases, so does the demand for City services (i.e., schools, police, and fire). Moreover, overcrowding also presents negative impacts to neighborhoods and housing, such as an increase in traffic, deterioration of homes and infrastructure, and increased levels of on-street parking.

Table H-17 displays the prevalence of overcrowding in Baldwin Park. As indicated by the 2011 American Community Survey, over 25 percent of households were overcrowded (4,220 units). The incidence of overcrowding was significantly higher

in Baldwin Park than in the County (11.9 percent). The percentage of severely overcrowded households in Baldwin Park was 6.6 percent (1,109 units) in 2011, which is also higher than that of the County (4.8 percent).

Overcrowding is typically more prevalent among renters than among owners. Over 33 percent of renter households experienced overcrowding in 2011 (2,305 units), compared to only 19.5 percent of owner households (1,915 units). Given that population growth is expected to continue to exceed housing opportunities, the issue of overcrowded housing will remain pertinent to Baldwin Park. As such, a need exists in Baldwin Park for the development of larger units and the rehabilitation of existing units to accommodate large families.

**Table H-17**  
**Overcrowding by Tenure**

	2011			
	# of all Housing Units	% of all Housing Units	% of all Renter Units	% of all Owner Units
Overcrowded (1 - 1.5 persons/room)	3,111	18.7%	22.1%	16.2%
Severely Overcrowded (>1.5 persons/room)	1,109	6.6%	11.5%	3.3%
<b>Total Overcrowded (&gt;1 persons/room)</b>	<b>4,220</b>	<b>25.3%</b>	<b>33.7%</b>	<b>19.5%</b>

Source: 2011 American Community Survey

The City has resources in place to address overcrowded conditions. Because most new developments in Baldwin Park consist of three- and four-bedroom units, encouraging overall residential development and removing constraints to development are important goals that will help increase the supply of housing for large families and help ameliorate overcrowded conditions. The primary financial resource available to assist overcrowded households is funding through the City's Home Improvement Residential Program (HIRP). This program can provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Information about this resource is available on the City's website and at public counters.

## Housing Costs

The cost of housing in a community is often directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

### Ownership Housing

The median home price in Baldwin Park in 2011 was \$235,750. This was nearly four percent lower than the median home price in 2010, revealing a drop in home prices

during that one-year period. Home prices in Baldwin Park, and across the nation, have decreased dramatically from the heights prior to the sub-prime mortgage market collapse of 2007. In 2006, the median home sale price in Baldwin Park was \$429,750, almost twice as high as 2011 prices. However, as the nation recovers from the recession, overall home sale prices throughout Southern California are anticipated to increase, and will continue to be dramatically higher than in other parts of the country. In 2011, the median home price for Los Angeles County at large was higher than in Baldwin Park, at \$315,000. However, the median home prices in Los Angeles County were nearly six percent lower in 2011 than in 2010.

**Table H-18**  
**Median Home Prices, 2011**

County/City/Area	2011	2010	2006	2010-2011 % Change	2006-2011 % Change
Baldwin Park	\$235,750	\$245,000	\$429,750	-3.78%	-45.14%
Azusa	\$389,000	\$432,500	\$429,500	-10.06%	-9.43%
Covina	\$300,000	\$320,000	\$485,750	-6.25%	-38.24%
El Monte	\$280,500	\$305,000	\$455,000	-8.03%	-38.35%
La Puente	\$240,000	\$255,000	\$459,250	-5.88%	-47.74%
West Covina	\$320,000	\$350,000	\$519,000	-8.57%	-38.34%
Los Angeles County	\$315,000	\$335,000	\$515,000	-5.97%	-38.83%

Source: California Home Sale Activity by City Chart, DataQuick, 2006/7 and 2010/11

The National Association of Home Builders (NAHB), together with Wells Fargo, compiles and publishes a quarterly NAHB/Wells Fargo Housing Opportunity Index (HOI). The index calculates the percentage of homes (on a scale from 0 to 100) that were sold during a three-month period that would be affordable to a family earning the region's median income. The index assumes buyers will finance 90 percent of the purchase price with a 30-year fixed-rate mortgage, and takes into account prevailing interest rates, property taxes, and insurance costs. The Los Angeles-Long Beach-Glendale metropolitan statistical area has been ranked among the least affordable metropolitan areas in the country for the past several years (222 out of 226). However, according to the HOI, the percentage of the Los Angeles metropolitan area population that could afford a median-priced home has steadily increased in recent years. During the first quarter of 2010, less than 36 percent of homes sold were affordable to a family earning the local median income. During the first quarter of 2011, however, 43.1 percent of homes sold were affordable at the local median income. And, during the first quarter of 2012, the percentage of affordable homes increased to just under 50 percent.

### Rental Housing

Current data on rental housing were compiled from internet rental sources (Table H-19). The survey indicated that the majority of apartments available are one to two-bedroom units and that only a small number of single-family homes, generally three bedrooms, are available for rent. Because four-bedroom apartments are rare,

many large families may need to rent a single-family home to avoid overcrowded conditions. As Table H-20 shows, rental units in the City of Baldwin Park fall within the range of HUD-determined fair market rents for the County of Los Angeles.

**Table H-19**  
**Rental Unit Rates**

Unit Size	Rental Housing	Median
1 bedroom	\$795 - \$1,009	\$935
2 bedroom	\$1,100 - \$1,375	\$1,200
3 bedroom	\$1,400 - \$1,850	\$1,649

Source: Craigslist.com, 4rentinLA.com, ApartmentHunterz.com, WestsideRentals.com. Search performed on October 10, 2012.

**Table H-20**  
**2012 Los Angeles County Fair Market Rents**

Efficiency	One-Bed	Two-Bed	Three-Bed	Four-Bed
\$961	\$1,159	\$1,447	\$1,943	\$2,338

Source: HUD User 2012

### **Overpayment and Affordability**

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. 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 or double up with other households. Homeowners with a housing cost burden may have the option of selling the homes and become renters, although many owners have limited equity in their homes due to the decline in home prices. Renters are also vulnerable and subject to constant changes in the housing market.

Table H-21 shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden declined significantly as income increased. Overall cost burden was most prevalent among renter households in all income categories. In particular, extremely low-income large family renters (100 percent) and extremely low-income large family owner households (89 percent) had the highest proportion of cost burden compared with the proportion experiencing cost burden citywide (50 percent).

**Table H-21**  
**Households Experiencing Cost Burden**

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/Above Moderate (81% +)	All Income Categories
<b>Renter-Occupied Households</b>					
Elderly (62+ years)	56%	71%	47%	0%	54%
Large Families (5+ persons)	100%	81%	52%	0%	56%
Total Renters	84%	75%	45%	7%	55%
<b>Owner-Occupied Households</b>					
Elderly (62+ years)	52%	61%	44%	21%	41%
Large Families (5+ persons)	89%	88%	64%	19%	45%
Total Owners	74%	71%	64%	28%	48%
Total Households	80%	73%	57%	24%	50%

Source: HUD CHAS Data Book, 2005-2009

### Affordability

Affordability is determined by comparing the cost of housing to the income of local households. The high housing costs in Los Angeles County impact communities far beyond the affordability problem. The lack of affordable housing contributes to high levels of housing cost burden, overcrowding, and even homelessness. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income level (AMI) adjusted by family size and income level:

	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Using these updated affordability thresholds, current housing affordability, at the County level, can be estimated for the various income groups (Table H-22).

Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the Los Angeles County rental and ownership market. Given the median home prices presented in Table H-18, single-family homeownership is beyond the reach of all extremely low- and very low-income households; however, lower-income four-

person and large family households, and moderate-income households should be able to afford a median-priced home in Baldwin Park.

**Table H-22**  
**Housing Affordability**

Income Group	AMI adjusted by size	Affordable Payment		Housing Costs		Maximum Affordable Price		
		Renter	Owner	Utilities	Taxes & Insurance	Home	Rental	
<b>Extremely Low (0-30% MFI)</b>	<b>30% AMI</b>							
One Person	\$17,750	\$444	\$444	\$50	\$80	\$68,802	\$394	
Small Family	\$22,800	\$570	\$570	\$100	\$90	\$83,330	\$470	
Four Person Family	\$25,300	\$633	\$633	\$125	\$95	\$90,457	\$508	
Large Family	\$27,350	\$684	\$684	\$150	\$100	\$95,117	\$534	
<b>Very Low (30-50% MFI)</b>	<b>50% AMI</b>							
One Person	\$29,550	\$739	\$739	\$85	\$115	\$118,143	\$654	
Small Family	\$37,950	\$949	\$949	\$125	\$130	\$152,133	\$824	
Four Person Family	\$42,150	\$1,054	\$1,054	\$175	\$140	\$162,001	\$879	
Large Family	\$45,550	\$1,139	\$1,139	\$200	\$145	\$174,062	\$939	
<b>Lower (50-80% MFI)</b>	<b>60%AMI</b>	<b>70%AMI</b>						
One Person	\$44,325	\$41,370	\$1,108	\$1,034	\$100	\$165	\$168,689	\$1,008
Small Family	\$56,925	\$53,130	\$1,423	\$1,328	\$150	\$190	\$216,714	\$1,273
Four Person Family	\$67,450	\$59,010	\$1,686	\$1,475	\$200	\$210	\$233,599	\$1,486
Large Family	\$72,850	\$63,770	\$1,821	\$1,594	\$250	\$220	\$246,537	\$1,571
<b>Moderate Income (81-120% MFI)</b>	<b>110% AMI</b>							
One Person	\$49,885	\$1,247	\$1,455	\$100	\$215	\$249,986	\$1,147	
Small Family	\$64,130	\$1,603	\$1,870	\$150	\$260	\$320,264	\$1,453	
Four Person Family	\$71,280	\$1,782	\$2,079	\$200	\$280	\$350,645	\$1,582	
Large Family	\$77,000	\$1,925	\$2,246	\$250	\$300	\$371,880	\$1,675	

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4.5%, 30- year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

In the rental market, lower-income households generally cannot afford the market rents in Baldwin Park unless they find a modestly priced studio apartment. Moderate-income households should be able to afford one-bedroom units, and some two-bedroom units in the City. Large moderate-income households may also be able to afford three-bedroom units; however, larger units may not be attainable.

Furthermore, there is a limited number of housing units in the City that have more than three bedrooms.

## **Affordable Housing in Baldwin Park**

### **Housing Authority**

The Baldwin Park Housing Authority (BPHA) is responsible for the administration of Public Housing and Section 8 Rental Assistance Programs in the City. The Section 8 Rental Assistance Program provides rental subsidies to low-income families which spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Eligibility for the distribution of Section 8 assistance is determined by the BPHA based on the total annual gross income and family size, and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. As of October 2012, 550 Baldwin Park households received rental assistance under the HUD Section 8 program and 250 applicants were on the waiting list.

### **Housing Rights Center**

The City of Baldwin Park contracts with the Housing Rights Center (HRC) for the provision of fair housing services to residents in the community. During the 2011-2012 fiscal year, HRC assisted 158 Baldwin Park residents and investigated 17 allegations of housing discrimination. The top reported discrimination complaints were based on physical and/or mental disability and familial status. Between 2009 and 2012, HRC received 55 discrimination inquiries resulting in 23 cases (47 percent based on disability and 31 percent bases on familial status). Programs and services provided by HRC include a landlord/tenant counseling program, investigation services, outreach and education program, and litigation services. HRC is instrumental in combating discriminatory housing practices in the City of Baldwin Park.

### **Assisted Housing**

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2013 through 2023.

The City can assist with various funding sources, including HUD funding sources, affordability agreements, and Section 8 rental assistance to preserve and increase the supply of affordable housing in Baldwin Park through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units. Financial assistance is provided to both non-profit and for-profit housing

developers. Table H-23 presents the inventory of affordable housing developments in Baldwin Park. In 2012, nine affordable rental housing projects were located in Baldwin Park, providing approximately 498 affordable units to lower-income households. Of these units, 40 percent are reserved for seniors and 60 percent are reserved for families. The following is a summary of the assisted developments projects listed in Table H-23.

**Table H-23**  
**Assisted Housing**

Assisted Developments	Year Built	Tenant Type	Affordable Units	Total Units	Funding Program	Earliest Conversion Date
Clark Terrace 14315 Clark St. Baldwin Park, CA 91706	1979	Elderly	77	78	HUD Section 221 (d)(4) HUD Section 223(a)(7) HUD Section 8	6/1/2019 1/31/13
Foster Avenue 13630 Foster Ave. Baldwin Park, CA 91706	1974	Family	40	40	HUD Section 241 (f)	5/1/2035
Frazier Park 3243 Frazier St. Baldwin Park, CA 91706	1982	Family	60	60	HUD Section 221 (d)(4) HUD Section 8	5/18/13
Ramona Park 13870 Ramona Blvd. Baldwin Park, CA 91706	1980	Family	49	49	HUD Section 8 CHFA	11/2/20
Robert H. McNeill Manor	1987	Elderly	12	12	Public Housing	Not Applicable
Syracuse Park 12728 Syracuse Park Ave. Baldwin Park, CA 91706	1972	Family	36	36	HUD Section 236(j)(1) HUD Section 8	1/31/13
TELACU Las Palomas 3834 Monterey Ave. Baldwin Park, CA 91706	2001	Family	75	75	HUD Section 202	2041
TELACU Senior Complex 14442 E. Pacific Ave. Baldwin Park, CA 91706	1991	Elderly	74	74	HUD Section 202	2031
Villa Ramona 13030 Ramona Blvd. Baldwin Park, CA 91706	2004	Elderly Family	70	71	TCAC	2047
Bella Vita 13643 Foster Ave. Baldwin Park, CA 91706	2009	Family	3	52	Density Bonus	2039
Vineland/Idaho 3346-3354 Vineland Ave. Baldwin Park, 91706	2011	Family	1	15	Density Bonus	2041

Source: California Housing Partnership Corporation, National Housing Trust, and City of Baldwin Park 2012

**Clark Terrace:** Clark Terrace is a 78-unit apartment complex owned by Goldrich and Kest. Built in 1979, the complex is assisted under HUD's Section 221(d)(4) program, which provides mortgage insurance to private developers to facilitate the development of rental housing. In 1999, the 20-year Section 8 contract expired. The property owner has filed for renewal of the contract yearly since then. The current Section 8 contract expires January 31, 2013. The project was refinanced with a 223(a)(7) loan; the maturity date for that loan is 2019.

**Foster Avenue:** Foster Avenue is a 40-unit apartment complex owned by Foster Apartments Corporation, a community based organization. This project was initially funded with a HUD Section 236(j)(1) loan. In 1995, the original owner, Southern California Industries, transferred ownership to Foster Apartment Corporation, which received funding from HUD Section 241(f) to purchase the property. The project will remain affordable until the year 2035.

**Frazier Park:** Frazier Park is a 60-unit apartment complex also owned by Goldrich and Kest. Built in 1982, the complex is assisted under HUD's Section 221(d)(4) program, and affordability of the project is governed by the Section 8 Contract. The Section 8 contract will expire on May 18, 2013 and will require renewal at that point. According to the management company, it is the owners' intent to retain all units in this project as affordable housing for the foreseeable future.

**Ramona Park:** Ramona Park is a 49-unit apartment complex owned by Goldrich and Kest. Built in 1980, the complex was financed under HUD's Section 8 New Construction and the California Housing Finance Agency (CHFA) programs. The CHFA funding imposes affordability controls on the project until November 2020. The Section 8 contract is also due to expire November 2020.

**Robert H. McNeill Manor:** The Baldwin Park Housing Authority (BPHA) owns and administers Mc Neil Manor, a project-based public housing unit. McNeil Manor is a 12-unit low-income senior (62 years or older) housing development.

**Syracuse Park:** Syracuse Park is a 60-unit apartment complex owned by Syracuse Park LDP. Built in 1972, this project was financed by HUD Section 236(j)(1) program, which offers reduced interest loans to developers to construct multi-family projects. In return for preferential financing, the project is subject to a low-income restriction, with the option of paying off the loan after 20 year and eliminating the affordability controls. Syracuse Park also received public assistance with Section 8 contract; however, that contract expired in 1999. The Section 8 contract has been renewed on an annual basis. The current Section 8 contract will expire January 31, 2013.

**TELACU Las Palomas:** Built in 2001, this 75-unit apartment complex is owned by the East Los Angeles Community Union (TELACU), a non-profit entity. The project was financed by HUD's Section 202 program, which offers direct loans to agencies

that develop housing for elderly and disabled. In return, low-income use restrictions on the project are secured for the full 40-year mortgage term due in 2041.

**TELACU Senior Complex:** This project is a 74-unit apartment complex also owned by TELACU and financed by HUD's Section 202 program. Built in 1991, the low-income use restrictions on the project are secured for the full 40-year mortgage term, due in 2031. The 20-year Section 8 contract expired in November 2011.

**Villa Ramona:** Built in 2004, this project offers 70 total units of affordable housing, of which half are reserved for seniors and the remainder are reserved for families. The developer, Thomas Safran, received tax credits from the State to assist with the construction costs. At the time of approval, the Baldwin Park Community Development Commission (now obsolete) approved \$1,555,000 in assistance to the developer, of which \$200,000 was utilized for off-site, surrounding neighborhood improvements. The \$200,000 accrues no interest and is due and payable in 2048. The remaining \$1,355,000 matures in 2047 and accrues 3.49 percent simple interest per annum.

**Bella Vita:** Built in 2009, this 52-unit condominium project includes three affordable units for low-income households. This project was approved with a density bonus and required a recorded agreement to maintain each of the three low-income units affordable for 30 years. The City's Housing Authority is responsible for reviewing proposed owners to determine their eligibility and conducts yearly evaluations. Each time ownership of an affordable unit changes, the City's Housing Authority is required to be notified. The 30-year affordability agreement will expire in 2039.

**Vineland/Idaho:** Built in 2011, this project consists of 15 single-family residential units and includes one affordable unit for a very low-income household. This project was approved with a density bonus and required a recorded agreement to maintain the very low-income unit affordable for 30 years. The City's Housing Authority is responsible for reviewing proposed owners to determine their eligibility and conducts yearly evaluations. Each time ownership of the affordable unit changes, the City's Housing Authority is required to be notified. The 30-year affordability agreement will expire in 2041.

## At-Risk Units

Over the next 10 years (2013-2023), four federally assisted developments that provide 222 affordable units have expiring Section 8 contracts and upcoming loan maturity dates. These projects – Clark Terrace, Frazier Park, Ramona Park, and Syracuse Park – are owned by for-profit corporations, and as such are considered at high risk of conversion. The likelihood of each project not continuing their Section 8 contracts would depend on whether the owners can command higher rents on their units in the open market than by continuing their Section 8 contract.

## **Preservation and Replacement Options**

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

### **Transfer of Ownership**

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increase the number of government resources available to the project. The feasibility of this option depends upon the willingness of the owner to sell, funding sources available to buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all of the units are affordable, rather than just a portion, are more likely to be feasible because they can participate in ownership transfers more simply. A list of qualified agencies that have indicated interest in purchasing projects that are at-risk of converting to market rate is attached as Appendix A.

In Baldwin Park, the estimated market value for the 222 affordable units in the at-risk projects is evaluated in Table H-24; estimated to be approximately \$20 million.

### **Rental Assistance**

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes of the at-risk developments, the total annual subsidy to maintain the 222 at-risk units is estimated at over \$2 million each year (Table H-25). Finding funding sources to make this a viable preservation option can be difficult.

### **Purchase Affordability Covenants**

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation or are too highly leveraged, as well as the availability of funding.

**Table H-24**  
**Market Value of At-Risk Projects**

Type of Units	Units at Risk
0-bdrm	0
1-bdrm	150
2-bdrm	53
3-bdrm	19
4-bdrm	0
Total	222
Annual Operating Costs	(\$877,500)
Gross Annual Income	\$2,681,063
Net Annual Income	\$1,803,563
Market Value	\$19,839,197

1. Median Rent: Studio = \$750, 1-bed = \$935, 2-bed = \$1,200, 3-bed = \$1,649, 4-bed = \$1,950
2. Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft
3. 5% vacancy rate and annual operating expenses per square foot = \$5.00
4. Market value = Annual net project income \* multiplication factor (ratio of the price of a real estate investment to its annual rental income)
5. Multiplication factor for a building in moderate condition = 11

**Table H-25**  
**Rent Subsidies Required to Preserve At-Risk Rental Units**

Unit Size	Total Units	Fair Market Rents	Very Low-Income (<50% AMI)	Affordable Monthly Cost (30% AMI)	Affordable Annual Cost (30% AMI)	Cost of Utilities	Per Unit Subsidy	Total Annual Subsidy
0-bdrm		\$961	\$22,675	\$567	\$6,803	\$85	\$5,750	\$0
1-bdrm	150	\$1,159	\$25,925	\$648	\$7,778	\$125	\$7,631	\$1,144,575
2-bdrm	53	\$1,447	\$29,150	\$729	\$8,745	\$175	\$10,719	\$568,107
3-bdrm	19	\$1,943	\$32,400	\$810	\$9,720	\$250	\$15,996	\$303,924
<b>Total</b>	<b>222</b>							<b>\$2,016,606</b>

Source: Hogle-Ireland, Inc.

### Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$200,000 for a multi-family rental unit, the cost of replacing all 222 affordable at-risk units would be approximately \$44.4 million.

## Estimates of Housing Need

Several factors influence the degree of demand, or need, for housing in Baldwin Park. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless

Table H-26 summarizes the existing housing needs in Baldwin Park.

**Table H-26**  
**Summary of Existing Housing Need**

<b>Overpaying Households</b>		<b>Special Needs Groups</b>	
Renter	4,565	Elderly Persons	6,044
Owner	6,340	Disabled Persons	6,277
Total	10,905	Large Households	7,162
Extremely Low-Income (0-30% MFI)	84%	Female Headed Households	3,358
Very Low-Income (31-50% MFI)	82%	Female Headed Households with Children	2,664
Low-Income (51-80% MFI)	67%	Developmentally Disabled	716
Overcrowded Households	4,220	Homeless	0
Renter	2,305		
Owner	1,915	Affordable Units At-Risk of Conversion	222

Source: 2010 Census, 2005-2009 Comprehensive Housing Affordability Strategy, 2011 American Community Survey

CHAS data, developed by the Census for HUD provide detailed information on housing needs (e.g., housing cost burden) by income level for different types of households in Baldwin Park. The CHAS defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30 percent of gross income
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income

The CHAS data indicate that specific households in Baldwin Park have disproportionate housing needs. In general, renter-households have a higher level of

housing problems (70 percent) compared to owner households (57 percent). Among the 634 elderly renter-households in the City, 93 percent were at or below 80 percent of Area Median Income. Nearly 53 percent of elderly renters had one or more housing problems. Large renter families, which were by far the category most affected by housing problems, constituted about 12 percent of all households in the City. Approximately 85 percent of large renter families reported having some housing problems.

**Table H-27**  
**Housing Assistance Needs of Low- and Moderate-Income Households**

Household by Type, Income, and Housing Problem	Renters			Owners			Total Households
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	375	460	1755	375	325	1215	2970
% with any housing problems	55%	100%	88%	53%	100%	78%	84%
% Cost Burden >30%	56%	100%	84%	52%	89%	74%	80%
% Cost Burden >50%	37%	82%	75%	28%	88%	60%	69%
Very Low Income (31-50% MFI)	119	505	1765	270	410	1705	3470
% with any housing problems	71%	100%	90%	63%	99%	74%	82%
% Cost Burden >30%	71%	81%	75%	61%	88%	71%	73%
% Cost Burden >50%	50%	21%	31%	46%	67%	49%	40%
Low Income (50-80% MFI)	95	565	1530	235	990	2480	4010
% with any housing problems	47%	85%	59%	45%	82%	71%	67%
% Cost Burden >30%	47%	52%	45%	44%	64%	64%	57%
% Cost Burden >50%	0%	0%	1%	14%	31%	31%	19%
Total Households	634	2075	6510	1385	3640	11200	17710
% with any housing problems	53%	85%	70%	43%	72%	57%	62%
% Cost Burden >30	54%	56%	55%	41%	45%	48%	50%
% Cost Burden >50	32%	23%	29%	19%	27%	24%	26%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households.

Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009.

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# Housing Constraints

Governmental, market, infrastructure, and environmental factors may constrain the provision of adequate and affordable housing in a city. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. Should constraints preclude the achievement of housing goals, State Housing Element law requires jurisdictions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. This section addresses these potential constraints that affect the supply of housing in Baldwin Park.

## Governmental Constraints

Government constraints are policies, regulations, processing procedures, and/or fees a jurisdiction may impose for the maintenance, development and improvement of housing. Local governments have the inherent power to impose those restrictions that are reasonably related to the promotion and maintenance of public health, safety, and general welfare; these powers are referred to as police powers. However, many policies and regulations that are put into place have an unintended consequence that may indirectly affect local housing development. Restrictions on property that are too overbearing or too costly may restrict affordable housing development, as an example. This section reviews governmental constraints in the City of Baldwin Park that may relate to housing development.

Local government housing regulations are necessary to ensure: (1) that housing is constructed and maintained in a safe manner, (2) that the density and design of housing is consistent with community standards, and (3) that adequate infrastructure to support new housing is provided. Local policies and regulations can also affect the price and availability of housing and, in particular, the availability of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing.

The City of Baldwin Park has not adopted growth control measures or taken measures to reduce potential housing development. The City has acted to preserve existing high-density, multiple-family projects and has provided development opportunities for a variety of housing types.

Consistent with State law (Section 65583), this section addresses five potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

## Land Use Controls

Land use controls are policies, regulations, plans, and other methods of regulating the possible uses and development of property, including such things as zoning, subdivision regulations, and floodplain regulation. The two primary regulatory documents in Baldwin Park are the General Plan and the Zoning Code (Title XV, Chapter 153 of the Municipal Code).

### General Plan

The General Plan, required by Government Code Section 65000 et seq., is a comprehensive, long-range policy document that guides physical development in Baldwin Park. General Plan law requires seven elements or chapters, which includes the Housing Element. Although all of the elements provide policy guidance on the built environment, the Land Use Element has a direct relationship to uses on property. The Land Use Element provides the long-term vision and direction for land uses and development through a series of goals, policies, and implementation measures. The Land Use Element also includes a map with land use designations that describes the distribution of types, amounts, and location of land uses.

Baldwin Park's Land Use Element was adopted in 2002 and contains goals and policies specifically for residential development. The Zoning Code serves to implement these policies through development standards and zoning districts. In 2012, Baldwin Park completed and adopted a comprehensive update of the Zoning Code and citywide design guidelines.

According to the Land Use Element, approximately half of the land in the City is designated for residential use, including mixed-use development. The majority of existing housing consists of low-density, single-family units (averaging close to 7.8 dwelling units per acre). This pattern reflects Baldwin Park's origins as a suburban community, where many subdivisions developed immediately following World War II to accommodate a burgeoning middle class and rising incomes.

According to the U.S. Census, between 2000 and 2010, the housing stock in Baldwin Park increased from 17,430 to 17,736 units, an increase of two percent. Implementation of the General Plan Land Use Plan allows for development of an additional 1,452 dwelling units beyond the 2010 level, which is an average of fewer than 73 units per year over a 20-year period.

## General Plan Land Use Classifications

The Land Use Element provides for three residential land use classifications, with allowable densities ranging from 8.7 units per acre in low-density areas to over 20 units per acre in the higher-density multiple family designations. In addition, one mixed-use land use category is intended for development of a mix of commercial, office, and residential uses.

### **Single-Family Residential (0-8.7 du/ac)**

This category is established to allow traditional single-family homes, with one dwelling permitted per legal lot. Residences in this category consist generally of single-family detached houses with private yards. Permitted density is 0.0 to 8.7 dwelling units per acre. Additional uses considered appropriate within this category include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial and industrial uses, provided any such use meets development and use criteria set forth in the City's zoning regulations. Second units may also be permitted within this designation as an accessory use.

### **Garden Multi-Family (8.8-12 du/ac)**

This category provides for moderate density housing either as attached or detached units at a density range of 8.8 to 12.0 dwelling units per acre. These residences must include usable private and common open space. Additional uses considered appropriate within this category include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial and industrial uses, provided any such use meets development and use criteria set forth in the City's zoning regulations, and allows for planned developments and small-lot single-family developments.

### **Multi-Family (12.1-20 du/ac)**

The Multi-Family Residential category allows dwelling unit types similar to Garden Multi-family, but at higher densities. Dwellings typically consist of apartments and condominiums built at a density range of 12.1 to 20.0 dwelling units per acre. These residences must include usable private and common open space. Additional uses considered appropriate within this category include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial and industrial uses, provided any such use meets development and use criteria set forth in the City's zoning regulations.

### **Mixed-Use (0-30 du/ac)**

The Mixed-Use category has been established to provide opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area. Allowable uses include those identified in the Multi-Family Residential and General Commercial categories. The General Commercial category includes opportunities for a broad range of retail, office, and service-oriented commercial uses. Multi-family residential development is allowed at densities up to 30 units per acre without a requirement for commercial uses.

Commercial development is allowed up to an FAR of 1.5 without a requirement for accompanying residential uses. Commercial uses are also permitted on the ground floor of an otherwise residential building. If a site in an area designated Mixed-Use includes both residential and commercial uses, a density incentive of 25 percent may be granted, permitting an overall FAR of 2.0.

**Table H-28**  
**General Plan Residential Land Use Designations**

General Plan Designation	Permitted Densities	Consistent Zoning District	Typical Residential Types
Single-Family Residential	0-8.7 du/ac	R-1-7,500, R-1	Detached single-family dwellings on individual lots with private yards
Garden Multi-Family	8.8-12 du/ac	R-G	Attached and detached units usable private and common open space
Multi-Family	12.1-20 du/ac	R-3	Apartment and condominiums
Mixed-Use	30 du/ac	MU-1, MU-2	Mixture of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area

Source: Baldwin Park General Plan, 2002; Baldwin Park Zoning Code, 2012

## Zoning Code

In 2012, the City of Baldwin Park updated its Zoning and Subdivision Codes, and prepared citywide design guidelines to complement the zoning regulations. The revised Zoning Code was designed to be easier to use, consistent with new State laws, and consistent with the General Plan. In particular, the Zoning Code introduced two mixed-use zones, described below, as well as small-lot subdivisions to increase home ownership opportunities.

Development standards for housing are established in the Zoning Code and are not considered excessive. The following provides a general description of some of the residential development standards set forth in the Zoning Code.

### Residential Zones

The Zoning Code provides for four residential zones and two mixed-use zones.

#### Low-Density Single-Family Residential Zone (R-1-7,500)

The R-1-7,500 zone provides areas for the development of detached single-family dwelling units on lots greater than or equal to 7,500 square feet in size. The zone is intended to protect and stabilize desirable characteristics of single-family residential areas, including larger lot sizes and separation from incompatible land uses.

### **Single-Family Residential Zone (R-1)**

The R-1 zone provides areas for the development of detached single-family dwelling units. The zone is also intended to protect and stabilize desirable characteristics of single-family residential areas. The minimum lot size is 5,000 square feet.

### **Garden Multi-Family Residential Zone (R-G)**

The R-G zone provides an environment suitable for both small-lot detached or attached dwelling units where more than one unit may be built on a lot. The intent is to promote desirable characteristics for medium-density neighborhoods. Maximum density is 12.0 units per acre, and allows for plan developments and small-lots single-family developments.

### **High Density Multi-Family Residential Zone (R-3)**

The R-3 zone provides opportunities for persons to live higher-density, multiple-unit developments, such as apartments or condominiums with common open space and other shared amenities, and allows for planned developments and small-lot single-family developments.

### **Mixed-Use Zone 1 (MU-1)**

The MU-1 zone provides opportunities for primarily commercial, office, institutional, and business uses emphasizing retail, entertainment, and service activities at grade in addition to medium- and high-density residential uses. Such development is intended to facilitate an internally oriented group of activities that are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land and optimal site planning, and various design elements. The maximum residential density is 30 dwelling units per acre, with a minimum lot area of 15,000 square feet.

### **Mixed-Use Zone 2 (MU-2)**

The MU-2 zone provides opportunities for primarily medium- and high-density residential mixed-use developments, with limited commercial, institutional, office, and service uses distributed in a manner sensitive in scale and design to the street environment and adjacent residential areas. Commercial uses are oriented toward meeting local neighborhood needs. The maximum residential density is 15 dwelling units per acre, with a minimum lot area of 15,000 square feet. However, lots with a minimum of 20,000 square feet may be developed up to a density of 30 units per acre. This zone allows for horizontal and/or vertical mixed-use.

An incentive (0.5 increase in FAR) is offered for commercial projects that include a residential component in Mixed-Use areas.

### **Permitted Uses within Residential Zones**

Detached single-family residential dwelling units are permitted in all residential zones by right, including R-G, R-3, MU-1, and MU-2. Duplexes and multi-family dwelling units are not permitted in R-1-7,500, and R-1. Manufactured housing is permitted in single-family zones consistent with State law. Mobile home parks

require a conditional use permit in all residential zones (see Table H-29). Second dwelling units are allowed as an accessory use in the R-1 zone.

**Table H-29**  
**Permitted and Conditionally Permitted Uses within Residential Zones**

	P CUP A --	Permitted use Conditional use permit required Accessory use Use not allowed				
Land Use	R-1- 7,500	R-1	R-G	R-3	MU-1	MU-2
Adult Day Care Facilities	CUP	CUP	CUP	CUP	--	--
Condominiums	--	--	P	P	P	P
Dwellings, Duplex	--	--	P	P	--	--
Dwellings, Multi-Family	--	--	P	P	P	P
Dwellings, Single-Family	P	P	P	P	--	--
Dwellings, Live-work Units	--	--	--	--	P	P
Residential Care Homes (6 or fewer residents)	P	P	P	P	--	--
Residential Care Facilities (more than 6 residents)	CUP	CUP	CUP	CUP	CUP	CUP
Mobile Homes	P	P	P	P	--	--
Mobile Home Parks	CUP	CUP	CUP	CUP	--	--
Second Dwelling Units	--	A	--	--	--	--

Notes: P = permitted by right; CUP = conditional use permit; A = accessory use

Source: Baldwin Park Zoning Code, 2012.

The Code allows for Planned Developments (PDs), implemented via an overlay zone. The PD provides a mechanism to put in place more flexible development regulations on an individual project basis. Any property owner wishing to use the PD approach is required to apply for a zone change. The PD provisions do not allow underlying use regulations or densities to be modified.

Residential neighborhoods in Baldwin Park are very well established, and future development activity in this fully developed community is expected to occur outside of the low-density residential neighborhoods. In particular, the City promotes development in mixed-use areas of downtown. The City's strategy is to intensify and promote residential opportunities in downtown to leverage access to transportation and encourage higher-density development in a mixed-use setting.

### **Residential Development Standards**

The development standards summarized in Tables H-30 and H-31 include the most pertinent development standards of the non-specific plan areas in Baldwin Park. These regulations can affect the ability of property owners to construct and maintain housing.

**Table H-30**  
**Development Standards for Residential Zones**

<b>Development Standards</b>	<b>R-1- 7,500</b>	<b>R-1</b>	<b>R-G</b>	<b>R-3</b>	<b>Specific Regulations</b>
Lot Area – Minimum	7,500 sf	5,000 sf	5,000 sf	5,000 sf	153.040 Part 2
Lot Depth – Minimum	50 ft	50 ft	50 ft	50 ft	
Lot Width – Minimum	50 ft	50 ft	50 ft	50 ft	
Corner lot	55 ft	55 ft	55 ft	55 ft	
Lot Coverage – Maximum	40 %	45 %	50 %	60 %	
Front Yard Setback – Minimum					
General	20 ft	20 ft	15 ft	15 ft	
Lot with a side entry garage	15 ft	15 ft	--	--	153.130.030
Lot adjacent to R-1-7,500 or R-1	--	--	20 ft	20 ft	
Side Yard Setback – Minimum					
General	5 ft	5 ft	10 ft	10 ft	
Corner lot	10 ft	10 ft	15 ft	15 ft	
- with a side entry garage	20 ft	20 ft	--	--	153.130.030
Reversed corner lot	15 ft	15 ft	15 ft	15 ft	
- with a side entry garage	20 ft	20 ft	--	--	
Lot adjacent to R-1-7,500 or R-1	--	--	20 ft	20 ft	
Rear Yard Setback – Minimum					
General	20 ft	20 ft	10 ft	10 ft	153.130.030
Lot adjacent to R-1-7,500 or R-1	--	--	20 ft	20 ft	
Open Space Area, Common – Minimum	--	--	250 sf/du	250 sf/du	153.040.040
Open Space Area, Private – Minimum	20% of net lot area	20% of net lot area	200 sf/du	200 sf/du	153.040.040
Density – Maximum	5.8 du/ac	8.7 du/ac	12 du/ac	20 du/ac	
Building Height – Maximum	27 ft	27 ft	27 ft	35 ft	153.130.040
Building Length – Maximum	--	--	125 ft	125 ft	
Building Width – Minimum	20 ft	20 ft	--	--	
Distance between Buildings – Minimum	--	--	10 ft	10 ft	
Floor Areas – Minimum					
Efficiency	--	--	500 sf	500 sf	
One Bedroom	900 sf	900 sf	700 sf	700 sf	
Two Bedrooms	1,050 sf	1,050 sf	900 sf	900 sf	
Three Bedrooms	1,200 sf	1,200 sf	1,100 sf	1,100 sf	
Each Additional Bedroom	200 sf	200 sf	200 sf	200 sf	

Source: Baldwin Park Zoning Code, 2012.

**Table H-31**  
**Development Standards for Planned Development Overlay Zone**

<b>Development Standards</b>	<b>R-1</b>	<b>R-G</b>	<b>R-3</b>
Project Lot Area – Minimum	1.5 acres net	40,000 sf net	30,000 sf net
Project Lot Depth – Minimum	Single-Loaded: 150 ft Double-Loaded: 200 ft	N/A	N/A
Density-Maximum	8.7 du/ac	12 du/ac	20 du/ac
Individual Lot Area – Minimum	4,000 sf	3,700 sf	3,000 sf
Individual Lot Width – Minimum			
Interior Lot	40 ft	38 ft	35 ft
Corner Lot	45 ft	43 ft	40 ft
Individual Lot Depth – Minimum	80 ft	75 ft	70 ft
Front Yard Setback – Minimum			
Habitable portion of structure	15 ft	15 ft	15 ft
Garage with roll-up door	18 ft	18 ft	18 ft
Garage without roll-up door	20 ft	20 ft	20 ft
Side Yard Setback – Minimum			
Interior Lot	5 ft	5 ft	5 ft
Corner Lot	10 ft	10 ft	10 ft
Rear Yard Setback – Minimum	15 ft	15 ft	15 ft
Open Space Area, Private – Minimum	600 sf/du – minimum dimension 15 ft	300 sf/du – minimum dimension 12 ft	300 sf/du – minimum dimension 10 ft
Open Space Area, Common – Minimum	400 sf/du – minimum dimension 40 ft	300 sf/du – minimum dimension 30 ft	250 sf/du – minimum dimension 30 ft
Minimum Floor Areas			
One Bedroom	900 sf	900 sf	900 sf
Two Bedrooms	1,250 sf	1,250 sf	1,250 sf
Three Bedrooms	1,400 sf	1,400 sf	1,400 sf
Four Bedrooms	1,600 sf	1,600 sf	1,600 sf
Each Additional Bedroom	200 sf	200 sf	200 sf
Building Width – Minimum	30 ft	20 ft	20 ft
Building Height – Maximum	27 ft	27 ft	27 ft
Public Street Width – Maximum	40 ft curb to curb with 60 ft right-of-way including sidewalks and parkway	40 ft curb to curb with 60 ft right-of-way including sidewalks and parkway	40 ft curb to curb with 60 ft right-of-way including sidewalks and parkway
Individual Lot Site Coverage – Maximum	50%	60%	65%
Guest Parking – Minimum	1.5 spaces/du	1.5 spaces/du	1.5 spaces/du

Source: Baldwin Park Zoning Code, 2012.

The City of Baldwin Park regulates the type, location, density, and scale of residential development to protect and promote the health, safety, and general

welfare of residents, as well as implement the policies of the General Plan. The Zoning Code establishes restrictions on lot size and area, yards and setbacks, lot coverage, building height, parking, and minimum unit size.

Baldwin Park is a predominantly built-out community. Development in the City in recent years has most often been achieved through recycling of existing uses; therefore, compatibility with surrounding uses is important. These standards in Baldwin Park are similar to those established for surrounding communities in the San Gabriel Valley, and do not pose a constraint to residential development. The City has tailored the standards to allow properties to achieve maximum permitted densities while retaining neighborhood character and amenities. As demonstrated in the Housing Resources Section of this Housing Element, all recent developments surveyed have achieved residential densities that are near or above maximum permitted densities. As such, Baldwin Park's cumulative development standards are not considered a constraint to development

To address the prevailing problem of overcrowding in the City (over a quarter of all housing units – 25.3 percent – are overcrowded), Baldwin Park has adopted minimum unit sizes in the Zoning Code. The minimum unit size requirements are not a constraint to development, as they are generally lower than unit sizes of recent developments. Recent developments that included affordable units have also provided unit sizes in excess of these requirements. In addition, the City has procedures available, including the Specific Plan and Planned Development Overlay processes, whereby these requirements could be modified.

Table H-32 identifies development standards applicable to all development in the mixed-use zones. Certain development standards may be subject to special conditions. In the MU-1 zone, no more than 25 percent of the ground floor is to be developed with and dedicated to residential uses. Pedestrian access shall be incorporated into all development within the MU-1 and MU-2 zones, and parking between the sidewalk and buildings is prohibited. In addition, the housing portion of horizontal mixed use is not allowed at intersection corners.

**Table H-32**  
**Development Standards for Mixed-Use Zones**

Development Standards	MU-1	MU-2	Specific Regulations
Lot Area – Minimum	15,000 sf	15,000 sf	
Lot Depth – Minimum	100 ft	100 ft	
Lot Width – Minimum	50 ft	40 ft	
Lot Coverage – Maximum	70%	60%	
Front Yard Depth – Minimum*	0ft	0 ft	153.130.030
Side Yard Width – Minimum	0 ft	10 ft	153.130.030
Rear Yard Depth – Minimum	10ft	15 ft	153.130.030
Common Open Space Area – Minimum	100 sf/du	100 sf/du	
Private Open Space Area – Minimum	36 sf/du	36 sf/du	
Density – Maximum	30 du/ac	15-30 du/ac	
Building Height – Maximum	50 ft	35 ft	
Building Length – Maximum	125 ft	125 ft	
Floor Areas - Minimum			
Efficiency	500 sf	500 sf	
One Bedroom	700 sf	700 sf	
Two Bedrooms	900 sf	900 sf	
Three Bedrooms	1,100 sf	1,100 sf	
Each Additional Bedroom	200 sf	200 sf	

Source: Baldwin Park Zoning Code, 2012.

\*Note: Stand-alone residential uses have a minimum front yard depth of 10 feet.

### **Parking Requirements**

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. However, some jurisdictions can impose excessive parking requirements, which limit the overall production of housing. Parking is very expensive to provide and can consume valuable space that could have been otherwise used for additional housing or amenities such as common or private open space. Jurisdictions may implement greater parking requirements to avoid parking spillovers in adjacent neighborhoods. This is a common issue related to denser, multi-family residential uses that are adjacent to single-family areas.

The Zoning Code requires the provision of parking based on the number of units on the property. Parking requirements for residential uses are listed in Table H-33. For single-family detached, duplexes, condominiums, and townhouse developments, the Zoning Code requires two enclosed parking spaces plus one additional garage or surface space where a dwelling unit contains five or more bedrooms. Apartment requirements for parking include one carport space per dwelling unit, plus one other space per dwelling unit. Senior housing requires only one space per dwelling

unit. Guest parking requirements for all residential projects, not including single-family detached units, require one guest parking space per three dwelling units.

**Table H-33**  
**Parking Requirements**

<b>Land Use</b>	<b>Minimum Number of Spaces Required</b>
Caretaker Housing	1 space/dwelling unit
Day Care Facilities	
a. Small-Family Day Care Home	a. No requirement beyond standard single-family use
b. Large-Family Day Care Home	b. 2 spaces for single-family dwelling plus 1 space/employee not residing in the home plus 1 space for drop-off and pick-up
c. Day Care Facility	c. 1 space/employee plus 1 space/facility vehicle plus 1 space/8 children (or adult, if adult day care) at facility licensed capacity
Dwelling:	
a. Single-family Detached, Duplex, Condominium, and Townhouse	a. 2 garage spaces/dwelling unit, plus 1 additional garage or surface space where dwelling unit contains 5 or more bedrooms
b. Apartments	b. 1 carport space/dwelling unit, plus 1 other space/dwelling unit
c. Efficiency Apartments	c. 1 space/dwelling unit
d. Senior Housing	d. 1 space/dwelling unit
e. Second Units	e. 1 enclosed space/dwelling unit
	For all but single-family detached, Guest Parking shall be provided at 1 space/3 dwelling units
Mobile Home Park	2 spaces/mobile home site plus 1 guest space/5 sites

Source: Baldwin Park Zoning Code, 2012.

Notes: Building area defined as gross usable area

If more than one use is located on a site (mixed-use), the number of required off-street parking spaces is equal to the sum of the requirements prescribed for each use. However, the shared use of parking facilities may be permitted where nonresidential uses that are primarily utilized in the daytime share parking facilities with a primarily nighttime use and/or primarily Sunday use, and vice versa. These uses must be located within 300 feet of each other. Shared parking provides opportunities for mixed-use development to maximize available land, by developing parking that can be used by both residents and visitors to commercial establishments, consistent with City standards.

### **Open Space Requirements**

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In Baldwin Park, open space is reflected in setbacks and lot coverage requirements, as well as minimum square footage requirements per dwelling unit. The Baldwin Park Zoning Code divides open space into two categories: common open space and private open space. Common open space area is available for the common use or enjoyment of all persons residing on the lot upon which such open space is located. Private open space area, other than a required yard area, consists of that which is immediately adjacent to the dwelling unit served, and which is available for the exclusive use of the occupants of the

dwelling unit. Table H-34 identifies the different open space requirements for residential and mixed-use zones.

**Table H-34**  
**Open Space Requirements**

Open Space Area Requirements	R-1-7,500	R-1	R-G	R-3	MU-1	MU-2	Specific Regulations
Common – Minimum	--	--	250 sf/du	250 sf/du	100 sf per unit (Minimum dimension shall be 20 ft)		153.040.040; 153.070.030
Private – Minimum	20% of net lot area	20% of net lot area	200 sf/du	200 sf/du	36 sf per unit (Minimum dimension shall be 6 ft)		153.040.040; 153.070.030
Small-Lot Single-Family Developments: Private – Minimum	--	--	15% of net lot area	15% of net lot area	--	--	153.040.110; 153.040.040

Source: Baldwin Park Zoning Code, 2012.

### Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. These may 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, and other public easements.

Baldwin Park has the authority to impose conditions of approval on a final tract map or parcel map, requiring the subdivider to dedicate real property for streets, alleys, drainage, public utility easements and other public easements, as indicated in Section 152.12 of the Subdivision Code.

The Zoning Code also requires site planning and general development standards for new residential development, including standards for architectural design, fences and walls, refuse collection facilities, property maintenance, and street dedications. The requirements are further articulated in the Zoning Code and citywide design guidelines.

## Providing for a Variety of Housing Types

The Land Use Element and Zoning Code contain the basic standards that allow for the development of a variety of housing types. The Zoning Code development standards are considered standard for suburban communities in Los Angeles County and Southern California and do not impede the ability to develop housing at appropriate densities.

### Second Units

Baldwin Park permits the construction of second dwelling units consistent with State law. The Zoning Code allows for attached or detached second residential units to be constructed in the R-1, R-G, and R-3 zones as an accessory use. Additional conditions are standard and do not impede the creation of second units, including:

- The owner of the property must reside within the primary or second dwelling unit, and may rent, but not sell the second unit.
- Second dwelling units must be located within the rear 50 percent of the lot, and should incorporate similar architectural features as the primary dwelling.
- The second unit must meet all minimum development standards for the zoning district in which it is located, including but not limited to height, setbacks, lot coverage, and distance from animal-keeping areas.
- Each detached second dwelling unit is limited in height to one story. For a second unit attached to the existing single-family unit, the height must not exceed the height of the existing structure.
- For a detached second unit, the total floor space of the unit must not exceed 1,000 square feet. For a second unit attached to the existing single-family dwelling unit, the floor area of the second unit must not exceed 30 percent of the floor area of the existing unit, provided, however, that a minimum of 400 square feet of habitable area shall be permitted.
- One enclosed parking space is required for the second unit, in addition to any other parking required for the primary unit.

The Zoning Code defines a second dwelling unit as an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as an existing dwelling unit.

### Multi-Family Housing

Multi-family housing is permitted by right in the R-G and R-3 residential zones. Two-family units (duplexes) are only permitted in the R-G and R-3 residential zones, and not in the R-1-7,500 and R-1 zones.

### Mixed-Use Development

Mixed-use development, specifically the integration of residential and commercial uses, is a relatively new housing concept in Baldwin Park. The General Plan, when

adopted in 2002, introduced the new Mixed-Use category allowing for the potential of integrated retail, office and residential uses in the City's historic downtown area and along a section of North Maine Avenue.

Complementing the General Plan, the Zoning Code introduces two mixed-use zones (MU-1 and MU-2) that provide opportunities for primarily medium- and high-density residential mixed-use developments, with limited commercial, institutional, office, and service uses. The Zoning Code implements higher densities in the Mixed-Use areas.

### **Manufactured and Mobile Homes**

The Baldwin Park Zoning Code defines a manufactured or mobile home as a transportable structure that is built on a permanent chassis and designed to function as a dwelling when connected to the required utilities, including plumbing, heating, air conditioning, and electrical systems. Manufactured housing is permitted by right on all residential zoned properties, pursuant to State law. Mobile home parks developments, (defined as any area or tract of land where two or more lots are rented or leased, held out for rent or lease to accommodate manufactured homes or mobile homes) are conditionally permitted in all of the residential zones except MU-1 and MU-2.

### **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 law. The Zoning Code, under Section 153.220.190, defines residential care homes as residential homes that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.

The code also defines and conditionally permits residential care facilities, defined to be those facilities that provide 24-hour non-medical care for more than 6 persons of the same service population. Such facilities may provide nursing, dietary and other personal services, but not surgery or other primary medical treatments that are customarily provided in convalescent facilities or hospitals. This classification includes retirement homes.

Furthermore, the Zoning Code also defines an adult care facility as a facility that provides supervision and non-medical care to more than 6 adults, including elderly persons, on a less than 24-hour basis. An adult day care home is defined as a home that provides supervision and non-medical care to 6 or fewer adults, including elderly persons, in the provider's home on a less than 24-hour basis.

Under the Permitted and Conditionally Permitted Uses within Residential Zones table, Adult Day Care Facilities and Group Homes (six or fewer residents) are listed. Adult Day Care Facilities are conditionally allowed in each residential zone, while a Group Home, with six or few residents, is permitted by right within each residential zone. Adult Day Care Facilities are also conditionally allowed in the Commercial Neighborhood Commercial (C-1), General Commercial (C-2), Mixed-Use 1 (MU-1), and Mixed-Use 2 (MU-2) zones.

Residential care homes are permitted in all residential zones, and residential care facilities (more than six persons) are conditionally permitted in all residential and mixed-use zones.

### **Supportive Housing**

In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. A supportive housing development in the form of a residential care facility serving six of fewer persons is treated as a residential use, consistent with State law, but is subject to development standards for the zoning district in which they are located. Similarly, supportive housing that functions as an apartment would be treated as such in the permitting process. Large supportive housing developments that function like an apartment are processed in the same manner as other types of large multi-family developments.

### **Emergency and Transitional Housing**

The City's Zoning Code makes generous provisions for housing opportunities for special needs residents. Emergency shelters and transitional shelters are allowed in the City based on the type and character of development.

Emergency shelters provide short-term shelter for homeless persons. Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. Siting for emergency and transitional housing is based on the character of development (residential, commercial, etc.), not the population these developments serve. Consistent with State law, small transitional housing serving six or fewer people is considered a regular residential use and permitted in all zones where residential uses are permitted. Transitional housing for more than seven people that is operated as a residential care facility is conditionally permitted in all residential zones and the C-1 and C-2 zones. Transitional housing that functions as a regular multi-family use (such as apartments) is permitted where multi-family uses are permitted.

To facilitate the development of emergency housing and comply with State law, the City's Zoning Code permits emergency shelters by right in the Industrial-Commercial (I-C) zone. The I-C zone accommodates a wide range of commercial and

industrial uses, with the emphasis on uses that provide manufacturing and technical skills employment. The I-C zone is located along the I-10 and I-605 freeways, along Arrow Highway at the City's northern border, and an area in the eastern part of the City at Ramona Boulevard. Allowed uses in the I-C zone include offices, manufacturing, assembly, industrial, storage, fabrication, research, and testing establishments. Areas zoned I-C present opportunities for land recycling and the establishment of an emergency shelter.

The I-C zone was created as part of the comprehensive Zoning Code update to consolidate the prior Commercial-Manufacturing, Office-Industrial, and Industrial-Commercial zones, and to reflect General Plan land use policy. The consolidation substantially expanded I-C zoned properties throughout the City, for a total of approximately 185 acres. The I-C zone responds to land use trends and City objectives to phase out heavy, dirty industrial uses and accommodate lighter manufacturing uses that include a commercial component. The new focus on commercial activities within this zone will facilitate access to commercial services and goods for residents of any future emergency shelters.

Properties zoned I-C are served by regional transportation options, with ready access to the Interstate-10 and major roads such as Ramona Boulevard, as well as regional bus routes and the downtown Metrolink commuter rail station. Realizing the expense associated with new construction, Baldwin Park identified areas zoned I-C to have a mix of medium- to large-sized buildings that would lend themselves to reuse as homeless shelters. There are multiple lots that are underutilized, containing only a small commercial storefront on a portion of the lot. Some lots have a primary use as storage. In addition, the City has identified approximately 16.8 acres of vacant land zoned for I-C development, based on Los Angeles County Assessor data.

The development and management standards for emergency shelters in the Baldwin Park Zoning Code were drafted to be consistent with revised State law. Specific provisions for emergency shelters in Baldwin Park include:

- The emergency shelter may contain a maximum of 30 beds;
- One parking space is required for every five beds, in addition to two spaces for employees;
- Interior onsite waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way;
- Onsite management is required during hours of operation;
- No more than one emergency shelter is permitted within a radius of 300 feet.
- Temporary shelter may be provided to residents for no more than six months;
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and

- public rights-of-way, and of an intensity compatible with the neighborhood; and
- The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents. Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.

### **Farmworker Housing**

Only one percent of Baldwin Park residents held "Farming, Forestry, and Fishing" occupations at the time of enumeration of the 2010 Census. These persons are most likely employed in plant nurseries, landscaping, or gardening companies. No agricultural operations occur in Baldwin Park, and the Zoning Code does not permit any agricultural uses. Thus, the City does not foresee a need to provide farmworker housing pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code).

### **Density Bonus**

The Baldwin Park Zoning Code establishes housing incentives to assist in the provision of affordable housing for low- and moderate-income households (see Table H-35).

**Table H-35**  
**Density Bonus Opportunities**

<b>Group</b>	<b>Minimum % of Units</b>	<b>Bonus Granted</b>	<b>Additional Bonus for Each 1% Increase in Target Units</b>	<b>% Target Units Required for Maximum 35% Bonus</b>
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	--	--

Source: Baldwin Park Zoning Code Section 153.040.130; CA Government Code Section 65915

Consistent with State law (California Government Code 65915), developers in Baldwin Park can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and "concessions", exceptions from normally applicable zoning and other development standards.

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the

density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

State density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

## **Building Codes and Enforcement**

The City of Baldwin Park uses the California Building Code, 2010 Edition, as the basis of its building standards, including rules and standards pertaining to the construction, alteration, repair, moving, demolition, conversion and maintenance of all buildings and structures. No restrictions or amendments have been adopted that would constrain the development of housing. Enforcement of building code standards does not constrain the production or improvement of housing in Baldwin Park, but instead serves to maintain the condition of the City's neighborhoods.

## **Energy Conservation**

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 and the City's Zoning Code may increase initial construction costs, but reduce operating expenses and expenditure of natural resources over the long run.

## **Fees and Exactions**

The City of Baldwin Park charges planning fees to process and review permits for residential developments. Some Baldwin Park fees were adjusted in 2008 for the first time in 18 years. These fee increases are reflective of higher costs to complete administrative review of documents and applications. In order for fee increases and proposed fees to meet legal standards, those fees cannot exceed the actual cost to provide the related services (including staff time and overhead). Revised fees in Baldwin Park are consistent with State law and do not exceed actual costs of administrative processing. Fees charged in Baldwin Park are, in general, lower than many surrounding communities in Los Angeles County. A survey of neighboring jurisdictions (Azusa, El Monte, and West Covina) indicates that permit fees in Baldwin Park are less than all jurisdictions surveyed (see Table H-36).

The City also charges a limited number of impact fees to ensure that services and infrastructure are in place to serve the planned developments (see Table H-37). Although impact fees and requirements for offsite improvements add to the cost of

housing, these fees and requirements are necessary to maintain the quality of life within a community. Baldwin Park's impact fees include a traffic congestion relief fee, flood control protection fees, public art fees, park fees, and school fees. Los Angeles County provides sewer to the City and charges a related sewer connection fee.

**Table H-36**  
**Planning Permit Fees**

Permit Type	Baldwin Park Fees	Neighboring Jurisdiction Fees
Administrative Adjustment	\$500	N/A
Zone Variance or Conditional Use Permit (CUP)	\$1,500	\$2,000 to \$4,583
Amendment to the Zoning Code or General Plan	\$2,900	\$4,000 to \$15,000
Zone Change only	\$2,400	\$4,000 to \$5,000
Development Plan	Costs incurred by staff, \$2,500 min. deposit.	N/A
Specific Plan	Costs incurred by staff, \$2,500 min. deposit.	\$2,000 to \$10,000
Conditional Use Permit (CUP) - Modification	\$500	\$2,144
Conditional Use Permit (CUP) – Renewal	\$500	N/A
Design Review Fees	\$350 to \$3,850	\$1,228 to \$10,000
Categorical Exemption	\$60	\$75 to \$211
Negative Declaration	\$800	\$3,877
EIR (Review Only)	\$70/hour	\$10,000
EIR (Preparation)	Actual costs incurred plus 15% of total costs	Actual costs incurred plus 15% admin fee
Tentative Parcel Map	\$3,000	\$2,000 to \$12,212
Tentative Tract Map	Starts at \$3,500	\$2,000 to \$6,043
Site Plan Review	\$2,500	N/A
Parcel Map – Final Map	\$3,000 + 75/parcel	N/A
Tract Map – Final Map	\$3,500 + 75/lot	N/A
Appeals to the Zoning Administrator, Planning Commission or City Council	\$800	\$1,200 to \$2,666
Building Permit Fees (Single-Family)	\$1,156 to \$2,465	N/A
Building Permit Fees (Multi-Family)	\$1,084 to \$2,825	N/A

Source: City of Baldwin Park. City of Azusa, City of El Monte, and City of West Covina, 2012

**Table H-37**  
**2012 Baldwin Park Impact Fees**

<b>Impact Fees</b>	<b>Single Family</b>	<b>Condominium</b>	<b>Multi-Family</b>	<b>Mobile Home</b>
Flood Control Protection Fees	\$0.90 per square foot of roof area, not to exceed \$50,000			
Traffic Congestion Relief Fees	\$46.63 per unit			
Parkland Fees	The Parkland Impact Fee or In-Lieu fee is based on the amount of land to be dedicated that provides three (3) acres of park area for 1,000 residents. Park area is based on the number of dwelling units to be constructed and the density factor of 4.44 persons per dwelling unit (Chapter 154: Development Fees, of the Baldwin Park Municipal Code). Parkland fees generally are approximately \$6,900 per unit.			
Sewer Connection Fee	\$4,090	\$3,068	\$2,454	\$2,454
School Fee	\$3.20 per square feet			
Art in Public Places Fee <sup>1</sup>	One Percent (1%) of the Total Building Valuation			

Source: City of Baldwin Park, 2012; Sewer Fee: Los Angeles County Sanitation District, 2012.

Notes: Art in Public Places Fee only applies to residential development projects with more than four (4) dwelling units, and the fee is based on the amount that is equal to one percent (1%) of the total building valuation.

Fees charged in Baldwin Park are comparable to, and even less than, those of surrounding communities in Los Angeles County. A 2012 National Impact Fee Survey surveyed 37 California jurisdictions and estimated an average total impact fee of \$31,014 for single family residences and \$18,807 for multi-family units within the state. The same study included two Los Angeles County jurisdictions: Lancaster and Long Beach. The chart below indicates that Baldwin Park's impact fees are comparable to, though slightly higher than both of these other cities, due mostly to the City's parkland fee of approximately \$6,900 per unit.

The Quimby Act allows the legislative body of a city or county, by ordinance, to require the dedication of land, the payment of fees in-lieu of, or a combination of both, for park and recreational purposes as a condition to the approval for a final tract map or parcel map.

The Baldwin Park General Plan sets clear goals for the expansion of public parks in the City. As of 1999, the City had 27 acres of parkland, an estimated 0.4 acres of park space per 1,000 residents. This is significantly less than established guideline recommendations of between 2.5 and 3.0 acres of parks per 1,000 residents. While the park fee is high, Baldwin Park's highly urbanized nature in conjunction with the limited amount of parkland justifies this impact fee.

In an effort to promote second dwelling units, affordable housing, and senior housing, the City does have parkland fee exemptions and fee reductions for these uses. New second dwelling units, on a property with one existing single-family

house, only have to pay half of the required in-lieu parkland fees. Residential development restricted by covenant to occupancy for low- and moderate-income households and/or senior citizens are exempted from parkland fees. Affordable housing projects are also exempt from the art in public places fee. Affordable housing projects in Baldwin Park pay substantially less in impact fees, as indicated in Table H-38.

**Table H-38**  
**Total Impact Fees (Sample)**

City	Total Impact Fees	
	Single Family	Multi-Family
<b>Baldwin Park</b>	<b>\$19,236.63</b>	<b>\$16,550.63</b>
Baldwin Park - Affordable Housing	\$12,336.63	\$8,650.63
Lancaster	\$13,881	\$12,162
Long Beach	\$16,817	\$10,543

Source: Clancy Mullen, Duncan Associates, 2012 and City of Baldwin Park, 2012

Notes:

1. Impact fees include flood control fee, traffic impact fee, Quimby/parkland fee, sewer fees, school impact fees, and art in public places fee (residential projects with 4 or less units, including single family residential units, are exempt from art in public places fee).
2. Assumes an average unit size of 2,000 square feet for single family units and an average unit size of 1,500 square feet for multi-family units.
3. Art in public places fee assumes a building valuation of \$1 million and a 10 unit building (Single Family and any projects with 4 or less units exempt)
4. Quimby fee assumptions (\$6,900) are drawn from September 1, 2004 Baldwin Park Staff Report recommending adoption of the Quimby fees and related calculations.

## Processing and Permit Procedures

The development review process is an important tool that helps ensure that new housing meets all necessary health and safety codes and is supplied with all necessary utilities and infrastructure. Yet, the development review process can also constrain opportunities for the development of lower-income housing, particularly through the indirect cost of time in the process and the direct cost in fees.

The Planning Division, under the Community Development Department, is the lead agency in processing residential development applications, and as appropriate, coordinates the processing of these applications with other City departments and agencies. The City uses various development permits to ensure quality housing while minimizing the costs associated with lengthy reviews, and provides a procedural guide to facilitate the submittal process. Such permits include Plan Review/Design Review, Conditional Use Permit, Variances, and Administrative Adjustments. The Planning Division also reviews tentative tract and parcel map applications.

## **Plan Review/Design Review Procedures**

The Plan Review/Design Review portion of the development process is mandatory for all development and subdivision projects, excluding single-family residential projects that are not a part of a subdivision of five or more lots. The intent of Plan Review/Design Review is to promote and enhance good design and site relationships in order to provide for more orderly development within the City. It includes review of design, layout, and other features of proposed developments. In addition, the process aids the developer and/or designer by permitting staff to identify design and code deficiencies prior to the submittal of more costly construction drawings required by the Building Division. The process for Plan Review/Design Review includes the following:

1. Pre-submittal review of conceptual drawings is recommended before an application is submitted to the Planning Division.
2. Plan Review/Design Review application is required before review can begin. Incomplete applications will delay process.
3. Proposal will be reviewed by staff committees with a decision of approval, approval with conditions, or denial made on the basis of completeness of the application, conformance with applicable Codes, and aesthetic considerations.
4. Decision letter will be mailed out within 30 days from the day that the completed application was submitted.
5. Denials can be appealed to Planning Commission. Approved drawings may proceed to request any additional approvals or permits, including plan check with the Building Division.

## **Planning Commission and City Council Public Hearing Procedures**

Conditional use permits (CUPs), variances, tentative tract maps, and zoning and general plan amendments requirements all require Planning Commission recommendations or approvals. These requirements are similar to those of the majority of California cities. Development permits such as tentative tract maps and zoning and general plan amendments require City Council approval, following a Planning Commission recommendation. The process for Planning Commission and/or City Council approval includes the following process:

1. The Planning Commission and City Council typically conduct public hearings twice a month. Applications must be submitted approximately 45 to 60 days before the scheduled Planning Commission public hearing.

Specific submittal deadline dates are available in the Planning Division office.

2. When an application is received, it is date-stamped and checked for completeness within 30 days. If the permit required a Plan Review/Design Review permit, required components for completeness should be provided at that time.
3. Coordination reports are prepared and a copy of the plans and/or elevations is forwarded to the appropriate City departments and non-City agencies for review and comment.
4. After submittal, the permit application is considered by the Planning Division and other departments. All agency concerns regarding the application are discussed as well as necessary design changes, recommended conditions of approval, and environmental findings.
5. When the Planning Division determines that a Negative Declaration or an Environmental Impact Report is required, the appropriate process must be completed prior to scheduling the item for public hearings.
6. Prior to the Planning Commission meeting, Notices of Hearing are mailed to all property owners within a three hundred foot radius of the property. Prior to the meeting, notices are posted on-site, at City Hall, and at the Baldwin Park Community Center. Concerned residents may contact the Planning Division and submit written comments regarding the application. They may also formally address the Planning Commission at the Public Hearing regarding the proposal.
7. Staff prepares a report for each item on the Commission agenda. At their meeting, the members of the Planning Commission review staff recommendations, public testimony and the applicant's presentation. The Commission either approves or denies the permit.
8. Minutes of the Planning Commission meeting are prepared for public review.
9. The Commission's decision is final unless appealed. The owner/applicant or any concerned person may file an appeal of the Commission action with the City Clerk for hearing by the City Council. Any such appeal must be filed within ten calendar days of the Commission action; the appeal process begins at City Clerk and must be accompanied by the appeal fee.
10. If required, the permit is usually scheduled for Council action after the Commission meeting. The City Clerk prepares the Council agenda and may be contacted regarding the scheduling of agenda items.

## Processing and Permit Time Frame

From submittal to Planning Commission hearing, a subdivision request (tract map or parcel map) takes on average 4 to 6 weeks (see Table H-39). Other entitlements required for the project are processed concurrently with the subdivision request. A project that requires a variance, zone change, or general plan amendment adds approximately 8 to 10 weeks to the process. Additionally, building permits generally take 6 to 8 weeks to process. Processing times may be substantially longer if an environmental impact report (EIR) is required for a project.

**Table H-39**  
**Development Review Time Frames**

Application	Estimated Processing Time
Plan Review/Design Review	30 days
Conditional Use Permit	6-8 weeks
Planning Commission Review	6-8 weeks
Variance	6-8 weeks
Parcel Map or Tract Map	6-8 weeks
Zoning Map Amendment	8-10 weeks
General Plan Amendment	8-10 weeks
Environmental Review (not including an environmental impact report)	Processed in conjunction with the application. It's included in the overall processing time.
Building Permit	6-8 weeks for plan check

Source: City of Baldwin Park Staff, 2013

Due to City budget constraints, the Planning Department has recently eliminated multiple staff positions. The City will continue to make every effort to maintain these estimated processing times.

## Housing for Persons with Disabilities

Pursuant to State law, Baldwin Park permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Residential care facilities (defined as having more than six persons) require a CUP in all residential zones.

As stated previously, the City has adopted the 2010 California Building 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. To

accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The definition of “family” may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The Baldwin Park Zoning Code includes the following definition of family: *A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a “family” for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.* This definition does not discriminate nor limit access to housing for persons with disabilities.

## **Reasonable Accommodation**

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;
- The requested accommodation will not impose an undue financial or administrative burden on the local government; and
- The requested accommodation will not result in a fundamental alteration in the local zoning code.

To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities, the City adopted a reasonable accommodation ordinance as part of the 2012 comprehensive Zoning Code update.

## Market Constraints

Many factors that relate to housing costs are related to the larger housing market in general. Land costs, construction costs, and labor costs all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households. Market-related constraints are part of regional trends related to housing and local jurisdictions seldom have any control over these.

### Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally being less expensive to construct than single-family homes, relative to the number of dwelling units. However, there is wide variation within each construction type, depending on the size of the unit, the number and quality of amenities provided, quality of construction, and the types and quality of materials used. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower-priced housing by reducing construction and labor costs.

### Land Costs

Land is perhaps the major variable cost component in producing new housing. A very limited amount of vacant land is available in Baldwin Park. A survey of land sales reveals that only two residential properties were listed in October 2012. One of these lots, under an acre in size contains an approved project to develop 13 townhomes. The other property listed for sale is 1.12 acres, is zoned for multifamily

residential development, and is currently used as a parking lot. The average cost per square foot for these sites is at \$36.25 per square foot, or \$1.6 million per acre.

## **Labor Costs**

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. 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.

## **Home Financing**

The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements. The Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

Table H-40 presents the disposition of home purchase loan applications in 2010 by income of the applicants. The data are for the Los Angeles-Long Beach-Glendale MSA, of which Baldwin Park is a part. The data include purchases of one- to four-unit homes as well as manufactured homes. Over 50 percent of the loan applications were received from households that reported their income as above moderate-income (earning greater than 120 percent of Median Family Income [MFI]). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for 18 percent and 12 percent, respectively. Almost two-thirds (63 percent) of the applications were originated (approved by lenders and accepted by applicants) and over 14 percent were denied, with the remaining 23 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants. As expected, the denial rate was lowest for the moderate- and upper-income groups.

Government-backed lending represents a significant alternative financing option for Baldwin Park residents. While previously underutilized, government-assisted home purchases now represent a significant portion of the market. Almost 37,900 Los Angeles area households applied for government-backed lending in 2010 (Table H-41), compared to only 332 in 2006. Usually, low-income households have a much better chance of getting a government-assisted loan than a conventional loan, especially due to lower down payment requirements. As such, the proportion of lower-income and moderate-income households applying for these types of mortgages was higher than the proportions for conventional mortgages.

Both application rates and origination rates in conventional and government-backed lending have contracted significantly in recent years; in 2006, nearly 300,000 households applied for a conventional mortgage, compared to only 56,868 in 2010.

**Table H-40**  
**Disposition of Conventional Home Purchase Loan Applications for the**  
**Los Angeles-Long Beach-Glendale MSA (2010)**

<b>Applicant Income</b>	<b>Total Apps.</b>	<b>Percent of Total</b>	<b>% Orig.</b>	<b>% Denied</b>	<b>% Other*</b>
Lower Income (<80% MFI)	6,733	12%	57%	20%	23%
Moderate Income (80 to 120% MFI)	10,416	18%	63%	15%	22%
Upper Income (>120% MFI)	30,683	54%	66%	12%	22%
All	56,868**		63%	14%	23%

Source: Home Mortgage Disclosure Act (HMDA), 2010.

\* "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

\*\*Totals do not match up based on the unavailability of income data for some applicants.

**Table H-41**  
**Disposition of Government-Assisted Home Purchase Loan Applications for the**  
**Los Angeles-Long Beach-Glendale MSA (2010)**

<b>Applicant Income</b>	<b>Total Apps.</b>	<b>Percent of Total</b>	<b>% Orig.</b>	<b>% Denied</b>	<b>% Other*</b>
Lower Income (<80% MFI)	8,668	23%	59%	20%	21%
Moderate Income (80 to 120% MFI)	11,114	29%	64%	15%	20%
Upper Income (>120% MFI)	13,871	37%	68%	14%	18%
All	37,883**		64%	16%	20%

Source: Home Mortgage Disclosure Act (HMDA), 2010.

\* "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

\*\*Totals do not match up based on the unavailability of income data for some applicants.

Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a drastic difference in the annual income needed to qualify for a loan. In the recent past, Baldwin Park and the country as a whole have experienced interest rates at historically low levels, enabling many households to purchase a home. Even so, the availability and cost of capital required for pre-development costs for new housing, such as land purchase option money and project design and entitlement processing, as well as uncertainty in the larger housing market, may remain a deterrent to development of affordable multi-family housing.

The entire nation, and the Southern California region in particular, experienced large numbers of foreclosures during the recent housing crisis. In many cases,

financing for these homes was made through the sub-prime credit market. Sub-prime loans are characterized by higher interest rates and fees than prime loans, and are more likely to include prepayment penalties. Beginning in 2006, foreclosures began a dramatic rise, indicative of the housing and larger economic crisis of the Great Recession. In 2012, we are finally beginning to see a decrease in new Notices of Default throughout California, as indicated in Table H-42.

**Table H-42**  
**Southern California Notices of Default**

County/Region	2011Q1	2012Q1	Percent Change
Los Angeles	13,957	11,443	-18.0%
Orange	4,652	3,733	-19.8%
San Diego	4,758	4,185	-12.0%
Riverside	6,769	5,542	-18.1%
San Bernardino	5,514	4,722	-14.4%
Ventura	1,437	1,255	-12.7%
Imperial	289	257	-11.1%
Southern CA	37,376	31,137	-16.7%

Source: DataQuick April 24, 2012 News Release, Further Decline in California Foreclosure Activity

## Environmental Constraints

Baldwin Park has several environmental constraints that affect potential development. These constraints – associated with seismic activity, liquefaction, and potential dam failure – can preclude or restrict the development of housing. This section examines these constraints.

### Seismic Activity

The potential for seismic activity and ground shaking in Baldwin Park depends on the proximity to the affected fault and the intensity of the seismic event along the fault. Like many cities in Southern California and along the base of the San Gabriel Mountains in particular, Baldwin Park lies near several fault zones, although no Aquist-Priolo Earthquake Fault Zones (active faults) had been mapped within the Baldwin Park city limits. Movement along any of the regional faults or fault zones (Whittier, Puente Hills, San Jose, Sierra Madre, Indian Hills, and Raymond) has the potential to create groundshaking in the City. The severity of shaking depends up the location of the earthquake, its intensity, and the duration.

The City has implemented the 2010 California Building Code seismic safety standards for structural construction. The City will continue to enact these and other seismic safety programs to minimize hazards from earthquakes and other seismic hazards.

## Liquefaction

A secondary effect from earthquakes includes liquefaction. Liquefaction is the loss of strength that can occur in loose, saturated soil during or following seismic shaking. This condition can produce a number of ground effects, including lateral spreading, boils, ground lurching, and settlement of fill material. Liquefaction hazards can occur in areas where groundwater exists near the ground surface. Data provided by water service providers in Baldwin Park indicate that a depth to groundwater is more than 50 feet, and therefore liquefaction hazards are generally low. However, maps published by the State Division of Mines and Geology (1999) document areas of historic liquefaction occurrence in the southwest portion of Baldwin Park. Liquefaction hazards, where present, can generally be remedied by standard engineering practices.

## Dam Inundation

Failure of the Santa Fe Dam due to seismic activity has the potential to impact the City of Baldwin Park, as well as other nearby communities. The dam is located on the San Gabriel River, about four miles downstream from the mouth of the San Gabriel Canyon and approximately one-half mile north of Baldwin Park. The San Gabriel River originates on the southern slopes of the San Gabriel Mountains. It flows through precipitous canyons to the base of the mountains, thence across a broad alluvial cone to Santa Fe Reservoir, and through the San Gabriel Valley to Whittier Narrows Reservoir. Santa Fe Dam is an essential element of the Los Angeles County Drainage Area flood control system. The primary purpose of the dam is to provide flood protection for the densely populated area between the dam and Whittier Narrows Reservoir. The dam is owned and operated by the Los Angeles District of the Army Corps of Engineers.

Army Corps of Engineers flood emergency plan data indicates that failure of the Santa Fe Dam would result in the entire City of Baldwin Park being flooded. Water depths would range from 2 to 12 feet, with shallow depths located at a farther distance from the dam.

State law requires every dam owner to develop and maintain an emergency plan to be implemented in the event that the dam is catastrophically breached. Each dam-specific emergency plan includes a map that shows the potential limits of the flood that could result of a flood that could result if the dam should fail while filled to capacity. These flood maps are considered as a worst-case scenario. Since most dams in Southern California are not normally filled to capacity, the possibility of inundation in the City of Baldwin Park is remote.

# Infrastructure Constraints

In planning for future residential development, it is important to evaluate current service levels provided to existing residents, deficiencies in the levels of services provided, and the need for additional public services and facilities to support new development. This section addresses the ability of water and wastewater utilities to serve an increase in population.

## Water

Potable water in Baldwin Park is provided by three water companies: Valley County Water District, San Gabriel Valley Water Company, and Valley View Mutual Water Company. The Valley County Water District is the City's largest water supplier and serves approximately 55,000 people in parts of Baldwin Park and neighborhood cities. Their main water source is supplied from wells beneath their service area from the Upper San Gabriel Groundwater Basin, including four wells in Baldwin Park. The San Gabriel Valley Water Company supplies water exclusively from groundwater wells to customers in Baldwin Park and surrounding cities. Most of the wells are located in Baldwin Park and El Monte, and six of the company's reservoirs serve Baldwin Park. The City's smallest water supplier is the Valley View Mutual Water Company, which supplies approximately eight percent of Baldwin Park's population. It also receives water from wells.

A major issue these water companies confront is water contamination. Baldwin Park is located in one of four San Gabriel Valley Superfund sites identified by the Environmental Protection Agency (EPA). High concentrations of volatile organic compounds, cleaning solvents historically used by machine shops and drycleaners, have been found in many of the wells in Baldwin Park. Water utilities have been able to continue to provide their customers with clean water by shutting down wells in contaminated areas, installing "wellhead" treatment systems, blending contaminated water with clean water to meet drinking water standards, and obtaining water from neighboring utilizes. The EPA, in conjunction with local agencies, is working on a long-range plan to extract the contaminated water and replace it with treated and cleaner water.

Valley County Water District, the main water supplier to Baldwin Park, has not reached their maximum capacity for water production from wells. The 2010 Urban Water Management Plan indicates they have the potential to increase their average production of well water to meet an increase in water demand as a result of new residential development.

## **Wastewater**

Baldwin Park lies within the service area of Los Angeles County Sanitation District No. 15. Wastewater generated within the City is discharged to local sewer lines maintained by the City for conveyance to the County Sanitation District of Los Angeles County truck sewer network. Wastewater is treated at the San Jose Creek Water Reclamation Plant (SJCWRP) near the City of Whittier, where it is treated and reused as groundwater recharge and irrigation of parks, schools, and greenbelts.

Authorities at the Los Angeles County Sanitation District No. 15 consider the trunk system and treatment facilities adequate at the present time. The Los Angeles County Department of Public Works, Sewer Maintenance Division, and the Baldwin Park Engineering Division consider the sewer line system adequate to handle foreseeable future development.

# Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Baldwin Park. This includes an evaluation of the availability of land resources, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support the provision of affordable housing, as well as the administrative resources available to assist in implementing the City's housing programs.

## Availability of Sites for Housing

SCAG has assigned each community a share of the region's projected housing need for the period of 2014-2021. Therefore, an important component of the Housing Element is the identification of land resources and assessment of these sites' ability to meet the City's projected housing need. In Baldwin Park, residential growth will be focused in vacant and underutilized sites within the Multi-Family Residential area (R-3 zone) and within areas designated as Mixed-Use by the General Plan and Zoning Code. The following discussion summarizes the residential growth potential in these areas and concludes by demonstrating that these sites can address the City's share of regional housing needs.

## Regional Housing Needs Allocation (RHNA)

California State law requires each city and county to have land zoned to accommodate its fair share of regional housing need. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The California Department of Housing and Community Development determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 412,137 new housing units for this Housing Element planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the RHNA. The RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Baldwin Park's fair share allocation is 557 new housing units during this planning cycle, with the units distributed among the four income categories as shown in Table H-43. The City must demonstrate that its land inventory is sufficient to facilitate and encourage the development of affordable housing that is accessible to a variety of income groups.

**Table H-43**  
**Baldwin Park RHNA**

Income Group	% of County MFI	RHNA (Housing Units)	Percentage of Units
Very Low	0-50%	142	25.3%
Low	51-80%	83	15.3%
Moderate	81-120%	90	16.2%
Above Moderate	120% +	242	43.1%
<b>Total</b>		<b>557</b>	<b>100%</b>

## Progress towards RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2014 to 2021, jurisdictions may not count units built or issued certificates of occupancy in 2012 or 2013; these units are counted toward fulfilling the previous RHNA.

## Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of the City's vacant and underutilized residential and mixed-use land.

### Vacant Land

Baldwin Park is largely built out. The major constraint on residential construction is the lack of developable land and the resultant premium cost of finished units as demand exceeds supply. The inventory of vacant land designated for Multi-Family Residential development totals 1.7 acres. In the Garden Multi-Family Residential zone, there is one vacant lot consisting of four contiguous parcels on Pacific Avenue totaling 3.2 acres.

As discussed in the Housing Constraints section of this Housing Element, the Multi-Family Residential land use category correlates with the R-3 zone in the Zoning Code, and permits densities of up to 20 units per acre. These vacant sites are likely to develop during the planning period, especially due to the limited amount of vacant residential land in the area. Two of the sites located on Ramona Boulevard are adjoining (Figure H-4). These two sites have the potential for lot consolidation and the development of at least 10 units. Conservatively assuming development at 80 percent of maximum capacity, together all of the vacant properties located in the

R-3 zone have the potential to yield 28 units. The densities that can be achieved in this zone are appropriate to facilitate the production of housing that is affordable to moderate-income households.

**Table H-44**  
**Summary of Residential Capacity on Vacant Land**

General Plan	Zoning	Maximum Density	Acres	Realistic Potential Housing Units	Affordability Level
Garden Residential	R-G	12 du/ac	3.2	30	Above-Moderate
Multi-Family Residential	R-3	20 du/ac	1.7	28	Moderate

Source: Hogle-Ireland, Inc, 2012

Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

## Opportunities for Intensification

Baldwin Park also has a limited number of properties zoned R-3 that could potentially be redeveloped at higher densities. These properties encompass over 12 acres, are transitional in nature, and can convert to multi-family residential use without Planning Commission or City Council approval. Infill trends in the City indicate that multi-family developments such as apartment and condominium developments are the most likely residential product to be produced. Recycling to higher-intensity uses is very probable given the scarcity of land in Baldwin Park.

Table H-45 presents a summary of residential capacity on underutilized residential land. A detailed listing of the underutilized properties is included in Appendix B. The City has only identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible. For all properties included in this inventory, conservative realistic capacity (80 percent of maximum density) was defined as more than twice the number of existing housing units for each parcel. Further, four of the sites involve adjoining parcels, increasing the likelihood of lot consolidation and the development of new housing units. On lots with the potential to be consolidated, there is the capacity for 68 new units. One of the sites consists of three contiguous parcels that can be consolidated with the potential for 29 units. Another parcel is currently used for industrial purposes, but is designated in the General Plan and zoned for residential use. This site has the potential for 31 new dwelling units. See Appendix B for site specific details.

The densities that can be achieved in the R-3 areas are appropriate to facilitate the production of housing that is affordable to moderate-income households. The moderately sized properties in this zone consist of a mix of multi-family and single-family units. Recyclable land within the R-3 zone has the capacity to yield 188 units.

**Table H-45**  
**Summary of Residential Capacity on Underutilized Residential Land**

General Plan	Zoning	Maximum Density	Acres	Existing Units	Realistic Potential Housing Units	Affordability Level
Multi-Family Residential	R-3	20 du/ac	12	25	188	Moderate

Source: Hogle-Ireland, Inc., 2012

Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

Taken together, there is currently a reserve of vacant and underutilized land in residential zones that can accommodate 246 new multi-family units.

### **Mixed-Use Opportunity Areas**

One of the greatest opportunities for infill development in Baldwin Park is found in areas designated Mixed Use, including the greater downtown area and along North Maine Avenue. The potential for creation of residential units in mixed-use areas is predicated on the interest from developers – expressed to the City – and on the limited opportunities for higher-density development elsewhere in the City or in the immediate surrounding area.

Consistent with the Land Use Element, the City encourages residential uses in areas designated as Mixed Use to support a viable pedestrian district in downtown and along North Maine Avenue. The Land Use Element vision for Mixed Use consists of both retail and commercial in conjunction with higher-density residential uses. In the Mixed-Use 2 zone, vertically integrated mixed-use projects are allowed, or stand-alone residential or stand-alone neighborhood commercial may be constructed. A density incentive (0.5 increase in FAR) is offered for commercial projects that include a residential component in Mixed Use areas. Development within the Mixed Use areas is permitted to achieve densities of 30 units per acre per the General Plan.

Zoning regulations have been tailored to facilitate housing development at these densities. The maximum residential density in the MU-1 zone is 30 dwelling units per acre, with a required minimum lot area of 15,000 square feet. In the MU-2 zone, the maximum residential density is 30 dwelling units per acre on lots with a minimum of 20,000 square feet. Lots less than 20,000 square feet in size have a maximum density of 15 units per acre. These provisions encourage lot consolidation to achieve greater densities.

The sites inventory analysis identifies 11 mixed-use sites with the potential combined capacity for 774 units (Table H-46). Figure H-4 indicates the location of all sites identified in this Housing Element, and a detailed listing of parcels is included in Appendix B. Due to the density at which the Mixed-Use sites are

available, the potential units are counted toward the lower-income categories for the RHNA, consistent with State law.

**Table H-46**  
**Mixed-Use Opportunity Areas**

Area	General Plan	Zoning	Maximum Residential Density	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
Site A	Mixed Use	MU-2	30 du/acre	2.52	7	1	61	Lower
Site B	Mixed Use	MU-2	30 du/acre	0.75	4	1	18	Lower
Site C	Mixed Use	MU-2	30 du/acre	0.91	3	2	22	Lower
Site D	Mixed Use	MU-2	30 du/acre	0.64	2	0	15	Lower
Site E	Mixed Use	MU-2	30 du/acre	2.80	6	0	68	Lower
Site F	Mixed Use	MU-2	30 du/acre	0.74	4	2	17	Lower
Site G	Mixed Use	MU-1	30 du/acre	6.43	1	0	154	Lower
Site H	Mixed Use	MU-1	30 du/acre	2.05	8	2	49	Lower
Site I	Mixed Use	MU-1	30 du/acre	1.08	8	1	24	Lower
Site J	Mixed Use	MU-1	30 du/acre	1.53	8	0	27	Lower
Site K	Mixed Use	MU-1	30 du/acre	13.34	15	0	319	Lower
<b>Total</b>				<b>32.79</b>	<b>66</b>	<b>9</b>	<b>774</b>	

Source: Hogle-Ireland, Inc., 2012

Notes:

1. Realistic Potential Housing Units were calculated at 80 percent of maximum density
2. All sites chosen involve more than 0.5 acres, some with lot consolidation of underutilized parcels
3. All sites chosen yield at least two times the number of existing units on site.

## Lot Consolidation

Many of the residential and mixed-use sites chosen are contiguous parcels and provide opportunities for lot consolidation. The General Plan Land Use Element includes several policies to encourage lot consolidation and reuse of existing properties in the Mixed Use areas to facilitate integration of residential and commercial uses.

Since 2000, a number of projects have joined contiguous parcels as part of project development, many of which included affordable housing components, as indicated in Table H-47. The City's history of approvals listed in Table H-47 demonstrates that

there is developer interest in consolidating parcels in the City, and that Baldwin Park has few constraints to lot consolidation associated with new projects.

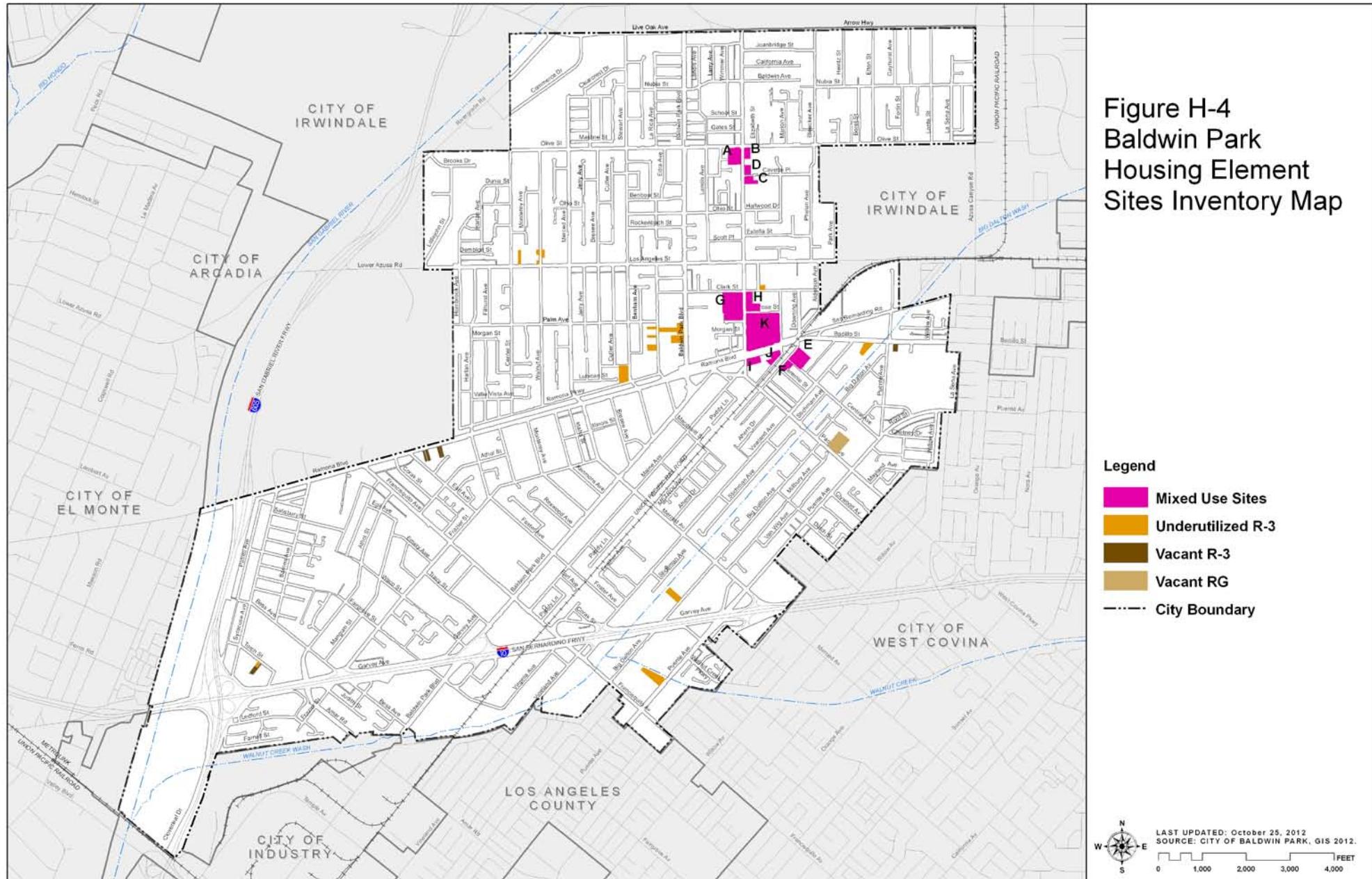
The Mixed-Use Opportunity areas listed in Table H-46 include a number of adjacent parcels to provide opportunities for lot consolidation. Because the City recognizes the potential difficulties that may be associated with lot consolidations involving multiple property owners, more than adequate sites have been identified. Underutilized sites may be parceled together to provide the most appropriate developments.

A tool to further incentivize lot consolidation is known as “graduated density zoning.” This tool offers increased density based on the size of the site, thereby encouraging owners of adjoining properties to collaborate in development or to package parcels for sale. The City of Baldwin Park’s revised Zoning Code includes this provision for the MU-2 zone. In MU-2, sites of less than 15,000 square feet may develop up to a density of 15 du/acre, while those over 15,000 square feet may develop at 30 du/acre. This incentive has proven extremely effective in other Southern California jurisdictions, such as Simi Valley and Alhambra.

**Table H-47**  
**Sample History of Lot Consolidations**

Project Name/Address	Zoning	Total Units	Affordable Units	Total Lots	Total Square Footage	Planning Commission Approval Date
13022-62 Ramona Blvd.	Specific Plan	71 attached units	71 units (low)	8	120,245	August 4, 1999
12800-12806 Dalewood St.	Specific Plan	34 detached units	3 units (moderate)	3	159,429	June 4, 2001
14700-14728 Badillo St.	Specific Plan	36 detached units	7 units (moderate)	2	146,730	March 28, 2001
3722-3736 Merced Ave.	PD (RG)	16 detached units	2 units (moderate)	3	61,803	October 9, 2002
3714-3728 Maine Ave.	PD (R-1)	17 detached units	1 unit (moderate)	3	81,170	October 23, 2002
4751 Center St.	PD (R-1)	10 detached units	2 units (low)	2	54,542	April 23, 2003
3940-3948 Walnut St.	PD (R-1)	16 detached units	2 units (low)	5	66,528	July 27, 2005
4229-4294 Walnut St.	PD (R-1)	12 detached units	2 units (low)	2	55,074	August 24, 2005
3427-3421 Baldwin Park Blvd.	Specific Plan	53 attached units	3 units (moderate)	3	117,845	May 14, 2008

Source: Baldwin Park, 2012



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To encourage and facilitate the development, redevelopment, restoration, and intensification of high-density residential and mixed-uses within areas designated Mixed-Use in the General Plan, the City amended the Zoning Code in 2012 to ensure that the development standards, incentives, and the overall vision for mixed-use in Baldwin Park is incorporated and furthered through appropriate development standards.

## Realistic Capacity

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land-use controls and site improvements. The Baldwin Park Sites Inventory utilized a conservative estimate of 80 percent of maximum development to demonstrate realistic capacity for development. However, most recent projects have achieved densities very near actual maximum densities, and many have exceeded maximums due to the use of density bonuses in exchange for the provision of affordable housing. Table H-48 outlines the results of a survey of seven projects approved since 2000.

**Table H-48**  
**Sample History of Realistic Capacity**

Project Name/Address	Approval Date	Zoning	Total Units	Permitted Density <sup>(1)</sup>	Actual Density	Difference
3346-3354 Vineland Avenue	2011	R-1	15	8.7 du/ac	10.3 du/ac	+18%
3427-3421 Baldwin Park Blvd.	2008	Specific Plan	53	12 du/ac <sup>(2)</sup>	19.26 du/ac	+ 60%
4229-4294 Walnut St.	2005	PD (R-1)	12	8.7 du/ac	9.5 du/ac	+ 9%
13356-13358 Ramona Boulevard	2003	R-G	10	12 du/ac	14.9 du/ac	+ 24%
3714-3728 Maine Ave.	2002	PD (R-1)	17	8.7 du/ac	9.14 du/ac	+ 5%
3722-3736 Merced Ave.	2002	PD (RG)	16	12 du/ac	11.3 du/ac	- 6%
13022-62 Ramona Blvd.	1999	Specific Plan	71	20 du/ac <sup>(3)</sup>	25.7 du/ac	+ 28.5%

Notes:

1. Permitted Density refers to the permitted density per Zoning Code and General Plan. Projects that were approved at densities above these permitted densities were approved in conjunction with density bonuses.
2. The Specific Plan included a zone change, which allowed a higher density on this site. Prior to rezoning, the site was Residential Garden, permitting densities of 12 units per acre.
3. The Specific Plan included a zone change on the majority of the parcels from C-2 and R-1 to residential. One parcel was R-3 prior to the zone change.

Most projects achieved densities above maximum permitted limits through the use of Planned Development Permits and density bonuses. Only one project surveyed resulted in development at less than permitted maximum density, at 94 percent of maximum density. In addition, the survey also revealed one successful project that

indicates the feasibility of development of both affordable housing and high-density housing in Baldwin Park. A 71-unit very low- and low-income housing project, approved by Planning Commission in 1999 and completed in 2001, achieved a density of 25.7 units per acre, in an area that generally permits 20 units per acre.

Based on development history in Baldwin Park, the assumption that new development may occur at 80 percent of maximum density (i.e. 16 units per acre in R-3 areas and 24 units per acre in Mixed-Use areas) represents a conservative estimate. However, because the City has approved a limited number of mixed-use projects and is relying on Mixed-Use for many of the sites, this conservative estimate was used for capacity analysis in this Housing Element. Both “vertical” and “horizontal” mixed-use development may occur in Mixed-Use areas, although the housing portion of mixed-use is not allowed at intersection corners. The City has crafted the mixed-use standards so that maximum densities may be achieved through increased heights, decreased set-back requirements, and the potential for horizontal mixed-use.

Baldwin Park’s mixed-use areas do allow projects that do not include a residential component. However, incentives are in place in the General Plan and Zoning Code to encourage the inclusion of residential uses in new developments. Specifically, the General Plan and Zoning Code provide an FAR incentive in mixed-use areas: if residential uses are included, the permitted FAR for the commercial component is 2.0 rather than 1.5 for stand-alone commercial developments.

In order to account for the extent to which uses other than residential are allowed in mixed-use areas, more than twice as many sites were identified in the 2014-2021 Housing Element than were required to meet the RHNA (see Table H-49). The sites identified represent the most realistic opportunities for redevelopment with residential uses, due to their underutilized nature and location near transit and services. In addition, these sites only represent approximately two-thirds of all mixed-use areas in the City. As such, there are ample available opportunities for residential, mixed-use, and commercial development within Baldwin Park’s mixed-use areas.

## **Availability of Infrastructure and Services**

All residential and mixed-use sites identified in the inventory are located within urbanized areas, where infrastructure and public services are readily available. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvements (e.g. curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time. Site specific constraints are listed in the Sites Inventory Table, located in Appendix B.

## Comparison of Sites Inventory and RHNA

Combined, the underutilized residential areas and the opportunity sites identified in the Mixed Use areas have the potential to accommodate 962 residential units. As Table H-49 indicates, these sites and the densities allowed will provide opportunities to achieve remaining RHNA goals for all income categories.

The City has identified sites in Mixed-Use areas for 774 residential units and sites in underutilized and vacant residential areas to accommodate 246 units. Together these sites have the potential for 463 residential units beyond the RHNA. This surplus of units ensures that even if a fraction of the sites are developed, they will meet the City's identified need for the planning period.

The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout Los Angeles County, and 2) the availability of underutilized land in areas recently designated for mixed-use, with the potential for high-density residential development. The sites chosen are significantly underutilized given their size and location. In addition, the new mixed-use zone in the downtown area will serve as a catalyst for more intense development in the surrounding neighborhoods. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

**Table H-49**  
**Comparison of Sites Inventory and RHNA**

Income Category	RHNA	Vacant R-3 and R-G Sites	Underutilized R-3 sites	MXU Sites	Remaining RHNA to be accommodated
Very Low	142	--	--	387	0
Low	83	--	--	387	0
Moderate	90	28	188	--	0
Above Moderate	242	30	--	--	0
Total Units	557	58	188	774	0

Source: Hogle-Ireland, Inc., 2012

Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

# Administrative and Financial Resources

One of the major factors to consider in formulating programs to preserve affordable multi-family housing is whether sufficient resources exist. Specifically, it is important to examine the availability and adequacy of the financial and institutional resources to support such programs. The following provides an overview of financial and administrative resources available for preserving and creating new assisted multi-family units.

## Financial Resources

### CDBG Funds

Through the federal Community Development Block Grant Program (CDBG), HUD provides funds to local governments for a wide range of community development activities. These funds can be used for the acquisition or construction of affordable housing units, rehabilitation through a non-profit organization for housing, and public service activities. Baldwin Park receives approximately \$1.3 million annually in CDBG funds which are currently committed to a variety of housing and community development programs.

### HOME Funds

Another source of federal funds is available under the HOME (Home Investment Partnership) program. These funds can be used to assist tenants or homeowners through acquisition, construction, reconstruction, or the rehabilitation of affordable housing, as well as first-time homebuyer or rental assistance. A federal priority for use of these funds is preservation of the at-risk housing stock. Baldwin Park receives approximately \$470,000 annually in HOME funds.

### HUD Section 811

Section 811 provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for projects to help make them affordable to residents.

### HUD Section 202

Through the Section 202 program, HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for projects to help make them affordable. This program helps expand the supply of affordable housing

with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation. The TELACU Las Palomas affordable housing project, completed in 2001, was funded with Section 202.

## **Low Income Housing Tax Credits**

The Low Income Housing Tax Credit (LIHTC or Tax Credit) program provides each state with a tax credit based on the State's population that it can allocate towards funding housing that meets program guidelines. These tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. The approval process to receive LIHTCs is very competitive in California. Villa Ramona, a 71-unit affordable housing project, was developed with LIHTCs in 2004.

## **Section 8 Housing Choice Vouchers**

The Baldwin Park Housing Authority administers the Section 8 Housing Choice Voucher Program, which extends rental subsidies to very low-income households. The subsidy represents the difference between the excess of 30 percent of the recipient's monthly income and the cost of the housing unit. As of October 2012, 550 households received housing choice vouchers under the HUD Section 8 program, and 250 applicants were on the waiting list.

## **Administrative Resources**

Agencies with administrative capacity to implement programs contained in the Housing Element include the public agencies and departments within the City of Baldwin Park and local and national non-profit private developers.

### **City of Baldwin Park**

#### **Community Development Department**

The Community Development Department oversees the divisions of Economic Development, Planning, Housing, Building and Safety, and Code Enforcement to promote economic development and maintain a livable community. The department's efforts in carrying out a wide range of community development activities are directed towards commercial revitalization, ensuring high-quality development and building, creation of jobs, and maintaining strong neighborhoods.

The Planning Division of Community Development Department is responsible for meeting the community's current and future land use, urban design, economic, transportation and housing needs by updating and maintaining the City's General Plan and Zoning Code, and utilizing these documents as guidelines for the

development of policies and programs, and to guide the physical development of the City. The Code Enforcement Division is responsible for responding to code violations for substandard housing issues. Compliance is accomplished by cooperation and educating the public, treating all residents with courtesy and respect, and by prosecuting all major violators.

### **Baldwin Park Housing Authority**

The Baldwin Park Housing Authority is responsible for preserving, increasing, and improving the supply of affordable housing in the community. This is accomplished through administration of the Section 8 Housing Choice Voucher Program. The Department also manages the City's 12-unit public housing project, and works with developers to create new affordable housing opportunities for low-income households.

### **Affordable Housing Developers**

An alternative to providing subsidies to existing owners to keep units available as affordable housing is for public or nonprofit agencies to acquire or construct housing units that would replace at-risk units lost to conversion to market rates. Described below are agencies that can serve as resources in the implementation of housing activities in Baldwin Park and Los Angeles County.

#### **National CORE**

National Community Renaissance (National CORE) is the new name for the combined group of companies that includes National Community Renaissance of California (formerly Southern California Housing Development Corporation), National Community Renaissance Development Corporation (formerly National Housing Development Corporation), and the Hope Through Housing Foundation. This combined agency develops, manages, and provides supportive services to 109 affordable housing communities nationwide, with a total of 9,830 affordable units.

#### **The East Los Angeles Community Union (TELACU)**

TELACU is a non-profit community development corporation founded in 1968. The non-profit is self-sustained by TELACU Industries, a for-profit family of companies which provides the economic means to fulfill TELACU's mission. TELACU builds, owns, and manages affordable housing in cities throughout Southern California, including Alhambra, Baldwin Park, Hawthorne, Los Angeles, Montebello, Monterey Park, Moreno Valley, National City, Pasadena, Pacoima and Whittier. Two TELACU developments are located in Baldwin Park: TELACU Las Palomas (75 senior affordable units) and TELACU Senior Complex (74 senior affordable units).

#### **Thomas Safran & Associates**

Thomas Safran & Associates owns and manages over 3,000 units of affordable rental housing in California. This organization specializes in developing multi-family and senior housing projects, many of which have won awards from prestigious

organizations. In Baldwin Park, Thomas Safran & Associates developed the Villa Ramona senior and family affordable project in 2004.

## Energy Conservation Opportunities

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Baldwin Park has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an "energy budget." There are a variety of ways to meet these energy standards. The home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations. Additional opportunities for energy conservation and related savings associated with energy conservation can be achieved through the application of CALGreen. Applicable in January 2011, the State of California set forth a set of construction regulations, widely known as CALGreen, to reduce environmental impacts through better planning, design, and construction practices. All new commercial and residential buildings are required to adhere to CALGreen regulations. CALGreen goes along with all other California Building Codes and supersedes other Building Code sections in areas where they might differ. While Title 24 primarily encompasses energy efficiency and performance, CALGreen goes beyond to address things such as reduced construction waste, water conservation, non-toxic sealants, and renewable materials.

Baldwin Park updated its General Plan in 2002 and included a variety of measures that will increase energy conservation opportunities. For example, the Open Space and Conservation Element include policies to:

- Encourage innovative building designs that conserve and minimize energy consumption; and
- Encourage the residential and business community to install energy-saving features and appliances in existing structures.

In addition, the Land Use Element includes a mixed-use land use designation, which supports compact urban development and reduced automobile usage through the combination of multiple land uses in one location. The City's downtown Metrolink station provides opportunities, as indicated in the General Plan, for transit-oriented development and the facilitation of a pedestrian district. The Circulation Element sets goals and policies to accommodate and support alternative modes of transportation, including public transportation and bicycles, and to facilitate pedestrian movement. Each of these measures can contribute to a cumulative reduction in energy consumption in Baldwin Park.

Utility companies serving Baldwin Park also offer programs to promote the efficient use of energy and assist lower-income customers. Southern California Edison (SCE) offers a variety of energy conservation services as part of its Energy Savings Assistance Program. The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.

Additionally, SCE offers various rebate programs for energy-efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct testing and sealing of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities and owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

# Evaluation of Accomplishments of Prior Adopted Housing Element

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the update to their housing elements. These results should be quantified if possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned. Where significant shortfalls exist between planning projections and actual achievements, the reason for such discrepancies must be discussed.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Baldwin Park's accomplishments toward implementing the 2008-2014 Housing Element. Table H-50 summarizes the quantified objectives contained in the City's 2008-2014 Housing Element and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in Table H-51.

**Table H-50**  
**Summary of 2008-2014 Quantified Objectives and Progress**

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
<b>Construction Objectives (RHNAs)</b>					
Goal	185	115	123	321	744
Progress	1 (0.5%)	9 (8%)	31 (25%)	168 (52%)	209 (28%)
<b>Owner-Occupied Rehabilitation Objectives</b>					
Goal	150		--		150
Progress	26 (17%)		--		26 (17%)
<b>Rental Rehabilitation Objectives</b>					
Goal	13	53	--		66
Progress	16 (123%)	--	--		16 (24%)
<b>At-Risk Preservation Objectives</b>					
Goal	174	--	--		174
Progress	174 (100%)	--	--		174 (100%)

For the last Housing Element cycle, the City was assigned a RHNAs of 744 for the period of January 1, 2006 through June 30, 2014. Of these 744 units, 185 units were

allocated to be affordable to very low-income households, 115 units to low-income households, 123 units to moderate-income households, and 321 units to upper-income households.

The 2008-2014 Housing Element was found to be in compliance with Housing Element law by the State in 2012. The Element demonstrated that the City had adequate zoning and sites to meet its 2008-2014 RHNA of 744. Baldwin Park maintained adequate sites under existing land use policy to facilitate the development of additional housing units throughout the planning period.

Due to the economic downturn of recent years, the City of Baldwin Park experienced very little residential growth between 2006 and 2012. However, the City was able to facilitate the development of 41 new affordable housing units through the use of density bonuses for new projects and construction of second units. Based upon a review of Building Department records, between 2006 and 2012, approximately 28 percent of regional housing construction needs in Baldwin Park were achieved.

Residential projects that incorporate some affordable units in conjunction with market-rate units avoid a concentration of poverty and provide social benefits for all residents. The following projects received financial assistance or density bonuses from the City in exchange for affordability covenants and resulted in mixed-income developments:

- DC Walnut/Kenmore (16 total units; 2 low-income)
- DC Center/Monterey (8 total units; 2 low-income)
- DC Walnut/Monterey (12 total units; 2 low-income)
- DC Baldwin Park Boulevard (52 total units; 3 moderate-income)
- Vineland/Idaho (15 total units; 1 very low-income)

The City has residential rehabilitation programs in place for both owner-occupied housing and multi-family rental housing. Baldwin Park offers low-interest loans, deferred rehabilitation loans, and grants to low-income owner households, seniors, and handicapped or disabled residents for needed repairs and maintenance. Between 2006 and 2011, the City has provided 26 rehabilitation loans and grants to homeowners utilizing HOME and CDBG funds.

Using HOME and CDBG funds, the City also offered low-interest loans to multi-unit developments for rehabilitation and repairs through the Multi-Family Rehabilitation Program. Between 2006 and 2011, the City assisted in the rehabilitation of 16 rental units.

Increasing homeownership is another important City goal. Between 2008 and 2012, the City assisted 24 households in the purchase of their first homes. The recession that began in 2007, rising unemployment, lower interest rates on other government-backed loans, and lack of funds decreased the number of eligible participants for this program and availability of the program. However, many

households were able to participate in the County's Mortgage Credit Certificate program, providing another source for first-time homebuyers to enter into homeownership in Baldwin Park.

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
1. Community Improvement Program	Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood conditions, qualities, standards and property values.	Since 2006, the City has responded to 19,991 code violations which were reported to or detected by the City.	This program is an important and effective component of the City's strategy toward maintaining and improving housing conditions in the City. In addition, this program also helps to reduce blighted conditions on major thoroughfares and in commercial and industrial areas. This program is included in the 2014-2021 Housing Element.
	Concentrate efforts on removing blighted conditions from specific areas, such as areas north of Ramona near Maine Avenue and in the southwestern section near the freeways, through the enforcement of existing building codes.		
2. Home Improvement Residential Program (HIRP)	Rehabilitate owner-occupied housing units to remove substandard conditions.	Since 2006, 14 low- and moderate-income households were assisted with low interest rehabilitation deferred loans. A total of 12 lower-income households received grants to rehabilitate their homes.	Despite limited funds, the City was able to assist a substantial number of residents with this program, which often provided much needed loans and grants to low- and moderate-income owners. This program is successful in providing opportunities for continued home maintenance. The high demand and related successfulness justifies continuing this program in the 2014-2021 Housing Element.
	Provide low interest and deferred loans and grants to lower-income families, with a goal of providing assistance to 25 households per year, providing assistance to a total of 150 households during the 2008-2014 planning cycle.		
	Continue to provide assistance through HIRP for the construction of bedroom additions to ameliorate overcrowding conditions. Continue to provide assistance through HIRP for home improvements that provide access and safety for disabled residents.		

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
	Continue to provide information on HIRP at public counters and on the City's website. Encourage use of the program to eligible residents who visit the planning department for permits or technical assistance on other types of renovations or remodels.		
3. Rental Rehabilitation Program	Redesign and remarket the Rental Rehabilitation Program to increase participation in the program among multifamily housing property owners.	Since 2006, the City assisted in the rehabilitation of 16 multifamily units. The City utilizes HOME funds for the rental rehabilitation program. Since the elimination of the City's Redevelopment Agency, HOME funds are not sufficient to meet the developers' gap. Therefore, the City was forced to accept or plan for lower-scale projects and limit the number of program participants.	Though funds for this program are limited, the City was still able to rehabilitate units and positively impact multifamily housing during the last housing element cycle. Improving conditions of multifamily housing in the community continues to be a priority for the City and is therefore included in the 2014-2021 Housing Element.
	Rehabilitate 11 low- and moderate-income units annually, for a total of 66 during the 2008-2014 planning cycle.		
4. Preservation of At-Risk Rental Housing	Monitor the status of the 174 affordable housing units that are at risk of converting to market rate.	The 174 affordable units provided by Clark Terrace, Frazier Park, and Syracuse Park rental housing projects continually renew their Section 8 contracts on an annual basis and are retained as affordable housing.	Because many of the affordable housing projects in the City have contracts that require annual renewal, this program is important to preserving affordable housing. Therefore this program is included in the 2014-2021 Housing Element.
	Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate.		
	Monitor Section 8 legislation and provide technical assistance to property owners as necessary.		
	Inform non-profit housing organizations of opportunities to acquire and continue affordability of at-risk units.		

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
	Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.		
5. First-Time Homebuyer Program	Expand home-ownership opportunities to low- and moderate-income first-time homebuyers.	During this Housing Element cycle, the City provided mortgage financing and down payment assistance to 24 qualified low- and moderate-income homebuyers. Since the loss of the City's Redevelopment Agency, this program is no longer available to moderate-income buyers.	This program remains a viable option for low-income households to accomplish home ownership and is included in the 2014-2021 Housing Element.
6. Mortgage Credit Certificate (MCC)	Provide homeownership assistance to 12 households annually, for a total of 72 households during the 2008-2014 planning period.	During this planning period, 6 households purchased homes in Baldwin Park using the MCC program.	This program remains a viable option for some first-time homebuyers to achieve homeownership in the City. Cost to the City is nominal and is primarily for supporting the County's administrative expense. The program is included in the 2014-2021 Housing Element.
7. Section 8 Housing Choice Voucher Program	Participate in efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers available to Baldwin Park residents, and direct eligible households to the program.	The Baldwin Park Housing Authority administers Public Housing and Section 8 Rental Assistance for the City. In February 2008, 715 households received Section 8 rental assistance and 3,309 applicants were on the waiting list. As of October 2012, 550 households received Section 8 rental assistance and the waiting list has only 250 applicants.	Rental assistance remains the most important form of housing assistance for lower-income households, as well as seniors. This program is continued in the 2014-2021 Housing Element

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
	substandard housing, and households spending greater than 50 percent of their income on housing costs.	In order to encourage owners to list their properties with the Housing Authority as eligible to receive Section 8, brochures and education for rental property owners were provided through mailings and property owner workshops. The Housing Authority continued to provide priority assistance to displaced households.	
8. HOME Tenant-Based Rental Assistance Program	Provide rental assistance to 10 households per year that are currently on the Section 8 waiting list.	During this Housing Element cycle, the City assisted 51 low- and moderate-income households with rental subsidies.	In conjunction with the Section 8 program, this program helps to provide affordable access to housing for lower-income through rental assistance. This program is included in the 2014-2021 Housing Element.
9. Affordable Housing Development Assistance	Continue to provide financial and regulatory incentives to increase the supply of affordable housing. Provide technical and financial (as available) assistance for the development of 20 new affordable housing units during the 2008-2014 Housing Element using a combination of federal, state, and local funds to provide land cost write-downs and other construction assistance. Continue to meet with nonprofit developers to explore partnerships on a regular basis.	Since there are limited funds for affordable housing, the City primarily relies on regulatory incentives and technical assistance to developers in order to increase affordable housing in the City. The City provided density bonuses which resulted in an additional 4 units of affordable housing during this Housing Element cycle.	Because of the high costs of development throughout Southern California, land write-downs and direct financial assistance can be significant contributions to affordable housing development when available. Given limited funding availability, regulatory incentives have been the primary mechanism for increasing the feasibility of affordable housing in Baldwin Park, especially since the demise of redevelopment in
	Assist developers in the assemblage of property and, as appropriate and necessary, provide land write-downs for affordable housing developments.	As funding becomes available or proposed projects are considered, the Community Development staff work with and meet with developers for affordable housing projects.	

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
	Provide technical assistance to developers to acquire and assemble properties for affordable housing development.		California. This program continues to be important, and is included in the 2014-2021 Housing Element.
10. Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Focus a portion of assistance toward development projects that meet the needs of extremely low-, very low- and low-income renters and large families.		
	Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.	Revisions to the Zoning Code were completed in 2012 to include mixed use zoning. A vacant land inventory was completed as part of the 2008-2014 Housing Element process which is updated as needed and provided to interested developers. In addition, the 2008-2014 Housing Element includes a map and listings of underutilized and vacant residential land in the City and is available on the City's website and at the Community Development Department.	The City recognizes the importance of maintaining a vacant/underutilized sites inventory. This program is continued in the 2014-2021 Housing Element with slight modifications.
	Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.		
11. Land Use Element and Zoning Ordinance	Adopt revisions to the Zoning Code prior to adoption of the 2008-2014 Housing Element, to implement zoning for mixed-use sites	Revisions to the Zoning Code to achieve consistency with the General Plan were completed in 2012.	This program was completed and will not be included in the 2014-2021 Housing Element
12. Mixed-Use Sites	Continue to facilitate the construction of residences in mixed-use developments.	The 2012 update to the Zoning Code includes development standards and procedures to help facilitate and encourage mixed-use developments in the City.	This program provides opportunities for a variety and diversity of housing in the City and is included in the 2014-2021 Housing Element
	Continue to provide incentives for lot consolidation in the MU-2 zone through the use of graduated density zoning.		

**Table H-51**  
**Housing Program Accomplishments**

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	<p>Draft and make available at City counters a brochure outlining affordable housing incentives available to developers in Baldwin Park, including density bonuses and the Redevelopment Agency's affordable housing development incentives.</p> <p>Provide marketing materials on the City's website that delineate site opportunities for mixed-use.</p> <p>Provide technical assistance for interested developers, including land development counseling by City planners and Redevelopment staff and the facilitation of negotiations between property owners to encourage lot consolidation.</p> <p>Establish a protocol to monitor development interest, inquiries and, progress towards mixed-use development. Periodically re-evaluate approach and progress. Continue to provide flexibility in height, setback, open space, and parking requirements</p>	<p>A brochure specifically outlining affordable housing incentives has not been developed as there are no longer any Redevelopment Agency incentives. However, the updated Zoning Code includes information regarding density bonuses and flexible development standards, and is available on the City's website as well as at the Community Development Department.</p> <p>The updated Zoning Map depicts site opportunities for mixed-use developments and is available on the City's website as well as at the Community Development Department.</p> <p>Although the City does not have a Redevelopment Agency staff, the City's planners are available to provide technical assistance to developers and help facilitate lot consolidations.</p> <p>The Community Development Department maintains a log of all proposed development projects, including mixed-use proposals, reviewed by the Design Review Committee.</p>	

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
13. Land Use Controls	Provide flexibility in development standards such as open space, parking, setback and height limits through the Administrative Adjustment and Specific Plan processes	The City continued to allow flexibility in development standards for residential projects through the Administrative Adjustment and Specific Plan processes.	Using the flexible development standards facilitates the development of affordable housing. This program is included in the 2014-2021 Housing Element.
	Draft appropriate development standards to facilitate mixed-use development in areas designated as Mixed Use by the General Plan.	In 2012, the City also updated the Zoning Code to include revised multi-family and new mixed-use development standards .	
14. Density Bonus/Development Incentives	Continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development.	The City revised the density bonus ordinance to comply with State law as part of the Zoning Code comprehensive update in 2012.	Density bonuses and lowering costs through exemption of development fees assists in the provision of affordable housing. This program is included in the 2014-2021 Housing Element.
	Continue to exempt affordable housing projects from certain development fees, such as Quimby and public art fees	The City continues to exempt affordable housing projects from certain development fees, including Quimby fees and public art fees.	
15. Expedite Project Review	Minimize the time required for project approvals, and provide fast track permit processing for projects with an affordable component.	While the City did not develop a concurrent processing plan for expedited project review, Baldwin Park does offer efficient permit processing and a streamlined development process.	Efficient permit processing can increase the likelihood of affordable housing project viability. As such, the City offers a streamlined development process as part of its standard protocol. This program is continued in the 2014-2021 Housing Element.
	Develop a process for concurrent processing of residential projects, and priority processing for affordable housing developments.		
16. Extremely Low-Income and Special Needs Housing	Continue to recognize housing opportunities for extremely low-income persons by allowing emergency shelters by right in the I-C zone, subject to those conditions and standards as consistent with State law. Subject emergency shelters to the same development standards as other	The 2012 update of the Zoning Code includes development standards for emergency shelters, which are permitted by right in the I-C zone. These regulations comply with state laws relating to transitional and supportive housing and emergency shelters.	As the Zoning Code was amended in 2012 to be in compliance with pertinent state laws, this program will be updated and included in the 2014-2021 Housing Element to continue facilitating housing

**Table H-51**  
**Housing Program Accomplishments**

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	similar uses within the I-C zone, except for those provisions permitted by State law and included in the Baldwin Park Zoning Code for emergency shelters.		opportunities for extremely low-income and special needs groups.
	Continue to allow the establishment of transitional and supportive housing that function as residential uses, consistent with similar residential uses and pursuant to SB 2.		
	Amend the Zoning Code to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for single-room occupancy developments (SRO).		
17. Water and Sewer Service Providers	Immediately following adoption, deliver the 2008-2014 Baldwin Park Housing Element to all providers of sewer and water service within the City of Baldwin Park	A copy of the 2008-2014 Housing Element was delivered to all water and sewer service providers.	Adoption of the 2014-2021 Housing Element will require circulation to all water and sewer providers in Baldwin Park; therefore, this program is included in the new Housing Element.
18.. Fair Housing Program	Continue to assist households through the Housing Rights Center, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Housing Rights Center and assist in program outreach.	The City continues to fund and work closely with the Housing Rights Center (HRC) for the provision of fair housing service. The HRC has at least two workshops annually, places articles in <i>BP Now</i> throughout the year, and has flyers placed on City counters continuously.	Providing fair housing resources is an important goal for the City. This program will be included in the 2014-2021 Housing Element.
	Create a brochure that advertises the availability of fair housing counseling. Distribute the brochure at a variety of		

**Table H-51**  
**Housing Program Accomplishments**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
	<p>public locations, including public counters and the Baldwin Park Library. Provide information on fair housing resources on the City's website.</p> <p>Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services</p> <p>Implement recommendations from 2003 Analysis of Impediments to Fair Housing Choice related to fair housing</p>		
19. Reasonable Accommodation	Provide information to residents on reasonable accommodation procedures via public counters and the City website.	The City has reasonable accommodation procedures outlined in the Zoning Code, which is available at public counters and the City's website. Between 2008 and 2012, there were three applications for reasonable accommodations for participants in the residential rehabilitation loan/grant programs.	This program helps to provide additional opportunities for equal access to housing for people with disabilities and is included in the 2014-2021 Housing Element.

# Housing Plan

The goals and policies contained in the Housing Element address Baldwin Park's identified housing needs and are implemented through a series of housing programs offered through City departments, the Redevelopment Agency, and the Housing Authority. Housing programs define the specific actions the City will undertake to achieve specific goals and policies. According to Section 65583 of the Government Code, Baldwin Park must make adequate provision for the housing needs of all income levels by identifying programs to do all of the following:

- A) Conserve the existing affordable housing stock;
- B) Assist in the development of affordable housing;
- C) Provide adequate sites to achieve a variety and diversity of housing;
- D) Remove governmental constraints as necessary; and
- E) Promote equal housing practices

Baldwin Park's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs which have been added to address the City's unmet housing needs and changes to State laws. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

## A. Conserving the Existing Affordable Housing Stock

Preserving the existing housing stock in Baldwin Park is a top priority for the City, and maintaining the City's older neighborhoods is vital to conserving the overall quality of housing in the community. The City supports neighborhood preservation through code enforcement and housing rehabilitation programs, as well as first-time homebuyer programs aimed at improving neighborhood stability and pride.

In addition to maintaining the existing housing stock, Baldwin Park must also conserve affordable units in the community, including the preservation of assisted housing and rental subsidies.

**Goal 1.0      Maintain and improve the quality of existing housing and residential neighborhoods.**

Policy 1.1 Encourage the ongoing maintenance and repair of owner-occupied and rental housing to prevent deterioration of housing in the City.

Policy 1.2 Promote the rehabilitation of substandard and deteriorating housing in areas designated for long term residential use. Promote efforts to remove substandard units which cannot be rehabilitated.

Policy 1.3 Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements.

Policy 1.4 Work to alleviate unit overcrowding by encouraging owners to add bedrooms, baths, and additional living areas in existing homes. Offer financial assistance for room additions to income-qualified households.

Policy 1.5 Work to alleviate illegal conversions of garages and patios through code enforcement, supported by rehabilitation assistance.

Policy 1.6 Cooperate with non-profit housing providers in the acquisition, rehabilitation, and maintenance of older apartment complexes as long-term affordable housing.

Policy 1.7 Preserve low-income housing in the City at risk of converting to market rate by monitoring the status of pre-payment eligible projects and identifying financial and organizational resources available to preserve these units.

## **Program 1: Community Improvement**

This program is a continuation of a CDBG code enforcement program and works in conjunction with the low-interest Rehabilitation Loan Program and Street Improvements Program. Deterioration and blight can be significant problems in low-income areas. Code enforcement is essential to ensuring housing conservation and rehabilitation. The City's Community Improvement Program is both proactive and reactive; concentrating efforts on reducing blighted conditions on major thoroughfares and in commercial, industrial, and residential areas.

### **Objectives:**

- Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood conditions, qualities, standards, and property values.
- Concentrate efforts on removing blighted conditions from specific areas, such as areas north of Ramona near Maine Avenue and in the southwestern

section near the freeways, through the enforcement of existing building codes.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Code Enforcement Division

Funding Sources: Departmental Budget; CDBG funds

## **Program 2: Home Improvement Residential Program (HIRP)**

The goal of this program is to offer residents an opportunity to live in a safe environment by offering rehabilitation assistance to low- and moderate-income single-family households. Three programs are included under the Housing Improvement Residential Program, which provide amortized loans, deferred loans, and grants. The Amortized Loan Program provides for substantial rehabilitation through loans of up to \$45,000 at a three percent interest rate for a maximum term of 20 years. The Deferred Loan Program provides loans up to \$45,000 (at a one percent interest rate for 30 years or at the time the home is sold or becomes a rental property) for substantial rehabilitation to extremely low-, very low-, and low-income households, seniors, and handicapped or disabled residents. The Residential Rehabilitation Grants provides grants of up to \$10,000 to seniors, disabled, and extremely low- and very low-income households.

### **Objectives:**

- Rehabilitate owner-occupied housing units to remove substandard conditions.
- Provide low interest and deferred loans and grants to lower-income families, with a goal of providing assistance to 24 households per year, providing assistance to a total of 192 households during the 2014-2021 planning cycle. Prioritize grants for extremely low-income households, with a goal of providing grants to at least 2 extremely low-income households (of the 24 total households per year), if applications from eligible extremely low-income households are submitted.
- Continue to provide assistance through HIRP for the construction of bedroom additions to ameliorate overcrowding conditions. Continue to provide assistance through HIRP for home improvements that provide access and safety for disabled residents.
- Continue to provide information on HIRP at public counters and on the City's website. Encourage use of the program to eligible residents who visit the planning department for permits or technical assistance on other types of renovations or remodels.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Housing Division

Funding Sources: CDBG; HOME, CalHOME

### **Program 3: Rental Rehabilitation Program**

The goal of this program is to improve the City's multifamily rental housing stock while contributing to safe, decent, and sanitary living environments. This program focuses on investor-owned multi-family rental properties that can be renovated at a modest price. Amortized loans at three percent interest rates are provided contingent on the property owner maintaining 51 percent of the rental units affordable for the life of the 20-year loan.

#### **Objectives:**

- Rehabilitate 2 low- and moderate-income units annually, for a total of 16 during the 2014-2021 planning cycle.

Timeframe: Provide loans annually to qualifying applicants as applications are received

Responsible Agency: Community Development Department, Housing Division

Funding Sources: CDBG

### **Program 4: Preservation of At-Risk Rental Housing**

Over the next 10 years (2013-2023), four federally assisted housing projects that provide 222 affordable units have expiring Section 8 contracts. These projects – Clark Terrace, Frazier Park, Ramona Park, and Syracuse Park – are owned by for-profit corporations, and as such are considered at high risk of conversion. While the owners have renewed the Section 8 contracts in the past (three of these projects were all at-risk during the last planning cycle), it is unknown at this time whether the owners will continue to renew their Section 8 contracts in the future.

#### **Objectives:**

- Monitor the status of the 222 affordable housing units that are at risk of converting to market rate.
- Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate.
- Monitor Section 8 legislation and provide technical assistance to property owners as necessary.
- Inform non-profit housing organizations of opportunities to acquire and continue affordability of at-risk units.
- Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Timeframe: Monitor the status of at-risk units annually; inform residents and potential non-profit housing organizations upon learning of pending conversion.

Responsible Agency: Community Development Department, Housing Division

Funding Sources: CDBG; HOME

## **B. Assist in the Development of Affordable Housing**

Baldwin Park encourages the development of housing units affordable to all segments of the community. However, the cost of new construction can be prohibitive to the development of affordable housing. Incentive programs, such as density bonuses and assistance with land assembly, offer a cost-effective means of providing affordable housing development. In addition, the Housing Element sets forth several first-time homebuyer programs aimed at moving renters into homeownership and promoting neighborhood stability.

### **Goal 2.0      Assist in the development of housing affordable to low- and moderate- income households.**

- Policy 2.1      Provide favorable home purchasing options to lower-income households.
- Policy 2.2      Encourage developers of for-sale housing to utilize the City's first-time homebuyer assistance program to qualify for lower income applicants.
- Policy 2.3      Continue to provide rental assistance to very low-income households who are overpaying for housing.
- Policy 2.4      Offer financial and/or regulatory incentives where feasible to encourage the development of affordable housing.
- Policy 2.5      Assist residential developers in identifying and consolidating parcels suitable for new housing development.
- Policy 2.6      Actively pursue additional sources of funds for affordable housing

### **Program 5: First-Time Homebuyer Program**

The Baldwin Park First-Time Homebuyer Program encourages the transition of low- and moderate-income renters into long-term homeownership. The Homebuyer Program provides low-income households the opportunity to purchase a home through the use of gap financing and down payment assistance. Both new and existing housing within established maximum purchase prices are eligible. The City's First-Time Homebuyer Program provides funds for low-income homebuyers to complete the difference between the sales price and the qualifying price up to

\$70,000 through a second mortgage subordinate to the first mortgage. At a minimum, the prospective homebuyer is required to contribute 1.5 percent for the purchase price as the down payment and pay all closing costs.

**Objectives:**

- Expand home-ownership opportunities to low- and moderate-income first-time homebuyers.
- Provide homeownership assistance to 3 households annually, for a total of 24 households during the 2014-2021 planning period.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Housing Division

Funding Sources: HOME

**Program 6: Mortgage Credit Certificate (MCC)**

As a means of further leveraging homeownership assistance, the City participates with the Los Angeles County Community Development Commission (CDC) in implementation of a Mortgage Credit Certificate Program. An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant awarded an MCC may take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on the applicant's mortgage. This allows more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding.

**Objective:**

- Continue to participate in the regional MCC program, and encourage applicants to City's first-time homebuyer program to take advantage of the program.

Timeframe: Ongoing

Responsible Agency: Community Development Commission of the County of Los Angeles; Community Development Department, Housing Division

Funding Sources: Federal Income Tax Credit

**Program 7: Section 8 Housing Choice Voucher Program**

The Section 8 Housing Choice Voucher Program extends rental subsidies to extremely low-income, very low-income, elderly, and disabled households who spend more than 30 percent of their gross income on housing. Participants are able

to select any housing that meets the requirements of the program, and are not limited to units located in subsidized housing projects. The program is funded by HUD, and the Baldwin Park Housing Authority coordinates the program for Baldwin Park residents. As of October 2012, 550 Baldwin Park households received Section 8 Housing Choice vouchers, and 250 applicants were on the waiting list.

**Objectives:**

- Participate in efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers available to Baldwin Park residents, and direct eligible households to the program.
- Encourage apartment owners to list their properties with the Baldwin Park Housing Authority as eligible to receive Section 8 tenants.
- Provide priority assistance to displaced households, households residing in substandard housing, and households spending greater than 50 percent of their income on housing costs.

Timeframe: Ongoing

Responsible Agency: Baldwin Park Housing Authority

Funding Sources: HUD Section 8 Housing Choice Voucher Program

**Program 8: HOME Tenant-Based Rental Assistance Program**

This program addresses housing and affordability and alleviates overcrowding by expanding housing choice. The Tenant-Based Rental Assistance Program directly assists individual low-income households by paying the difference between actual housing costs and what a household can afford to pay. Tenants are free to select any standard unit, whether or not it is HOME assisted.

**Objective:**

- Provide rental assistance to 8 households per year that are currently on the Section 8 waiting list. Prioritize assistance to extremely low-income households.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Housing Division

Funding Sources: HOME

**Program 9: Affordable Housing Development Assistance**

For-profit and non-profit developers play a significant role in providing affordable housing. The City can assist in the provision of affordable housing through the utilization of CDBG and HOME funds to write down the cost of land for development of affordable housing. As part of the land write-down program, the City may also

assist in the acquiring and assembling property and in subsidizing on- and off-site improvements.

**Objectives:**

- Continue to provide financial and regulatory incentives to increase the supply of affordable housing. Provide technical and financial (as available) assistance for the development of 20 new affordable housing units during the 2014-2021 Housing Element period using a combination of federal, state, and local funds to provide land cost write-downs and other construction assistance. Continue to meet with nonprofit developers to explore partnerships on a regular basis.
- Assist developers in the assemblage of property and, as appropriate and necessary, provide land write-downs for affordable housing developments.
- Provide technical assistance to developers to acquire and assemble properties for affordable housing development.
- Focus a portion of assistance toward development projects that meet the needs of extremely low-, very low-, and low-income renters and large families.

Timeframe: Ongoing; meet with nonprofit developers at least every other year.

Responsible Agency: Community Development Department, Planning Division

Funding Sources: CDBG; HOME

## **C. Provide Adequate Sites to Achieve a Variety and Diversity of Housing**

A key element to satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes, and prices of housing. The City, through the General Plan land use policies and the Zoning Code, is responsible for ensuring adequate sites to accommodate its regional fair share of housing growth, and facilitates the development of affordable housing through regulatory and financial incentives.

**Goal 3.0      Provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's regional share of housing needs.**

Policy 3.1      Provide for a range of residential development types in Baldwin Park, including low density single-family homes, small lot single-family subdivisions, medium-density townhomes, and higher-density apartments and condominiums.

Policy 3.2 Implement the Land Use Element, and facilitate development of mixed-use residential projects near Downtown and along North Maine Avenue.

Policy 3.3 Maintain consistency between General Plan land use policies and the Zoning Code.

Policy 3.4 Continue to provide opportunities for infill housing development in R-3 zones and in Mixed-Use areas.

Policy 3.5 Promote mixed-use and higher-density housing in close proximity to commercial areas and transportation routes for accessibility to services.

Policy 3.6 Continue to encourage second units on single-family lots.

## **Program 10: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth**

As part of the 2008-2014 Housing Element update, a vacant and underutilized sites analysis was performed. The analysis evaluated the development potential in the R-3 zone and in Mixed-Use areas. Since none of the identified sites has been developed as of the date of this current housing element, the results of this analysis illustrate that Baldwin Park has adequate sites to accommodate its share of regional housing needs for the 2014-2021 Housing Element cycle.

While the City experienced limited housing unit growth during the past Housing Element cycle, attributable to the economic downturn that began in 2007, regional growth pressures and regional growth policies focused on providing opportunities for new housing in urban Los Angeles County communities like Baldwin Park means that local land use policy will need to continue to accommodate applications for housing development through the next decade. The Housing Element represents the City's efforts to provide housing opportunities for all segments of the community.

### **Objectives:**

- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
- Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.

Timeframe: Ongoing; update sites inventory every two years as needed

Responsible Agency: Community Development Department, Planning Division

Funding Sources: Departmental Budget

## **Program 11: Mixed-Use Sites**

Mixed-use development will add more residential units in the downtown area and along Maine Avenue. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of nearby businesses will particularly benefit from such opportunities. The sites inventory indicates a potential for 774 new residential units in mixed-use areas. The City's development standards encourage the development of mixed-use in these areas and interest among developers to complete such projects within Baldwin Park is high.

### **Objectives:**

- Continue to facilitate the construction of residences in mixed-use developments.
- Continue to provide incentives for lot consolidation in the MU-2 zone through the use of graduated density zoning.
- Provide technical assistance for interested developers, including land development counseling by City planners, and the facilitation of negotiations between property owners to encourage lot consolidation.
- Continue to monitor development interest, inquiries and, progress towards mixed-use development. Periodically re-evaluate approach and progress.

Timeframe: Ongoing; re-evaluate approach and progress annually.

Responsible Agency: Community Development Department, Planning Division

Funding Sources: Departmental Budget

## **D. Remove Governmental Constraints**

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Factors that pose constraints on the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations.

These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. To assist in affordable housing development, Baldwin Park addresses, and where legally possible, removes governmental constraints affecting the maintenance, improvement, and development of housing. The City is committed to removing governmental constraints that hinder the production of housing. In addition to the density bonuses and flexible development standards already in place, the Zoning Code encourages housing opportunities for extremely low-income households and special needs persons, consistent with State law.

## **Goal 4.0      Mitigate governmental constraints to housing production.**

Policy 4.1      Periodically review City regulations, ordinances, departmental processing procedures and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Policy 4.2      Continue to utilize density bonus incentives to encourage market rate developments to integrate units affordable to lower income households.

Policy 4.3      Continue to utilize the Specific Plan process as a means of providing flexible development standards for affordable housing development.

Policy 4.4      Continue to utilize the Administrative Adjustment Process and concurrent review process as a means of streamlining development review procedures.

Policy 4.5      Designate appropriate zoning districts for the location of transitional housing and emergency shelters, and maintain standards to enhance the compatibility of these uses with the surrounding neighborhood.

## **Program 12:      Land Use Controls**

The Housing Element looks to provide flexibility in residential development standards as a means of reducing the costs of development, thus enhancing unit affordability. The City will continue to utilize the Administrative Adjustment and Specific Plan processes to provide flexibility in height, setback, open space, and parking requirements.

### **Objectives:**

- Provide flexibility in development standards such as open space, parking, setback and height limits through the Administrative Adjustment and Specific Plan processes.

Timeframe:      Ongoing

Responsible Agency: Community Development Department, Planning Division

Funding Sources:      Departmental Budget

## **Program 13:      Density Bonus/Development Incentives**

Density bonuses are granted in Baldwin Park if a development meets California Government Code Section 65915. Pursuant to State law, the City offers density

bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type of housing provided. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing.

**Objectives:**

- Continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development.
- Continue to exempt affordable housing projects from certain development fees, such as Quimby and public art fees.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Planning Division

Funding Sources: Departmental Budget

**Program 14: Expedite Project Review**

A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. The City provides expeditious processing, which includes pre-submittal multi-departmental meeting with the project applicant to help guide the applicant through the process; concurrent processing of applications; and priority scheduling of affordable housing projects for public hearings.

**Objectives:**

- Minimize the time required for project approvals, and provide fast track permit processing for projects with an affordable component.
- Develop a process for concurrent processing of residential projects, and priority processing for affordable housing developments.

Timeframe: Ongoing; develop concurrent process by December 2013

Responsible Agency: Community Development Department, Planning Division

Funding Sources: Departmental Budget

**Program 15: Extremely Low-Income and Special Needs Housing**

Extremely low-income households and households with special needs, including persons with developmental disabilities, have limited housing options in Baldwin Park. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. As part of the comprehensive Zoning Code update completed in 2012, the I-C zone was modified to permit emergency housing by right. Specific siting standards and

conditions for approval were developed to better facilitate the provision of emergency housing.

**Objectives:**

- Continue to recognize housing opportunities for extremely low-income persons by allowing emergency shelters by right in the I-C zone, subject to those conditions and standards as consistent with State law. Subject emergency shelters to the same development standards as other similar uses within the I-C zone, except for those provisions permitted by State law and included in the Baldwin Park Zoning Code for emergency shelters.
- Continue to allow the establishment of transitional and supportive housing that function as residential uses, consistent with similar residential uses and pursuant to SB 2.
- Review the Zoning Code to ensure compliance with State law related to zoning for transitional and supportive housing. As needed, modify zoning to be in compliance with SB 2 to permit transitional and supportive housing, as defined in Housing Element Law, in zones allowing residential uses as a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.
- Seek State and federal funds, as they may become available, for the support of housing construction and rehabilitation for persons with disabilities, including persons with developmental disabilities.
- Meet with developers of supportive housing as requested to help them understand how housing for persons with disabilities, including developmental disabilities, can best be constructed in Baldwin Park.
- Work with the San Gabriel/Pomona Regional Center to implement an outreach program informing families within the City of housing and services available to persons with developmental disabilities. Make such information available on the City's website and as printed information at appropriate locations in the City.

Timeframe: Ongoing for emergency shelters, funding, and meetings with developers.

Review and revise, as needed, the Zoning Code within 2 years of Housing Element adoption.

Develop an outreach program with the Regional Center by 2014.

Responsible Agency: Community Development Department - Planning Division

Funding Sources: Departmental Budget

## **Program 16: Water and Sewer Service Providers**

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Baldwin Park a copy of the 2014-2021 Housing Element.

### **Objective:**

- Immediately following adoption, deliver the 2014-2021 Baldwin Park Housing Element to all providers of sewer and water service within the City of Baldwin Park.

Timeframe: Within 30 days of adoption

Responsible Agency: Community Development Department, Planning Division

Funding Sources: Department Budget

## **E. Promote Equal Housing Practices**

To fully meet the community's housing needs, Baldwin Park must ensure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. Baldwin Park contracts with the Housing Rights Center to provide fair housing services. Activities to support fair housing practices include tenant/landlord activities such as mediation, information, investigation, counseling, and referral services.

### **Goal 5.0 Promote equal housing opportunity for all residents.**

Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of race, religion, family status, national origin, physical handicap or other such characteristics.

Policy 5.2 Continue to offer fair housing services to residents, including tenant/landlord dispute resolution and discrimination complaint investigation.

Policy 5.3 Provide that displacement of low-income households is avoided and, where necessary, is carried out in an equitable manner.

Policy 5.4 Require mobile home and trailer park owners proposing park closures to adhere to State relocation requirements.

Policy 5.5 Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly, disabled, and developmentally disabled.

## **Program 17: Fair Housing Program**

The City contracts with the Housing Rights Center to provide fair housing services to renters and purchasers of housing in Baldwin Park. Services include housing discrimination response, landlord-tenant relations, and housing information counseling.

### **Objectives:**

- Continue to assist households through the Housing Rights Center, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Housing Rights Center and assist in program outreach.
- Continue to support distribution of fair housing material and information throughout the City by the Housing Rights Center. Provide information on fair housing resources on the City's website.
- Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Implement recommendations from 2010 Analysis of Impediments to Fair Housing Choice related to fair housing.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Housing Division

Funding Sources: CDBG

## **Program 18: Reasonable Accommodation**

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend for all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair

housing laws and case law interpreting the statutes. Baldwin Park has a reasonable accommodation procedure clearly outlined in the Zoning Code.

**Objective:**

- Provide information to residents on reasonable accommodation procedures via public counters and the City website.

Timeframe: Ongoing

Responsible Agency: Community Development Department, Planning Division

Funding Sources: Departmental Budget

## **F. Ensure Compliance with Applicable Environmental Regulations**

In response to statewide concerns regarding water quality and flooding issues, in recent years the State Legislature has adopted laws that require these issues to be addressed as part of a jurisdiction's General Plan update. Because the Housing Element is the element most frequently updated, the laws cite Housing Element updates in particular as the trigger point for dealing with water quality and flood control issues.

With regard to water quality and compliance with State Regional Water Quality Control Board requirements, Baldwin Park is a co-permittee under the Los Angeles County National Pollution Discharge Elimination System (NPDES) permit. The terms of the permit require that:

- Each Permittee shall amend, revise, or update its General Plan to include watershed and storm water quality and quantity management considerations and policies when any of the following General Plan elements are updated or amended: (i) Land Use, (ii) Housing, (iii) Conservation, and (iv) Open Space.
- Each Permittee shall provide the Regional Board with the draft amendment or revision when a listed General Plan element or the General Plan is noticed for comment in accordance with Cal. Govt. Code §65350 et seq.

Baldwin Park completed a comprehensive General Plan update in 2002. The Open Space and Conservation Element includes policies that address protection of water resources from pollution. Goal 5 and accompanying policies 5.4 and 5.5 are incorporated into this Element by reference.

AB 162, signed into law by Governor Schwarzenegger in 2007, requires cities and counties to increase consideration of flood risks when making land use decisions. The bill requires:

- Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.
- The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:
  - i. Identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, and other flood-related issues. (Government Code Section 65302.g.2.A provides the complete list.)
  - ii. Establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding.

As part of the 2002 General Plan update, the City prepared a new Public Safety Element that addressed flooding. The Element states that federal flood maps (FIRM) designate all of Baldwin Park as Area C, meaning that minimal flood risks exist in the City. Goal 2.0 and the accompanying policies in the Public Safety Element are incorporated into this Housing Element by reference.

## Summary of Quantified Objectives

Table H-52 summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- Construction of 557 new units, representing the City's RHNA for the 2014-2021 period, including 142 units for extremely low-/very low-income households, 83 units for low-income households, 90 units for moderate-income households, and 242 for above-moderate income households.
- Rehabilitation of 192 owner-occupied units during the planning period.
- Rehabilitation of 16 low- and moderate-income rental units during the 2014-2021 planning cycle.
- Conservation of 222 affordable units at risk of conversion to market-rate units.

**Table H-52**  
**Summary of 2014-2021 Quantified Objectives**

	Income Level					<b>Total</b>
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	
Construction Objective (RHNA)	142		83	90	242	557
Owner-Occupied Rehabilitation Objective			192		--	192
Rental Rehabilitation Objective	--		8	8	--	16
At-Risk Units Conservation Objective	222	--	--	--	--	222



# **Baldwin Park Housing Element**

## **Appendix A**

**Qualified Agencies Interested in Purchasing At-Risk Projects**

**Appendix A: ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM  
PURSUANT TO GOVERNMENT CODE SECTION 65863.11**

<b>County</b>	<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>ST</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>
ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607	(510) 891-9400	Craig Adelman
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480	Francis Rath
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Ancel Romero
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7100	Frank Fonseca
ALL COUNTIES	American Communities, LLC	250 N. Harbor Drive, No. 319	Redondo Beach	CA	90277	(310) 798-5656	Jules Arthur
ALL COUNTIES	Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	CA	92108	(619) 497-3075	Gabriel Speyer
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801	
ALL COUNTIES	Bentall Residential, LLC	8105 Irvine Center Drive, Suite830	Irvine	CA	92618	(949) 753-0555	Ken Reiner
ALL COUNTIES	Beyond Shelter Housing Development Corp.	3255 Wilshire Blvd. Ste. 815	Los Angeles	CA	90010	(213) 251-2111	Andrea Davis
ALL COUNTIES	Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	CA	92660	(949) 862-1500	Brian Fitterer
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin
ALL COUNTIES	Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	CA	94597	(925) 457-256-3448x13	Julie Gutzwiller
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Dewey Bandy
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Suite 10	Westlake Village	CA	91362	(805) 495-8400	
ALL COUNTIES	California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	CA	91204	(818) 550-9800	George Vine
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(310) 342-5415	Margaret Alvarez
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812-4034	(916) 326-8801	Bob Deaner
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 523-1155	George Ortiz
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid
ALL COUNTIES	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buckley
ALL COUNTIES	Community Development & Preservation, LLC	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson
ALL COUNTIES	Community Housing Works	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430 x106	Mary Silverstein
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang
ALL COUNTIES	EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza
ALL COUNTIES	Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	CA	90503	(310) 971-8046	Fearl Sharayne Chatman
ALL COUNTIES	Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken
ALL COUNTIES	Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine	CA	92612	(949) 440-8277	Tom or Deborrah Willard
ALL COUNTIES	Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	CA	92675	(949) 443-9101	Wallace K. Shepherd
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney
ALL COUNTIES	GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	CA	91030	(626) 441-5900	Lynda Murray Thomas
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster
ALL COUNTIES	Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	CA	92037	(858) 456-6500	Jefferson E. Jallo
ALL COUNTIES	HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350	John Maneval
ALL COUNTIES	Hendricks & Partners	3100 Zinfandel Drive, Suite 100	Rancho Cordova	CA	65970	(916) 638-5000	Al Inouye
ALL COUNTIES	Highland Pacific Development Company	3230 Eastlake Avenue, Ste. B	Seattle	WA	98102	(206) 568-6566	Matthew J. Campbell
ALL COUNTIES	Insight Development	No contact information provided					Wah Chen
ALL COUNTIES	Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles

**Appendix A: ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM  
PURSUANT TO GOVERNMENT CODE SECTION 65863.11**

<b>County</b>	<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>ST</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888 x 207	John Bernard
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Hunter L. Johnson
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Mark Kanter
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	415-355-7160	Janet Falk
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn Rodda
ALL COUNTIES	Mesa Realty Advisors	56 Obana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney
ALL COUNTIES	Mill Rock Capital, LLLC	4 Embarcadero Center, 3rd Floor	San Francisco	CA		(415) 730-7126	Brent Reid
ALL COUNTIES	Monica Munoz			CA			
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow
ALL COUNTIES	National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock
ALL COUNTIES	National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730	(909) 291-1400	David Garcia
ALL COUNTIES	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen
ALL COUNTIES	OSM Investment Company	5155 Rosecrans Avenue, Ste. 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz
ALL COUNTIES	Palm Desert Development Company	PO Box 3958	Palm Desert	CA	92261	(760) 568-1048	Karen Merritt
ALL COUNTIES	Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	CA	92658	(775) 854-4332	Tracy Green
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti
ALL COUNTIES	Related Companies of California	18201 Von Karman Ave. Ste. 400	Irvine	CA	92612	(949)660-7272	William Witte
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver
ALL COUNTIES	Resources for Community Development	2730 Telegraph Ave	Berkeley	CA	94705	(510). 841.4410	Dan Sawislak
ALL COUNTIES	Retirement Housing Foundation	5150 E. Pacific Coast HWY., Ste. 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Joseph
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus
ALL COUNTIES	Scott Williams	No contact information provided					
ALL COUNTIES	Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller
ALL COUNTIES	SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Stephen Matton
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards
ALL COUNTIES	Steadfast Properties and Development, Inc.	20411 S.W. Birch Street, Ste.. 200	Newport Beach	CA	92660-1797	(949) 852-0700	Sarah Metherell
ALL COUNTIES	Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	CA	92115	(619) 582-4914	Joyce Edge
ALL COUNTIES	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Jack Gardner
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone
ALL COUNTIES	Townspeople, Inc.	3960 Park Blvd	San Diego	CA	92115	(916) 327-2643	Jon P. Derryberry
ALL COUNTIES	Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	CA	92101	(619) 794-2200	Courtney D. Allen
ALL COUNTIES	Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown
ALL COUNTIES	Wakeland Housing & Community Development	625 Broadway, Ste. 1000	San Diego	CA	92010	(619) 235-2296	Ken Sauder
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 x 103	Jamo Kennedy
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565 x 278	
LOS ANGELES	A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	CA	90010	(213) 480-0809	J. Monique Lawshe
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth
LOS ANGELES	Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	CA	90245	(310) 648-6648	Herb Child
LOS ANGELES	Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424	(805) 773-9628	Harold Rosen
LOS ANGELES	Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	CA	92009	(760) 436-5979	Lance Carnow
LOS ANGELES	Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	CA	90230	(310) 642-2007	Ken Reed
LOS ANGELES	Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen
LOS ANGELES	City Housing Real Estate Services	PO Box 561574	Los Angeles	CA	90056	(562) 809-8152	Carmen Hill

**Appendix A: ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM  
PURSUANT TO GOVERNMENT CODE SECTION 5863.11**

<b>County</b>	<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>ST</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2120	Hector Apodaca
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson
LOS ANGELES	Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	CA	91352	(818) 503-1548	Ollie Mc Caulley
LOS ANGELES	Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022	(323) 266-0453	Al Rivera
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman
LOS ANGELES	Doty-Burton Associates	1224 East Wardlow Road	Long Beach	CA	90807	(562) 5957567	Ste.phen Doty
LOS ANGELES	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544	(510) 582-1460	Catherine A. Merschel
LOS ANGELES	FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	CA	90018	(323) 737-0897	Peggy G. Hill
LOS ANGELES	Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	CA	91602	(818) 763-0810	Sy or Gary Braverman
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar
LOS ANGELES	Irvine Housing Opportunities	21921 Dupont Drive, Suite 105	Irvine	CA	92612	(949) 863-9740	Rochelle Mills
LOS ANGELES	Jamboree Housing Corporation	2081Business Center Dr #216	Irvine	CA	92612	(949) 263-8676	Lila Lieberthal
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee
LOS ANGELES	Latin American Civic Assoc.	340 Parkside Dr	San Fernando	CA	91340	(818) 361-8641	Ray Valenzuela
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley
LOS ANGELES	Los Angeles Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	CA	90046	(323) 656-4410	Larry Gross
LOS ANGELES	Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702 X734	Lisa Luboff
LOS ANGELES	Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos
LOS ANGELES	Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	CA	90071	(213) 629-9172	Louis J. Bernardy
LOS ANGELES	Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	CA	90019	(323) 954-7575	Jim Peerson
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1680	Erich Nakano
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin
LOS ANGELES	Menorah Housing Foundation	1618 Cothner avenue	Los Angeles	CA	90025	(310) 477-4942	Anne Friedrich
LOS ANGELES	Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	CA	95860	(916) 231-1999	Kenneth Watkins
LOS ANGELES	Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	CA	92867	(714) 282-2520	Bruce Solari
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x 25	Todd Cottle
LOS ANGELES	PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	CA	90015	(213) 252-1991	Genny R. Alberts
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Jonathan Emami
LOS ANGELES	Shelter For The Homeless	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Jim Miller
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar
LOS ANGELES	Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	CA	91730	(909) 483-2444	D. Anthony Mize
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett Street	Glendale	CA	91203	(818) 247-0420	Sally Little
LOS ANGELES	The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	CA	90022	(323) 721-1655	Jasmine Borrego
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771 X17	Rose Olsen
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800 x204	Rick Macaya



# **Baldwin Park Housing Element Appendix B**

Sites Inventory: Parcel Listing

**Table B-1: Baldwin Park 2014-2021 Housing Element - Vacant Land Inventory**

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity	Infrastructure Capacity	On-Site Constraints
8550-005-024	Multi-Fam Res	R3	20	0.4621	no	vacant	7	yes	none
8438-001-019	Multi-Fam Res	R3	20	0.3903	no	vacant	6	yes	none
8552-004-018	Multi-Fam Res	R3	20	0.2984	no	vacant	5	yes	none
8552-004-022	Multi-Fam Res	R3	20	0.3592	yes	vacant	10	yes	none
8552-004-023	Multi-Fam Res	R3	20	0.2322		vacant		yes	none
8552-004-022	Multi-Fam Res	R-G	12	1.0791		vacant	30	yes	none
8552-004-023	Multi-Fam Res	R-G	12	0.5347	yes	vacant		yes	none
8552-004-022	Multi-Fam Res	R-G	12	0.5266		vacant		yes	none
8552-004-023	Multi-Fam Res	R-G	12	1.0532		vacant		yes	none

**Table B-2: Baldwin Park 2014-2021 Housing Element - Residential Opportunity Sites Inventory**

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity (du)	Infrastructure Capacity	On-Site Constraints
8460-005-035	Multi-Family Res	R3	20	0.53	Yes	1 dwelling unit	17	yes	none
8460-005-018	Multi-Family Res	R3	20	0.57		4 dwelling units		yes	none
8544-025-030	Multi-Family Res	R3	20	0.20	Yes	1 dwelling unit	29	yes	none
8544-025-900	Multi-Family Res	R3	20	0.98		commercial/public use		yes	none
8544-025-034	Multi-Family Res	R3	20	0.60		2 dwelling units		yes	none
8544-026-016	Multi-Family Res	R3	20	0.36	Yes	3 dwelling units	11	yes	none
8544-026-017	Multi-Family Res	R3	20	0.29		2 dwelling units		yes	none
8550-005-023	Multi-Family Res	R3	20	0.22	Yes	youth home	11	yes	none
8550-005-024	Multi-Family Res	R3	20	0.47		youth home		yes	none
8558-004-907	Multi-Family Res	R3	20	1.91	No	industrial	31	yes	none
8544-031-034	Multi-Family Res	R3	20	1.76	No	church	28	yes	none
8544-026-021	Multi-Family Res	R3	20	0.25	No	2 dwelling units	4	yes	none
8544-026-019	Multi-Family Res	R3	20	0.24	No	2 dwelling units	4	yes	none
8544-023-028	Multi-Family Res	R3	20	1.07	No	church	17	yes	none
8542-008-017	Multi-Family Res	R3	20	0.26	No	1 dwelling unit	4	yes	none
8542-004-001	Multi-Family Res	R3	20	0.16	No	1 dwelling unit	3	yes	none
8542-004-009	Multi-Family Res	R3	20	0.45	No	1 dwelling unit	7	yes	none
8542-004-004	Multi-Family Res	R3	20	0.12	No	1 dwelling unit	2	yes	none
8554-005-002	Multi-Family Res	R3	20	0.97	No	commercial/industrial	16	yes	none
8437-002-029	Multi-Family Res	R3	20	0.28	No	commercial/industrial	4	yes	none

**Table B-3: Baldwin Park 2014-2021 Housing Element - Mixed Use Opportunity Sites Inventory**

Site Number	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity (du)	Infrastructure Capacity
Site A	8543-019-001	MU	MU-2	30	1.2896	yes	commercial	61	yes
	8543-019-004	MU	MU-2		0.1623		commercial		yes
	8543-019-005	MU	MU-2		0.1994		commercial		yes
	8543-019-006	MU	MU-2		0.1945		restaurant		yes
	8543-019-034	MU	MU-2		0.3347		grocery store		yes
	8543-019-037	MU	MU-2		0.1783		commercial		yes
	8543-019-038	MU	MU-2		0.1620		commercial		yes
Site B	8415-009-026	MU	MU-2	30	0.2578	yes	restaurant	18	yes
	8415-009-027	MU	MU-2		0.1705		parking		yes
	8415-009-028	MU	MU-2		0.1705		commercial		yes
	8415-009-029	MU	MU-2		0.1550		SFR		yes
Site C	8415-011-002	MU	MU-2	30	0.2190	yes	SFR	22	yes
	8415-011-007	MU	MU-2		0.4509		SFR		yes
	8415-011-028	MU	MU-2		0.2395		vacant		yes
Site D	8415-009-033	MU	MU-2	30	0.1692	yes	vacant, parking	15	yes
	8415-009-034	MU	MU-2		0.4661		commercial		yes
Site E	8554-002-001	MU	MU-2	30	0.3301	yes	light industrial	68	yes
	8554-002-007	MU	MU-2		0.4536		light industrial		yes
	8554-002-008	MU	MU-2		0.4572		commercial, parking		yes
	8554-002-030	MU	MU-2		0.3443		light industrial		yes
	8554-002-032	MU	MU-2		0.6049		office, parking		yes
	8554-002-033	MU	MU-2		0.6051		auto related use		yes
Site F	8554-009-015	MU	MU-2	30	0.1386	yes	SFR	17	yes
	8554-009-016	MU	MU-2		0.1425		SFR		yes
	8554-009-027	MU	MU-2		0.3210		commercial, light industrial		yes
	8554-009-900	MU	MU-2		0.1418		parking		yes
Site G	8544-018-047	MU	MU-1	30	6.4335	no	commercial, parking	154	yes
Site H	8437-003-001	MU	MU-1	30	0.3774	yes	gas station	49	yes
	8437-003-002	MU	MU-1		0.1544		commercial		yes
	8437-003-003	MU	MU-1		0.1543		commercial		yes
	8437-003-004	MU	MU-1		0.1545		commercial		yes
	8437-003-027	MU	MU-1		0.8790		post office		yes
	8437-003-028	MU	MU-1		0.1806		parking		yes
	8437-003-029	MU	MU-1		0.1448		commercial		yes
Site I	8554-001-011	MU	MU-1	30	0.1746	yes	restaurant	24	yes
	8554-001-012	MU	MU-1		0.2409		retail		yes
	8554-001-013	MU	MU-1		0.1571		parking		yes
	8554-001-901	MU	MU-1		0.1684		parking		yes
	8554-001-904	MU	MU-1		0.1690		parking		yes
	8554-001-907	MU	MU-1		0.1728		parking		yes
Site J	8554-001-018	MU	MU-1	30	0.6550	yes	commercial, parking	27	yes
	8554-001-019	MU	MU-1		0.2259		commercial, parking		yes
	8554-001-803	MU	MU-1		0.2378		commercial, parking		yes
Site K	8437-004-064	MU	MU-1	30	2.5172	yes	commercial, parking	319	yes
	8437-004-062	MU	MU-1		1.7771		vacant store, parking		yes
	8437-004-061	MU	MU-1		2.5988		vacant store, parking		yes
	8437-004-060	MU	MU-1		1.1024		commercial, parking		yes
	8437-004-059	MU	MU-1		0.2305		commercial, parking		yes
	8437-004-065	MU	MU-1		0.3835		commercial, parking		yes
	8437-004-069	MU	MU-1		0.9155		commercial, parking		yes
	8437-004-063	MU	MU-1		0.0330		commercial, parking		yes
	8437-004-063	MU	MU-1		0.0212		commercial, parking		yes
	8437-004-959	MU	MU-1		0.8458		commercial, parking		yes
	8437-004-066	MU	MU-1		0.5962		commercial, parking		yes
	8437-004-070	MU	MU-1		0.1983		commercial, parking		yes
	8437-004-069	MU	MU-1		0.3530		commercial, parking		yes
	8437-004-067	MU	MU-1		0.7275		commercial, parking		yes
	8437-004-068	MU	MU-1		1.0368		commercial, parking		yes



# **Baldwin Park Housing Element Appendix C**

Detailed Sites Analysis

## Detailed Sites Analysis

To show the potential for infill development to meet the RHNA of 557 units, a site by site analysis of the most suitable sites for residential development was conducted. This section provides detailed information on the sites identified in the Mixed-Use areas of the City. A total of 774 Mixed-Use sites were identified, more than ample to meet the RHNA of 557 units. General Plan goals and policies are tailored to foster lively, pedestrian-oriented mixed-use districts in areas designated Mixed-Use. These Mixed-Use sites were identified as being most suitable for recycling based on the unit-to-capacity potential and condition and maintenance of the existing buildings. The density of the identified sites facilitates the development of housing affordable to lower-income households. The City's Zoning Code contains provisions to encourage the development of mixed-use and higher density housing through the MU-1 and MU-2 zones. These development standards were tailored to achieve maximum densities and foster lively pedestrian and transit-oriented districts.

Sites G, H, I, J, and K are all located near the Baldwin Park downtown core. Site K is located at a prime site in Baldwin Park in the heart of downtown. For several years, the City has pursued the development of a specific plan in this area, including Site K as the primary anchor area. The City's vision for this area is to reinvent downtown as a mixed-use pedestrian and transit-oriented urban village using a comprehensive, coordinated approach to addressing physical and economic blight in downtown. To pursue this vision, the City entered into an exclusive negotiating agreement with a developer for Site K and neighboring parcels, but the significant national economic downturn that began in late 2007 caused the developer to withdraw from the process. Site K remains an excellent candidate for redevelopment as mixed use. Although originally constructed in 1989, the shopping center is aging, and the vast majority of area is occupied by surface parking. The site would be an excellent candidate for higher intensity transit oriented development, as it is adjacent to a Metrolink station. The developer formerly involved with the Specific Plan for this site estimated 340 new residential units on this site. The City's analysis estimates a potential capacity for 319 new units. This site alone meets more than half of the City's RHNA.

Site G has the potential to yield approximately 154 units, and is located at the intersection of Maine Avenue and Clark Street, on the north end of the downtown core. This site is under common ownership, and is currently occupied by an aging commercial center, constructed in the mid-1960s. More than half of the site is reserved for surface parking. In the past, there has been interest in development on this site.

Site H, with an estimated capacity of at least 49 units, is also located on the prominent corner at Maine Avenue and Clark Street. The site provides opportunities for further development based on the size of the area (over two acres). The existing uses include a gas station, aging commercial buildings (built in the 1950s and 60s)

containing retail and services including travel agencies and beauty salons, and a post office. There is ample surface parking on each parcel identified. There are seven parcels identified as part of this site, which are owned by four property owners.

Site I is located at the intersection of Ramona Boulevard and Maine Avenue, and has a capacity of at least 24 units. Located adjacent to the Baldwin Park City Hall, this is a superior location for mixed-use development. The parcels that comprise this site currently contain a mix of low-intensity uses, including small restaurants, a furniture store, and ample surface parking. The buildings on the parcels were built between 1929 and 1955.

Site J has the capacity for at least 27 new housing units. This site encompasses 1.2 acres and is located adjacent to the Metrolink station. This site is suitable for a transit-oriented mixed-use development. Existing uses include a recently constructed small commercial center and a bank building each with their own surface parking, in addition to a telephone company building and surface parking lots. At least two identified parcels are under common ownership. As of 2012, a parking structure was under construction adjacent to this site to serve the Metrolink Station and surrounding uses, including City Hall. A mixed-use development at Site J would be appropriate.

Sites A, B, C, and D are located in the North Maine Avenue Corridor. The North Maine Avenue Corridor is currently characterized by an indiscernible land use pattern which alternates between small commercial and residential uses. Two major public facilities on Maine Avenue – the Performing Arts Center and the Baldwin Park Continuing Education Center – present opportunities for establishment of complementary land uses.

Sites A and B are located at the prominent corner of Maine Avenue and Olive Street. This corner is a focus area for the City where neighborhood serving retail and services may be combined with higher-intensity residential development. These sites' prominent location along one of the City's major corridors increases the potential for development in the planning period. Site A is composed of seven parcels, but ownership is split between only four persons/entities. Existing uses include surface parking and aging commercial structures (built between 1939 and 1963). Site B is located on the southeast corner of Olive Street and Maine Avenue. Composed of four parcels, two of these are currently under the same ownership. Existing uses include an aging restaurant with surface parking, a small commercial building, and a single-family residence. All buildings were constructed between 1948 and 1970.

Sites C and D are both located on the east side of Maine Avenue, at the intersection of Cavette Place. Site C includes a vacant parcel of 0.24 acres. The other parcels each contain a single-family home, both over 60 years old; two parcels are under common ownership. Site D contains two parcels, totaling over half of an acre. Currently, one parcel is predominantly vacant, with a portion devoted to surface

parking. The other portion has a small commercial building, containing services and goods sales.

Sites E and F are located just south of the Baldwin Park Metrolink station. Baldwin Park recognizes the train station as one key component of its program to enhance Downtown and create a mixed-use, vibrant community center. The parcels that compose Site E have a combined capacity for at least 68 new housing units, developed at a density that accommodates affordable housing. Existing uses on Site E include light industrial buildings with outdoor storage, an aging medical office building, and an automobile repair shop. All buildings were built between 1950 and 1983. Existing uses on Site F include two older single-family residences (built in the 1950s), a small commercial building built in 1989, and extensive surface parking areas.

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