

baldwin park general plan

Housing Element

(2021 to 2029)

City of Baldwin Park

HCD Review Draft
October 2021

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CHAPTER 1

introduction

Overview

This Housing Element provides the City of Baldwin Park with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The onset of the 2021-2029 Housing Element is occurring during a challenging time for housing locally and across the State. The dire housing situation in California has resulted in:

- Rapidly rising home values which favors existing homeowners but worsens the housing cost burden for new buyers.
- Falling homeownership rates particularly among younger age groups and for many Black and Latino households.
- Decreases in rental affordability as rent increases outpace incomes.
- Skyrocketing homelessness in major urban areas has created an environmental and public health crisis.

Regulatory Framework

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describes in detail the necessary contents of the Housing Element. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Baldwin Park.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's main housing goal. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal
2. To ensure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs

4. To ensure that each local government cooperates with other local governments to address regional housing needs

The Housing Element must be reviewed for compliance with State Housing Element law by the California Department of Housing and Community Development (HCD).

Scope and Content of the Housing Element

The Housing Element covers the planning period of October 15, 2021 through October 15, 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of the existing housing stock in Baldwin Park; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs
- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element

Relationship to Other General Plan Elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the City of Baldwin Park 2020 General Plan.

Development policies contained in the Land Use Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. The policies and priorities of the Housing and Land Use Element have been carefully balanced to maintain internal consistency.

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. Additionally, several new laws trigger additional General Plan update requirements upon revision of the Housing Element (Government Code Section 65302):

- The Safety Element must be reviewed and updated as necessary to address wildfire risks, flooding risks, and climate change impacts.

- Jurisdictions must add an Environmental Justice element to their General Plans if any disadvantaged communities are present. This new Element (which may also be integrated into an existing element) is required when two or more elements are updated concurrently, beginning January 1, 2018.

In conjunction with Housing Element adoption, the Safety Element will be updated and the existing Health and Sustainability Element will be updated to fully address environmental justice. As such, information on flood hazards, flood management, fire hazards, and disadvantaged communities will be aligned with the update to the Housing Element.

The Housing Element is also closely related to the Zoning Code (Title XV, Chapter 153 of the Municipal Code) and assesses multiple ordinances and Zoning Code sections that pertain to housing for compliance with State law. As new ordinances are considered, the City will review the Housing Element to ensure compliance with housing policies.

Public Participation

The Housing Element must reflect the values and preferences of the Baldwin Park community; therefore, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.





Community outreach for the Housing Element update included a community workshop, online housing survey, and joint Planning Commission and City Council study sessions. Summaries of these efforts are described below. Outreach for the sixth cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the City utilized online engagement tools, including an online survey, social media posts, and online documents to provide opportunities for the community to share their feedback. Pursuant to guidance from public health agencies regarding public gatherings and COVID-19, all workshops and meetings were held virtually using online video conferencing (Zoom). The workshop, surveys, and all outreach

material were accessible to both English and Spanish speakers.

Community Workshop

On October 28, 2020, the City conducted a workshop to gather input from key local stakeholders, housing advocates, and residents. Open to the public, the meeting included a presentation about the intent of the Housing Element update and Regional Housing Needs Assessment (RHNA), opportunities to meet local housing needs, and an overview of public engagement, which was followed by a facilitated discussion regarding housing issues and creative approaches to address the City's constraints to housing production. The meeting had a dedicated Spanish breakout room available for anyone interested in participating in Spanish. The workshop had 11 participants, including local developers, community groups (People United), local housing advocates (including fair housing, homeless services, and housing services), and interested residents.

Outreach for the workshop was conducted in English and Spanish using social media campaigns and direct email and phone invitations. Information was also posted on the City website. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in Baldwin Park and surrounding areas. The list of agencies and organizations invited to the workshop are listed in Appendix A.1 and included over 60 groups and agencies working with special needs groups, civic and religious groups, housing developers, and local businesses.

During the meeting, public comments were summarized and recorded using a digital whiteboard. Key themes of the discussion are listed below and the meeting's summary is included in Appendix A.2.

Key themes included:

- Build more affordable housing
- Provide local preference
- Streamline the development process
- Add supportive housing
- Be green and healthy
- Hire and support local
- Provide flexibility in zoning
- Provide outreach and education
- Address environmental justice

Online Survey

The City of Baldwin Park developed a community survey to gather feedback from residents, workers, property owners, and others interested in local housing needs, challenges, and solutions. The survey was posted on the City of Baldwin Park's website and social media for two months, from October to November 2020, available in English and Spanish. Weekly social media posts encouraged the Baldwin Park community to participate. The survey received a total of 110 responses. See Appendix A.3 for a full survey summary.

Key survey findings included:

- A majority of respondents (61 percent) live in a single-family home, almost half of which (44 percent) are renters. The other half of respondents (38 percent) are homeowners and (18 percent) live with friends and family.
- Some of the most important housing challenges to respondents included ensuring that children who grow up in Baldwin Park can afford to live in the city on their own; encouraging rehabilitation of existing housing in older neighborhoods; supporting homeowners at risk of mortgage default to keep their homes; establishing housing for seniors, large families, veterans, and/or persons with disabilities; and targeting efforts to address long-term inequities in the housing market, including discrimination in renting.
- Respondents indicated that the best locations in Baldwin Park for new housing include areas where impacts to single-family neighborhoods are minimal; converting motels into housing; and downtown.
- Locating new housing in hotels or motels that can be converted to housing, downtown, within existing multi-family neighborhoods, and along major corridors were considered more favorable locations by more respondents than increasing the number of housing units in single family neighborhoods.
- Respondents considered balancing development across the city, acknowledging the traffic impacts of new housing development, and looking at transit-oriented development opportunities as the most important approaches for deciding where to allow new housing in Baldwin Park.

Planning Commission and City Council Study Sessions/Workshops

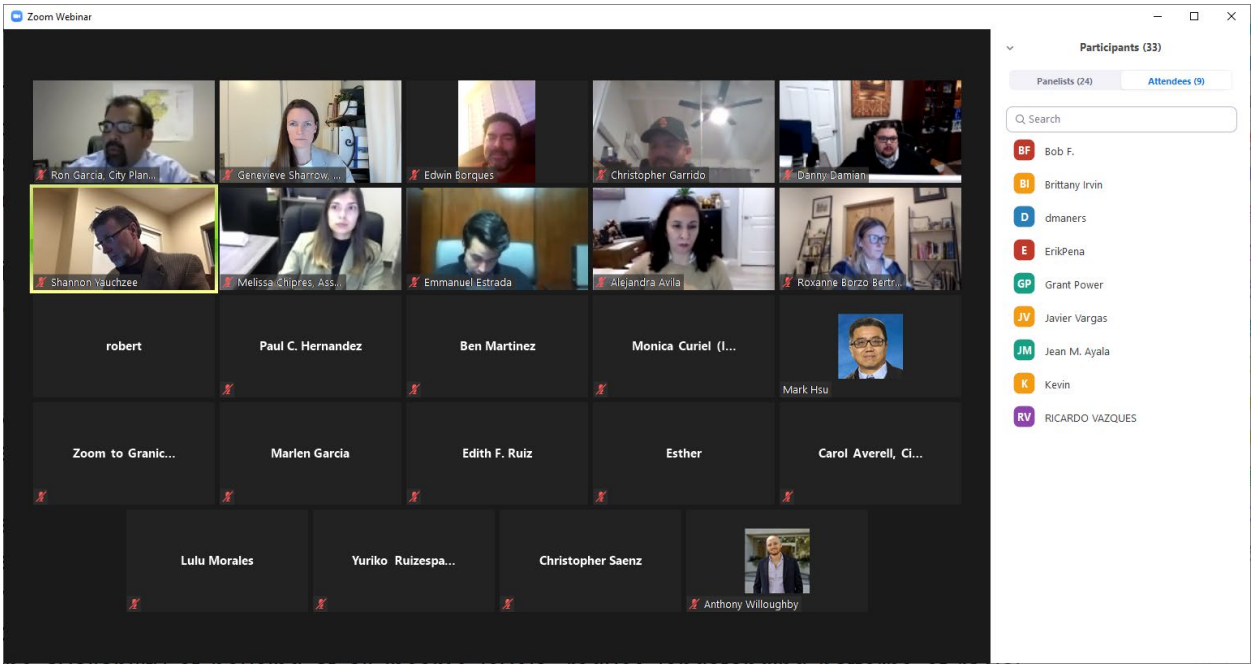
On January 27, 2021, the Planning Commission and City Council held a joint study session/workshop to review Housing Element requirements, report on input received at the community workshop and through the online survey, discuss policies to consider in the Housing Element, creative solutions to constraints, and how to respond to local needs of Baldwin Park. In addition to the Planning Commissioners, City Council, staff and consultants, nine community members attended. See Appendix A.4 for a full meeting summary.

Due to the statewide Shelter at Home order associated with the COVID-19 pandemic, this meeting was not physically open to the public but was accessible via teleconferencing. Notification of the study session was sent to local media outlets as well as posted on the City website and Facebook page. In addition, outreach to interested members of the resident, housing advocacy, and development community was conducted via email.



Key themes included:

- Focus housing around transit
- Encourage and support ADUs, while ensuring limited impacts on neighborhoods
- Provide incentives for locals/local preference
- Streamline the development process to be flexible and fast
- Preserve single-family neighborhoods
- Be sustainable with a focus on adaptive reuse
- Include environmental justice
- Prioritize useable open space in new developments
- Identify partnerships and encourage community engagement



In June, a second workshop was held with the public, Planning Commission, and City Council to provide an overview of Housing Element requirements, discuss community input received to date, and review options to meet the RHNA. The community discussed options to revise the Draft Downtown Specific Plan and other areas in the community where housing could be explored.

Key themes included:

- Downtown densities
- Importance of walkable options in Downtown
- Importance of a mix of housing options
- Options for Metrolink parking lot
- Options to encourage ADUs and formally process non-permitted ADUs
- Neighborhood serving retail areas (e.g., N. Maine Avenue, Los Angeles Street) that can support housing
- Importance of considering surrounding context in decision making
- Options to expand housing options near freeway
- Concern about gentrification and need for affordable housing for residents
- Desire to promote homeownership to build generational wealth

In August, a third workshop was held to receive input from the community and direction from decision makers on the approach to meeting the RHNA. Decision makers and the public discussed appropriate densities for the Downtown area, and agreed to increase densities in the Downtown from 30 du/ac to 40 du/ac. The Housing Element was updated to address this change.

A fourth workshop was held to review the draft Housing Element prior to its submittal to HCD, on October 27, 2021 (described in more detail below).

Public Review Draft Housing Element

The Draft Housing Element was posted on the City's website and distributed to stakeholders on October 4, 2021. During the public review period, a workshop with the Planning Commission and City Council was held to provide an additional opportunity for public input (October 27, 2021) prior to submitting the draft to HCD for review and comment. During the month of October, the draft Housing Element was advertised for public review and an online comment form was available for the public to provide feedback on the Draft Element. At the study session, public and decision-maker discussion included the importance of local and skilled labor, the Regional Housing Needs Allocation methodology, factors to enhance quality of life and reduce pollution, and the Downtown Baldwin Park Specific Plan. Public comment through the online comment form recommended inspections for rental units; incentives for energy conservation and information distribution; developing a fund for low-income housing; meetings with community groups who are in conversation with tenants; and support for retention of affordable housing through community land trusts or similar mechanisms.

The Draft Element will remain available on the City's website for additional public comment during the HCD review period. Once HCD has reviewed the draft Element, the public will also be invited to attend and comment on the Housing Element at hearings held before the Planning Commission and the City Council.

Acronyms[1]

This element includes use of many acronyms to identify agencies, housing programs, funding sources, and planning terms. The most commonly used acronyms (and their definitions) are included below.

AFFH - Affirmatively Furthering Fair Housing

Refers to the 1968 Fair Housing Act's obligation for state and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability, or familial status.

AI - Analysis of Impediments

A review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. The AI serves as the basis for fair housing planning, provides essential information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts.

AMI - Area Median Income

The Area Median Income (AMI) is the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. Related to housing policy, the

[1] Source(s): https://www.ca-ilg.org/sites/main/files/file-attachments/2007_-_housing_acronyms.pdf; https://scag.ca.gov/about-us; https://www.ncsha.org/advocacy-issues/housing-bonds/; https://archives.huduser.gov/portal/glossary/glossary_a.html; https://www.huduser.gov/portal/datasets/il.html

U.S. Department of Housing and Urban Development (HUD) and California Housing and Community Development Department both define and release income thresholds every year, by household size, that determines eligibility for affordable housing.

CDBG - Community Development Block Grant

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) that provides federal grants directly to larger urban cities and counties for activities that benefit low- and moderate-income individuals, eliminate blight, or address a serious and immediate threat to public health and welfare. States distribute CDBG funds to smaller cities and towns. Grant amounts are determined by a formula based upon need.

CEQA - California Environmental Quality Act

A state law requiring state and local agencies to assess the environmental impacts of public or private projects they undertake or permit. Agencies must mitigate adverse impacts of the project to the extent feasible. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as legally adequate by the public agency before taking action on the proposed project.

CHAS - Comprehensive Housing Affordability Strategy

A plan prepared by state or local agencies as a prerequisite for receiving assistance under certain U.S. Department of Housing and Urban Development (HUD) programs.

CHDO - Community Housing Development Organization

A private nonprofit organization certified by the state that meets federal criteria to receive HOME Investment Partnership Program (HOME) funds. A minimum of 15 percent of total HOME funds provided to each state are reserved for CHDOs.

COG - Council of Governments

A single or multicounty entity created by a joint powers agreement. COGs are responsible for determining the share of the regional need for housing for each of the counties and cities within the COG's region. In most cases, the COG also serves as the Regional Transportation Planning Agency (RTPA) responsible for preparing regional transportation plans and expenditure programs.

HCD - California Department of Housing and Community Development

A state agency that administers state housing programs. HCD also administers the federal HOME and CDBG programs on behalf of jurisdictions that are not directly assisted by HUD.

HOME - HOME Investment Partnership Program (not a traditional acronym)

A federal housing program that provides formula grants to states and localities. Communities use the grants (often in partnership with local nonprofit groups) to fund a wide range of activities. These include building, buying, or rehabilitating affordable housing for renters and homeowners, and providing direct rental assistance to low-income people.

HUD - U.S. Department of Housing and Urban Development

A federal, cabinet-level department responsible for overseeing, implementing, and administering U.S. government housing and urban development programs

LIHTC - Low Income Housing Tax Credit Program

A federal housing subsidy program that gives tax credits or reductions in federal income tax liability as incentives for investment in affordable housing projects. The owners of LIHTC projects receive tax credits each year for 10 years. The program is often used by limited partnerships made up of nonprofit developers that build and manage the projects (general partners) and for-profit passive investors (limited partners) who receive shares of the project's tax credits. The federal government allocates tax credit amounts to states based on population. In California, tax credits are awarded by the California Tax Credit Allocation Committee (CTCAC) in the State Treasurer's Office.

MRB - Mortgage Revenue Bonds

A mortgage revenue bond (MRB) is a type of municipal tax-exempt bond issued by state and local governments through housing finance agencies to help finance low- and moderate-income housing for first-time qualifying homebuyers. MRB mortgages are generally restricted to first-time homebuyers who earn no more than the area median income (AMI).

RHNA - Regional Housing Needs Assessment

A determination by a council of governments (COG) (or by the California Department of Housing and Community Development [HCD]) of the existing and projected need for housing within a region. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's housing element of the general plan.

SCAG - Southern California Association of Governments

SCAG is a Joint Powers Authority under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization (MPO) and under state law as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles.

SRO - Single Room Occupancy

A type of residential hotel offering one-room units for long-term occupancy by one or two people. SROs may have a kitchen or bath facilities (but not both) in the room. In most locations, SROs are the lowest cost type of standard permanent housing.

TOD - Transit-Oriented Development

Moderate to higher-density development, located within easy walk of a major transit stop. TOD generally has a mix of residential, employment, and shopping opportunities designed for pedestrians. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

CHAPTER 2

housing plan

Baldwin Park's Housing Plan is a statement of the community's goals and vision relative to housing production, affordability, and assistance for residents. Informed by community input, the housing needs assessment (Chapter 3), housing constraints analysis (Chapter 4), housing resources analysis (Chapter 5), and the review of program accomplishments for the previous Housing Element (Chapter 6), the Housing Plan identifies long-term housing goals and shorter-term policies and programs to address Baldwin Park's identified housing needs and meet State law housing requirements.

To make adequate provision for the housing needs of people all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that:

- Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Identify adequate sites, with appropriate zoning and development standards and services, to achieve a variety and diversity of housing to accommodate Baldwin Park's share of the regional housing needs for each income level.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The programs below identify the actions that will be taken to make sites available during the planning period with appropriate land use and development standards, and with services and facilities to accommodate the City's share of regional housing need for each income level. The programs also address identified housing issues in Baldwin Park and approaches to meet State law housing requirements.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

Goals and Policies

Conserve Existing Affordable Housing Stock

Preserving the existing housing stock and conserving affordable units in Baldwin Park are top priorities for the City. Maintaining older neighborhoods is vital to conserving the overall quality of housing in the community. The City supports the preservation of assisted housing and neighborhoods through code enforcement, rental subsidies, and programs aimed at improving neighborhood stability.

Goal H1.0 **Conserve and improve the conditions of neighborhoods and existing housing, especially affordable housing.**

Policy H1.1 Encourage the ongoing maintenance and repair of rental housing to prevent deterioration of housing in the city.

Policy H1.2 Promote the rehabilitation of substandard and deteriorating housing in areas designated for residential use.

Policy H1.3 Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements.

Policy H1.4 Work to alleviate unit overcrowding by facilitating the additions of bedrooms and bathrooms in existing homes and accessory dwelling units.

Policy H1.5 Cooperate with non-profit housing providers in the acquisition, rehabilitation, and maintenance of older apartment complexes as long-term affordable housing.

Policy H1.6 Preserve low-income housing 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.

Policy H1.7 Encourage energy conservation and sustainable building measures in new and existing homes.

Assist in the Development of Affordable Housing

Baldwin Park encourages the development of housing 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.

Goal H2.0 **Assist in the development of housing affordable to low- and moderate- income households.**

Policy H2.1 Facilitate housing development of housing affordable to lower-income households by providing technical assistance, regulatory incentives and concessions, and financial resources, as funding permits. Explore options to ensure additional affordable housing production, such as an inclusionary housing ordinance.

Policy H2.2 Encourage and provide incentives for both the private and public sectors to produce or assist in the production of affordable housing, with emphasis on housing affordable to persons with disabilities, seniors, large families, female-headed households with children, and people experiencing homelessness.

Policy H2.3 Establish partnerships with private developers and non-profit housing corporations to assist Baldwin Park in meeting its housing goals.

Policy H2.4 As funding allows, provide rental assistance to very low-income households who are overpaying for housing and support regional programs to assist prospective homebuyers.

Policy H2.5 Build upon existing efforts to convert suitable hotels and motels to permanent affordable housing, continue to pursue opportunities to acquire suitable hotels and motels.

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 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 incentives and technical assistance.

Goal H3.0 **Provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's regional share of housing needs.**

Policy H3.1 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 H3.2 Implement the Land Use Element to facilitate development of mixed-use residential projects near Downtown and along North Maine Avenue.

Policy H3.3 Maintain consistency between General Plan land use policies and the Zoning Code.

Policy H3.4 Continue to provide opportunities for infill housing development in R-3 zones, MU-2 zones, and in the Downtown Specific Plan area.

Policy H3.5 Promote mixed-use and higher-density housing in close proximity to commercial areas and transportation routes for accessibility to services.

Policy H3.6 Encourage infill development and recycling of land to provide adequate residential sites and support the assembly of small vacant or underutilized parcels to enhance the feasibility of infill development.

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 and Downtown Specific Plan encourage housing opportunities for extremely low-income households and special needs persons, consistent with State law.

Goal H4.0 **Minimize the impact of governmental constraints on housing production and affordability.**

Policy H4.1 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 H4.2 Utilize density bonuses, fee reductions, or other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.

Policy H4.3 Continue to identify and promote processes and procedures that streamline residential development.

Policy H4.4 Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Policy H4.5 Facilitate coordination between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.

Policy H4.6 Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

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 H5.0 **Promote and affirmatively further fair housing opportunities throughout the community for all residents.**

Policy H5.1 Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.

Policy H5.2 Encourage housing for low- and moderate-income households to be located in many different locations and not concentrated in any single portion of the city.

Policy H5.3 Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy H5.4 Provide that displacement of low-income households is avoided and, where necessary, is carried out in an equitable manner.

Policy H5.5 Require mobile home and trailer park owners proposing park closures to adhere to State relocation requirements.

Policy H5.6 Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly, disabled, and developmentally disabled.

Policy H5.7 Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

Policy H5.8 Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

Programs

Program H1-1: Community Improvement and Code Enforcement

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.

- Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues.
- Expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Code Enforcement Division
Funding Sources: Departmental Budget; HOME/CDBG

Program H1-2: Preservation of At-Risk Rental Housing

In the next 10 years (2021-2031), affordability covenants at Frazier Park, Syracuse Park, and Clark Terrace are set to expire.

- Maintain an inventory of affordable housing units in the city, with unit affordability information to ensure landlords are compliant with deed restrictions.
- Continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes and provide technical and financial assistance, when possible, to ensure long-term affordability.
- 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.
- As needed, inform non-profit housing organizations of opportunities to acquire at-risk units and support funding applications to preserve 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: Departmental Budget

Program H2-1: Home Ownership Assistance

Continue to support first-time, low-and moderate-income home buyers in Baldwin Park by connecting interested residents and members of the public to the Mortgage Credit Certificate (MCC) and First Home Mortgage programs, run locally by Los Angeles County Development Authority (LACDA).

- Advertise and encourage interested first-time, low-income homebuyers in Baldwin Park to apply for the federal Home Ownership Program (HOP), financed with HOME funds provided by the U.S. Department of Housing and Urban Development (HUD).
- Coordinate with the Housing Authority and community-based organizations to publicize housing assistance programs. Direct residents to the LACDA offices and website and review key eligibility requirements. Provide information on these programs on the City's website.
- Partner with nonprofits such as Habitat for Humanity of San Gabriel Valley to further low-income homeownership opportunities in Baldwin Park.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division; Housing Division
Funding Source: Departmental Budget

Program H2-2: Affordable Housing Partners, Funding, and Resources

Partnerships play a critical role in the provision of affordable housing.

Objectives:

- Assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low to extremely low-income households.
- Continue, with the Housing Authority, to engage in partnerships and facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.
- Coordinate with LACDA and other Los Angeles County agencies to promote local supportive housing development and rental opportunities for Baldwin Park residents.
- Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Baldwin Park Housing Authority which action results in the consolidation of small, infill parcels and the development of affordable housing.
- Leverage direct funding resources of the City and Baldwin Park Housing Authority with State and Federal funding sources such as such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, other grant and loan programs, and any potential fees obtained through a future inclusionary housing ordinance in order to facilitate the provision of housing available to extremely low-, very low-, low-, and moderate-income households.
- Educate the community on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division; Housing Authority
Funding Sources: HUD; HOME; CHFA; Department Budget

Program H2-3: 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 2020, 457 Baldwin Park households received Section 8 Housing Choice vouchers, and 1,534 applicants were on the waiting list.

- Support additional Housing Choice Vouchers in the community and encourage rental property owners to rent to Housing Choice Voucher holders and register their units with the BPHA.
- Affirmatively market and promote the use of Housing Choice Vouchers in high opportunity areas.

- Continue to monitor the number of residents accessing the Housing Choice Voucher program, households on the waitlist, and units available for rent. Direct interested residents to the Housing Authority website and continue to provide information on the program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).

Timeframe: Ongoing
Responsible Agency: Baldwin Park Housing Authority
Funding Sources: HUD Section 8 Housing Choice Voucher Program

Program H2-4: Inclusionary Housing Ordinance

Inclusionary housing policies require developers to reserve a certain percentage of housing units for very low, low, and moderate-income households in new residential developments. Over 20 percent of jurisdictions in California have adopted inclusionary housing ordinances or General Plan policies.

- Study and, if shown to be appropriate for Baldwin Park, adopt an inclusionary housing ordinance and program. Assess any constraints such an ordinance might have on residential development in the city and modify accordingly.
- Implement recommendations from the Tri-City Cohort Homelessness Plan underway as of 2021 (a shared effort between Baldwin Park, South El Monte and El Monte), including best practices for inclusionary housing programs.
- Ensure consistency between a new Inclusionary Housing Ordinance and State density bonus regulations.
- Monitor the impact of an adopted inclusionary housing policy/ordinance on production of market rate housing in response to market conditions.

Timeframe: Evaluate feasibility of an inclusionary ordinance within one year of Housing Element adoption; if appropriate, develop for possible adoption within two years of Element adoption; ongoing monitoring and updates as needed.
Responsible Agency: Community Development Department - Planning Division; City Council
Funding Sources: General Fund

Program H3-1: Adequate Sites

The sites inventory identifies vacant and underutilized land in residential and mixed-use zones, as well as projections about accessory dwelling units (ADUs), and shows that the City can adequately accommodate the City's RHNA under existing General Plan, Specific Plan, and Zoning Code standards.

- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
- Make the sites inventory available on the City's website.
- Continue to track new housing projects and progress toward meeting the City's RHNA by income level.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program H3-2: No Net Loss

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

- Evaluate residential development proposals for consistency with the goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory, ensuring sites identified in the Housing Element are adequate to accommodate the RHNA by income level.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: General Fund (staff time) and application fees

Program H3-3: Accessory Dwelling Units (ADUs)

Promote the development of accessory dwelling units (ADUs) as a means of providing additional housing.

- Adopt an updated ADU Ordinance to comply with Government Code Section 65852.2 that allows ADUs in mixed-use zones and removes conflicting regulations for second units and occupancy requirements and is reviewed for compliance with State law by HCD.
- As revisions to State ADU law occur, update the City's ADU Ordinance to comply.
- Implement recommendations from the Tri-City Cohort Homelessness Plan underway as of 2021 (a shared effort between Baldwin Park, South El Monte and El Monte), including ADU incentives and educational programs.
- Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process. Identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

Timeframe: Adopt updated ADU ordinance within one year of Housing Element adoption; Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Department budget; State and local grants

Program H3-4: Address Homelessness

The 2019 Point-In-Time Homeless Count identified 267 unsheltered homeless persons in Baldwin Park.

- 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 support local organizations that provide emergency resources and provide opportunities for service expansion, such as co-location at public facilities such as the community center.
- Continue to participate in the Emergency Shelter Pilot Program administered by the San Gabriel Valley Regional Housing Trust and the San Gabriel Valley Council of Governments, which identifies publicly owned land or nonprofit/faith-based sites suitable for providing non-congregate "tiny home" style interim housing to people experiencing homelessness.
- Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.

Timeframe:	Ongoing
Responsible Agency:	Community Development Department - Housing Division
Funding Sources:	Departmental Budget
Timeframe:	Ongoing
Responsible Agency:	Community Development Department - Planning Division, - Housing Division
Funding Sources:	Project Homekey; CDBG; Measure HHH; NPLH; VHHP; HHAP; ESG; CalWORKS; CESH; VASH

Program H3-5: Replacement of Units on Sites

Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element as a site to meet the RHNA. Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 [SB 330]), the City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program H3-6: AB 1397 Reuse of Sites

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

- For sites identified in Appendix B as subject to AB 1397, create a housing overlay that:
  - Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households; and
  - Allows development at 30 units per acre, regardless of lot size.

Timeframe: Within 3 years of the Housing Element planning period
Responsible Agency: Economic and Community Development Department
Funding Sources: Departmental Budget

Program H3-7: Implement SB 9

Senate Bill 9 (SB 9) become effective on January 1, 2022. SB 9 (1) mandates ministerial approval of duplexes on lots zoned for a single-family residence and (2) requires ministerial approval of subdivisions of a single-family lot into two lots, creating the theoretical possibility of four units on each single-family parcel in the state (with some exceptions).

- Adopt revisions to the Zoning Code to comply with and facilitate SB 9.
- Adopt clear, objective standards for housing constructed on parcels pursuant to SB 9.
- As revisions to State law occur, update the City's Zoning Code to comply.

Timeframe: Adopt updated SB 9 implementing ordinance within one year of Housing Element adoption; Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Department budget; State and local grants

Program H3-8: Hotel/Motel Conversions

Continue to pursue opportunities to acquire suitable hotels and motels to convert into permanent affordable housing. These sites can be converted into housing specifically for people experiencing or at risk of homelessness. Providing housing affordable to extremely low-income households has been shown to address a wide range of community aims, including improving residents' health outcomes, targeting resources to those in need, reducing commute times, enhancing broader quality of life, and others. Suitable sites include those with appropriate neighborhood amenities.

- Pursue funding when available for hotel/motel acquisition and conversion to housing.
- Identify suitable hotels/motels to convert to housing, based on access to neighborhood amenities including health services, grocery stores, public transit, pedestrian infrastructure, and parks/open space.
- Promote hotel/motel conversions in conjunction with existing plans, including the General Plan and any specific or community plans.
- Collaborate with the Tri-City Homelessness Cohort to identify optimal sites and secure capital and operating funding for hotel/motel conversions.
- Collaborate with the Cities of El Monte and South El Monte to identify capital and operational funding sources for hotel/motel conversions.
- Promote the use of Project Based Vouchers from the Baldwin Park Housing Authority, when available, to help fund operational costs.
- Incentivize and create accountability for high-quality operation of hotel/motel conversions to ensure proper management of housing assets.
- Convert at least one hotel or motel into permanent supportive housing for extremely low-income households experiencing homelessness.

Program 4-1: Downtown Specific Plan

The Downtown Specific Plan is a roadmap for shaping a resilient, vibrant, and inclusive downtown in Baldwin Park. It is a strategy for future growth grounded in the activation and enrichment of the public realm and an innovative and flexible land use framework.

- Adopt an update to the Downtown Specific Plan that allows for densities above 30 units per acre to support a variety of housing types.
- Promote the Downtown Specific Plan to developers, and especially affordable housing developers, including incentives such as increased density and flexible design standards.

Timeframe: Prior to or concurrent with Housing Element adoption; ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: SB 2 Grant

Program H4-1: Mixed Use-2 Zone (MU-2)

The MU-2 zone standards encourage development of mixed-use on Maine Avenue. Sites within the MU-2 zone are identified to meet the RHNA.

- Continue to provide incentives for lot consolidation in the MU-2 zone.
- Review the existing zoning standards for the MU-2 zone and consider changes that would further encourage residential development, including a reduction/revision to the required commercial components based on location proximate to arterial streets.
- Consider revisions to the MU-2 zone that would make the standards clearer and more user-friendly.

Timeframe: Ongoing; evaluate standards within three years of Housing Element adoption
Responsible Agency: Community Development Department - Planning Division

Funding Sources: Departmental Budget

Program H4-2: Lot Consolidation

Lot consolidation allows for larger development sites, which facilitates project site design.

- 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.
- Advertise lot consolidation incentives and potential site opportunities to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions may include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development.

Timeframe: Ongoing; evaluate progress every two years and adjust strategies as necessary
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program H4-3: Minimum Unit Size

Baldwin Park adopted minimum unit sizes in the Zoning Code to address the prevailing problem of overcrowding in the city (in 2011 over a quarter of all housing units were overcrowded; as of 2018 overcrowding had decreased to 19 percent).

- Monitor the impacts of requiring minimum unit sizes on overcrowding, shifts in household composition, and affordability.
- Track developer interest in smaller units and, based on interest, consider removing the minimum unit size requirement to provide for flexibility in unit types and sizes.

Timeframe: Evaluate the removal of minimum unit sizes within three years of Housing Element adoption; monitor on an ongoing basis
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program H4-4: Zoning Code Update

The Housing Element looks to provide flexibility in residential development standards as a means of reducing the costs of development, thus enhancing housing affordability. To provide clarity to conflicting provisions and implement State laws, a comprehensive Zoning Code update is planned.

- Continue to provide flexibility in development standards such as open space, parking, setbacks, and height limits through the Administrative Adjustment and Specific Plan processes.
- Consider combining the Planned Development Overlay Zone and Small Lot Single Family development options as part of a comprehensive Zoning Code update.

- Amend the Zoning Code to add reference to California Housing Accountability Act Requirements, indicating that multi-family housing (and mixed-use buildings containing at least two-thirds residential) cannot be denied or density reduced.
- Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law, facilitate high-quality residential development and compliance with State objectives, and ensure provision of adequate private open space, parking, and related features, as well as architectural design.

Timeframe: Ongoing; update Zoning Code within three years of Housing Element adoption
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget; General Plan Fee; LEAP grant

Program H4-5: Density Bonus and Development Incentives

California Government Code Section 65915—commonly known as the Density Bonus Law—allows for density bonuses of up to 50 percent for projects that reserve a portion of the units affordable housing and a density bonus of 80 percent for 100 percent affordable projects.

- Revise the City's Density Bonus Ordinance to comply with State law and update as necessary to maintain continued compliance as State law may be revised from time to time. In particular, modify Development Code Section 153.040.140 (General Requirements), which requires a Conditional Use Permit for density bonus projects; instead, require a Conditional Use Permit only for projects that exceed density bonuses allowed by State law.
- Continue to exempt affordable housing projects from certain development fees, such as Quimby and public art fees.
- Provide, when possible, developer incentives such as expedited permit processing for units that are affordable to lower-income households, including extremely low-income households.

Timeframe: Revise Density Bonus Ordinance within two years of Housing Element adoption; Ongoing
Responsible Agency: Community Development Department - Planning Division and Housing Division
Funding Sources: Departmental Budget

Program H4-6: Expedite Project Review and Permitting Procedures

A community's evaluation and review process for housing projects can contribute to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price.

- Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficiently only to cover the actual costs (direct and overhead) incurred by the City.
- Periodically evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure protection of public health, safety, and welfare.
- Provide fast track permit processing for projects with an affordable component.
- Advertise the City's new preliminary review process on the City's website and encourage its use for streamlining entitlements.

- To accommodate future SB 35 applications and inquiries, create and make available an informational packet that explains SB 35 streamlining provisions in Baldwin Park and provides SB 35 eligibility information.
- Coordinate with the Los Angeles County Fire Department and Sanitation Districts to identify streamlining procedures for affordable housing projects.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program H4-7: Supportive and Transitional Housing

Supportive housing provides services to residents to support them in finding jobs, mental health services, etc. Transitional housing provides longer term housing to formerly homeless individuals as a step in the continuum of care.

- Update the Development Code to comply with AB 2162 (Supportive Housing Streamlining Act), effective January 1, 2019, which requires supportive housing to be considered a use by right (ministerially permitted) in zones where multi-family and mixed use are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Comply with AB 2162 requirements to allow for modifications for required parking for units occupied supportive housing residents that are located within one-half mile of a public transit stop.
- Review the Development Code and make any necessary changes to ensure compliance with AB 101 (Low-Barrier Navigation Centers). AB 101 requires that Low-Barrier Navigation Centers be allowed by right in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multi-family uses.
- 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.
- Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program H4-8: Nongovernmental Constraints

Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints.

Timeframe: Ongoing
Responsible Party: Community Development Department - Planning Division
Funding Source: Departmental Budget

Program H4-9: Water and Sewer Service Providers

Submit the adopted Housing Element to City of Baldwin Park water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7, and coordinate with relevant contacts regarding their review and input. Confirm that these providers have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households.

Timeframe: Within 30 days of adoption
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Department Budget

Program H4-10: Reasonable Accommodation

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.

- 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

Program H5-1: Affirmatively Furthering Fair Housing

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

- 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 community 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 the 2020 Analysis of Impediments to Fair Housing Choice related to fair housing.

- Conduct public meetings pertaining to housing decisions at suitable times, accessible to persons with disabilities, and near public transit. Invest resources to provide interpretation and translation services when requested at public meetings.
- Prioritize community and stakeholder engagement during controversial development decisions.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Housing Division and Planning Division
Funding Sources: CDBG

Summary of Quantified Objectives

Table H-2.1 summarizes the City's quantified objectives for the 2021-2029 planning period by income group. While all programs list specific actions to be undertaken, only key programs include quantified objectives. The objectives are grouped under three categories as indicated in State Housing Element law:

- The Construction Objective represents the City's 2021-2029 RHNA.
- The Rehabilitation Objective represents objectives for Code Enforcement residential cases.
- The Conservation/Preservation objective refers to the preservation of 173 units of affordable housing identified in the affordable housing at-risk analysis in Chapter 3: Community Profile and Needs Assessment.

Table H-2.1: Summary of 2021-2029 Quantified Objectives

Objectives	Income Levels					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objectives	287	289	275	263	887	2,001
Rehabilitation Objectives	250		250	250	250	1,000
Conservation Objectives	173			--	--	173

CHAPTER 3

housing 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.

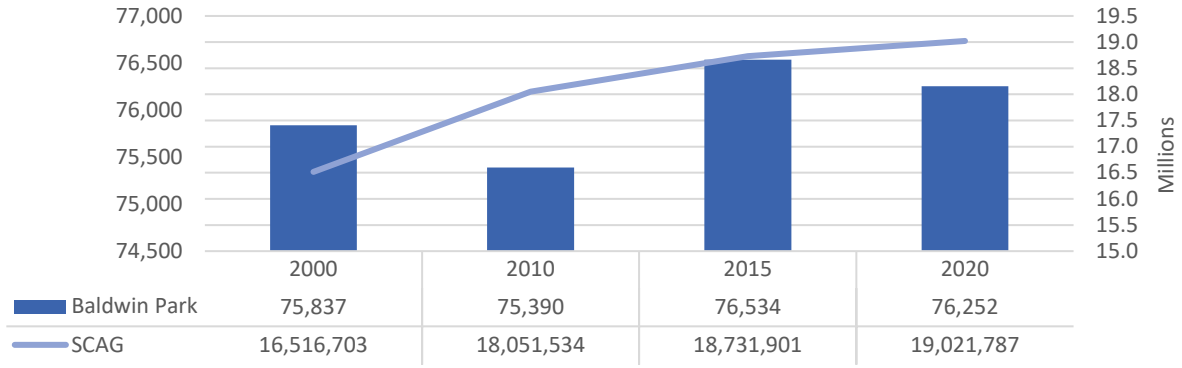
Population and Employment Trends

Housing needs are influenced by population and employment trends. This section provides a summary of changes to the population size, age, and racial/ethnic composition of Baldwin Park residents.

Current Population and 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. However, between 2000 and 2010, Baldwin Park's population had virtually no change, and may have even decreased slightly. Between 2010 and 2020, the population of Baldwin Park grew approximately one percent, from 75,390 to 76,252 residents. Compared with the Southern California Association of Governments (SCAG) area as a whole, Baldwin Park's rate of growth is less than the surrounding region (5.4 percent in the past 10 years).

Figure H.3-1: Population Trends, 2000-2020



Source: California Department of Finance (DOF) E-5 Population and Housing Unit Estimates

Looking forward, between 2020 and 2045, SCAG estimates that the City's population will grow by seven percent, and population estimates for the SCAG region at large are expected to increase by 18 percent.

Table H-3.1. Population Projections 2020 – 2045

Year	Baldwin Park	Percent Change	SCAG	Percent Change
2010	75,390	N/A	18,075,702	N/A
2020	76,252	1%	19,021,787	5%
2045	81,700	7%	22,507,000	18%

Sources: CA DOF E-5 Population and Housing Demographics and Growth Forecast Unit Estimates, SCAG

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Table H-3.2 shows the age groups of Baldwin Park residents. In 2018, the largest percentage of residents is the 25 to 44 age, young adult group (29 percent). The second largest age group in 2018 are residents aged 45 to 64 years old (24 percent).

Table H-3.2: Age Group

Age	2010		2018	
	Number	Percent	Number	Percent
0-5 (Preschool)	5,706	8%	4,821	6%
5-19 (School Age)	20,194	27%	15,706	21%
20-24 (College Age)	5,425	7%	5,980	8%
25-44 (Young Adult)	21,840	29%	22,310	29%
45-64 (Middle Adult)	15,799	21%	18,568	24%
65+ (Senior Adult)	6,423	9%	8,837	12%
Median Age	30.5		34.2	

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Since 1990, the proportion of residents within the preschool and young adult age groups has been declining, a trend seen nationwide.[1] 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. The median age in the City is 34.2 years. Compared with the County (36.2 years) and the state (36.3 years), the City's population is younger, but is aging compared to 2010 (30.5) and 2000, when the median age was 26.9.

[1] *Profile of the California Young Population (Age 16-24).* California State Library. Rosa Maria Moller Ph.D. 2004

An aging population indicates that in the future, demand will be higher for smaller housing units and housing programs and services for seniors.

Race and Ethnicity

Table H-3.3 shows the racial/ethnic distribution of population in the City of Baldwin Park. Hispanic (74 percent) and Asian/Pacific Islander (19 percent) residents make up most of the City's population. In comparison, the County of Los Angeles is mostly Hispanic residents (48 percent) and White (26 percent) residents. Since 2010, the Hispanic population has decreased slightly and the Asian/Pacific Islander population has increased.

Table H-3.3: Race/Ethnicity

Race	2010		2018	
	Number	Percent	Number	Percent
White (non-Hispanic)	3,787	5%	3,018	4%
Hispanic	61,038	80%	56,551	74%
Black	459	.6%	1,386	1.8%
Asian/Pacific Islander	9,341	12%	14,885	19%
Other	167	0.2%	115	.1%

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Employment

Baldwin Park has 35,829 workers living within its borders who work across 13 major industrial sectors. Table H-3.4 provides detailed employment information. Many Baldwin Park residents work in the Education & Social Services industry (18 percent), the Manufacturing industry (14 percent), and the Retail Trade industry (12 percent). Between 2010 and 2018, there was a decrease in Manufacturing and Education & Social Services, while Construction, Wholesale and Retail Trade, and Professional Services industries experienced an increase.

Table H-3.4: Employment by Industry

Employment by Industry	Year		Year	
	Number	Percent	Number	Percent
Agriculture	241	0.7%	240	.7%
Construction	2,296	7%	2,783	8%
Manufacturing	5,859	19%	4,907	14%
Wholesale Trade	1,534	5%	2,071	6%
Retail Trade	3,004	10%	4,252	12%
Transportation	2,040	7%	2,464	7%
Information	507	2%	527	1%
Finance	1,148	3%	1,602	4%
Professional Services	2,751	9%	3,983	11%
Education & Social Services	6,117	20%	6,482	18%

Table H-3.4: Employment by Industry

Employment by Industry	Year		Year	
	Number	Percent	Number	Percent
Arts, Entertainment, Recreation	2,552	8%	3,728	10%
Other	2,071	7%	1,946	5%
Public Administration	908	3%	844	2%
Total	31,028	100%	35,829	100%

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

These trends are important to understand, as certain industries are generally associated with lower median earnings. In Baldwin Park, Education & Social Services workers have a median income of $27,363, and those in Manufacturing have a median income of $30,273, while Retail Trade median income is $20,512.

The City's business license data provides information on local businesses: there are 716 businesses in Baldwin Park, employing 8,317 persons. Major employers in Baldwin Park are outlined in Table H-3.5. According to the 2017 Economic Census prepared by the U.S. Census Bureau, most (94 percent) employed Baldwin Park residents work outside of Baldwin Park.

Table H-3.5: 10 Principal Employers, 2019

Employers	Employees	% of Total City Employment
So. California Permanente Medical Group	1,979	18%
Baldwin Park Unified School District	1,706	16%
Unified Parcel Service Inc.	859	8%
Baldwin Park City Hall	393	4%
Walmart	331	3%
Lighting Technologies International LLC	185	2%
Freudenberg Medical LLC	182	2%
Universal Plastic Mold	167	2%
Home Depot	156	1%
Target	143	1%

Source: City of Baldwin Park Comprehensive Annual Financial Report, June 30, 2019

Household Characteristics

Characteristics for Baldwin Park households are summarized in Table H-3.6. The number of households in Baldwin has increased by 508 households from 18,295 in 2010 (three percent). Renter occupied households increased by 1,121 from 6,681 households in 2010 (20 percent). Owner occupied households decreased by 862 from 10,919 households in 2010 (seven percent).

Income

According to the 2018 American Community Survey, the median household income for Baldwin Park was $62,227, which is slightly lower than the County of Los Angeles median household income of $64,251. Median household income differs by tenure; in Baldwin Park owner households have a significantly higher median income than renter households (a difference of $28,605).

Census data estimates that 10 percent of Baldwin Park households live in poverty, as defined by federal guidelines. This proportion is higher than the Southern California region at large where 7.9 percent of residents live in poverty. Poverty thresholds vary by household type. In 2018, a family of two adults and two children is considered to be living in poverty with an income of $25,465 or less per year. In Baldwin Park, the proportion of persons or households living in poverty is much higher for Black Americans (17 percent) and female householders with no husband present (21 percent).

Table H-3.6: Household Characteristics by Tenure

Household Characteristic	Owner Households	Renter Households	All Households
Number of Households[1]	10,057 (56%)	7,802 (44%)	18,803
Median Household Income[1]	$73,371	$44,766	$62,227
Household Income Categories[2]			
Extremely Low Income (0-30% AMI)	1,080 (11%)	2,115 (27%)	3,195 (18%)
Very Low Income (30-50% AMI)	1,440 (14%)	1,775 (23%)	3,215 (18%)
Low Income (50-80% AMI)	2,540 (25%)	1,985 (26%)	4,525 (26%)
Moderate Income (80-100% AMI)	1,430 (14%)	895 (12%)	2,325 (13%)
Above Moderate Income (100% + AMI)	3,490 (35%)	930 (12%)	4,420 (25%)
Overpayment			
All Households Overpaying for Housing2	3,300 (33%)	4,455 (58%)	7,745 (44%)
Lower Income Households Overpaying for Housing[2]	2,775 (55%)	4,275 (73%)	7,040 (64%)

1: Source: US Census Bureau, American Community Survey 2014-2018 5-year estimates

2: Source: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Because poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, the Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120%)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses 120%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in Table H-3.6, in Baldwin Park low-income households comprise the largest share of all households (26 percent), and above moderate-income households comprise the second largest category (25 percent). Income also differs by tenure; as indicated in Table H-3.6, more renter households are in the extremely low- and very-low income categories (0-50 percent AMI) than owner households.

Housing Overpayment

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 their income on housing costs, they have less disposable income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Baldwin Park, 44 percent of households are overpaying for housing. Nearly two-thirds (64 percent) of lower income households overpay for housing.

Housing Stock Characteristics

Housing Stock

In 2020, the Department of Finance estimates there are 18,048 housing units in the city. Compared to 2010, the City's housing stock has increased by 508 units. Baldwin Park was developed as a community of single-family dwelling units and has primarily remained as such. Most of the City's housing stock is made up of single-family homes (71 percent); 20 percent of homes are multi-family units. Census data indicates that 0.9 percent of owner units and 2.4 percent of rental units are vacant.

Table H-3.7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
Number of Housing Units			
Single Family Detached	N/A	N/A	12,855 (71%)
Single Family Attached			1,238 (7%)
Multi-Family Units			3,640 (20%)
Mobile home, other units			315 (2%)
Total units			18,048
Average or median Household Size			4.36
Vacancy Rate	0.9%	2%	5%
Overcrowded Units	1,552 (15%)	2,001 (26%)	3,553 (19%)
Units Needing Replacement/Rehabilitation	N/A	N/A	15
Housing Cost	$499,500	$1,431	N/A

Note[1]: Does not sum to 100% due to vacant units

Sources: US Census Bureau, American Community Survey 2014-2018 5-year estimates, CoreLogic August 2020, 2020 California Department of Finance E-5 Population and Housing Estimates

Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit in order to afford food and other basic needs. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Baldwin Park, 1552 owner-occupied and 2,001 renter-occupied households were overcrowded, representing 15 percent and 26 percent respectively. A total of 19 percent of households in Baldwin Park are overcrowded. Of these, 445 owner-occupied households and 676 renter-occupied households had more than 1.5 occupants per room, which meets the standards for severe overcrowding.

Housing Condition

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. As of 2018, approximately 90 percent of all housing units in the City were built prior to 1990, and are now over 30 years old. Only about 10 percent of the units in Baldwin Park were built between 1990 and 2018.

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 2014-2021, City building inspectors and code enforcement officers estimate that approximately 109 residential structures were red-tagged and have since been rehabilitated. Red-tagged units were severely damaged to the extent that the structure was too dangerous to inhabit until rehabilitation was complete. The Census also includes surveys about three factors of what may be considered substandard housing. In Baldwin Park, 218 units lack telephone service, 40 units lack plumbing facilities, and 176 units lack complete kitchen facilities.

Based upon observations and experiences of Building Department, the City estimates that in 2021, fewer than 15 housing units are in severe need of replacement or substantial rehabilitation due to housing conditions.

Housing Cost

The cost of housing in a community can be 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. The Baldwin Park median home price in August 2020, based information provided by CoreLogic, was $499,500, which is nine percent higher than the median price in 2019. The median home price in Los Angeles County in 2020 was $692,750, nearly $200,000 higher than in Baldwin Park.

According to the 2018 Census, 41 percent of Baldwin Park households live in rental housing. Census data shows that the average rent in Baldwin Park is $1,431 per month with most (36 percent) paying between $1,000 and $1,499 in rent. Table H-3.8 shows that the HUD-determined fair market rents for Los Angeles exceed the median rents in Baldwin Park. Therefore, the rental rates in Baldwin Park

generally are less than the HUD determined fair market rents, indicating that other parts of Los Angeles County are more expensive than Baldwin Park.

Table H-3.8: Fair Market Rents in Los Angeles County

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent (HUD)	$1,279	$1,517	$1,956	$2,614	$2,857
Median Rents (Census)	$447	$1,122	$1,429	$1,730	$2,387

Sources: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD), American Community Survey 2015-2019 5-Year Estimates

Special Housing Needs

Housing-element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs.

Table H-3.9: Special Needs Groups

Special Needs Category	Count	Percent
Persons with Disabilities[1]	6,289	8% of residents
Persons with Developmental Disabilities[2]	1,551	2% of residents
Elderly (65+ years) [1,3]	8,837 persons	12% of residents
	2,353 households	13% of households
Large Households (5+ members) [1]	5,251 households	29% of households
Farmworkers[1]	294 persons	0.8% of labor force
Female Headed Households[1]	3,288 households	18% households
People Experiencing Homelessness[3]	267	N/A

Sources:

1. US Census Bureau, American Community Survey 2014-2018 5-year estimates

2. California Department of Developmental Services, 2020, reflects the DDS consumer count by CA ZIP Code 91706

3. SCAG Local Housing Data

Persons with Disabilities Including Persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. 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.) because of the limited number of such units.

There are 6,289 residents with a disability in Baldwin Park, representing eight percent of residents. The majority of residents with a disability are 75 years or older (50 percent), followed by those 65 to 74 years (18 percent). The most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by almost 20 percent of Baldwin Park's seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Baldwin Park, 36.5 percent of the population with a disability is employed,

compared to 73 percent of the non-disabled population. Nearly 21 percent of disabled residents lives in poverty.

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The San Gabriel/Pomona Regional Center serves residents in Baldwin Park. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In Baldwin Park, 1,551 persons are reported as consumers of the services provided at the local Regional Center. In Baldwin Park, 512 adults (18 years and older) receive services from the DDS and 1,025 youth receive services.

Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are often retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. There are 2,353 households headed by elderly residents, representing 13 percent of total households in Baldwin Park. The majority of households headed by elderly residents are married-couple households. Nearly 10 percent of elderly residents live in poverty, whereas 21 percent of children under 18 live in poverty.

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very 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 costs, both of which may result in unit overcrowding. There are 5,251 large households in Baldwin Park, representing 29 percent of all households. Large households represent a larger share of renter households (34 percent) than owner households (24 percent).

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farmworkers have difficulty finding affordable, safe, and sanitary housing. There are 294 residents who may work as farmworkers in Baldwin park, representing less than one percent of the city's labor force. These residents are classified as having occupations in the farming, fishing, and forestry industries. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Baldwin Park. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

Female-Headed Households

Single-parent households require special consideration and assistance because of the greater need for childcare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible childcare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, can severely limit the housing options available to them. There are 3,288 female headed households in Baldwin Park, representing 18 percent of households. A total of 36 percent of all households living in poverty are female-headed households.

People Experiencing Homelessness

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).

Baldwin Park also receives services from the East San Gabriel Valley Coalition for the Homeless (ESGVHC). ESGVHC runs a number of facilities, including the Homeless Emergency Assistance Center in the neighboring City of Covina and West Covina Community Services Center which establish temporary winter shelters. Homeless residents receive transportation to these services through the Family Service Center in Baldwin Park, which also provides food and referrals.

Because of the transient nature of homelessness, gauging an estimate of homeless persons is difficult. One source of information on homelessness is the 2019 Greater Los Angeles Homeless Count Report. In 2019, there was a total of 267 unsheltered individuals in Baldwin Park, which is 0.5 percent of the total number of unsheltered individuals in Los Angeles County.

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. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Baldwin Park General Plan.

Baldwin Park updated its General Plan in 2002 and included a variety of measures to 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 Downtown Specific 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. In 2015, the City adopted a Health and Sustainability Element, including an entire section on energy conservation and alternative energies, and coordination with the San Gabriel Valley Council of Governments on a regional Energy Action Plan. Each of these measures can contribute to a cumulative reduction in energy consumption in Baldwin Park.

Additionally, all new commercial and residential buildings in Baldwin Park must adhere to CALGreen regulations which addresses construction waste, water conservation, non-toxic sealants, and renewable materials.

In Baldwin Park, Southern California Edison (SCE) offers a variety of energy conservation services as part of its Energy Savings Assistance Fund. The Energy Savings Assistance Fund helps those who income-qualify manage their electricity bills. This program primarily benefits low-income households, seniors, and disabled residents, many of which are non-English speaking. Another program, the Residential Multifamily Energy Efficiency Rebate Program, provides incentives for property owners to create energy efficient improvements through lighting; heating, ventilation, and air conditioning (HVAC); and insulation. SCE also offers a number of rebate programs, making energy efficient kits available to residents at no cost.

At-Risk Housing Analysis

Table H-3.-10 presents the inventory of affordable housing developments in Baldwin Park. In 2021, 12 affordable rental housing projects were located in Baldwin Park, providing approximately 566 affordable units to lower-income households. Additional projects in the pipeline will increase the supply of affordable housing in Baldwin Park.

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 2021 through 2031.Three developments have expiring affordability covenants in Baldwin Park during this ten-year period.

Table H-3-10: Assisted Housing

Assisted Developments	Year Built	Tenant Type	Affordable Units	Total Units	Funding Program	Earliest Conversion Date
Clark Terrace 14315 Clark St.	1979	Elderly	77	78	HUD Section 221 (d)(4) HUD Section 223(a)(7) HUD Section 8	2025

Table H-3-10: Assisted Housing

Assisted Developments	Year Built	Tenant Type	Affordable Units	Total Units	Funding Program	Earliest Conversion Date
Foster Avenue 13630 Foster Ave.	1974	Family	40	40	HUD Section 241 (f)	2046
Frazier Park 3243 Frazier St.	1982	Family	60	60	HUD Section 221 (d)(4) HUD Section 8	2023
Ramona Park 13870 Ramona Blvd.	1980	Family	49	49	HUD Section 8 CHFA	2068
Robert H. McNeill Manor	1987	Elderly	12	12	Public Housing	N/A
Syracuse Park 12728 Syracuse Park Ave.	1972	Family	36	36	HUD Section 236(j)(1) HUD Section 8	2025
TELACU Las Palomas 3834 Monterey Ave.	2001	Family	75	75	HUD Section 202	2039
TELACU Senior Complex 14442 E. Pacific Ave.	1991	Elderly	74	74	HUD Section 202	2036
Villa Ramona 13030 Ramona Blvd.	2004	Elderly Family	70	71	LIHTC Cal HFA	2058
Baldwin Park Transit Center Apartments (ROEM) 14436 Ramona Blvd.	2016	Family	69	70	LIHTC	2068
Bella Vita 13643 Foster Ave.	2009	Family	3	52	Density Bonus	2039
Vineland/Idaho 3346-3354 Vineland Ave.	2011	Family	1	15	Density Bonus	2041

Source: California Housing Partnership Corporation and City of Baldwin Park, 2021

Preservation and Replacement Options

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), affordability covenants at Frazier Park, Syracuse Park, and Clark Terrace are set to expire. These three projects, with a total of 173 affordable units, are identified as high risk of conversion to market rate. These three projects were also identified as high risk to convert to market rate in the 2014 Housing Element and have since continued their agreements with the U.S. Department of Housing and Development (HUD) to maintain affordability. These new agreements will expire during the current (2021-2029) Housing Element planning period. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/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. Unit sizes for the at-risk properties range from one-bedroom to three-bedroom units and are reserved for low-income households. The total annual subsidy to maintain the 173 at-risk units is estimated at about $780,000[2].

Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 173 affordable units that are potentially at risk of converting to market rate is nearly $31 million.

Table H-3.11: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)
0-bdrm	0
1-bdrm	87
2-bdrm	72
3-bdrm	14
4-bdrm	0
Total	173
Annual Operating Costs	($712,500)
Gross Annual Income	$3,527,240
Net Annual Income	$2,814,740
Market Value	$30,962,138

Notes: Fair Market Rents (2020) for Los Angeles-Long Beach-Glendale HUD Metro Area
Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft
5% vacancy rate and annual operating expenses per square foot = $5.00

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 $167.27 per square feet (ICC Building Valuation Data 2020) and the average size of units, the construction cost of replacing all 173 affordable at-risk units would be approximately $23.84 million.

[2] Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. The California Department of Housing and Community Development (HCD) has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage, or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed 42 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County[3]. Of these entities, the City has previously worked with ROEM Development Corporation and the San Gabriel Valley Habitat for Humanity.

Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need. The California Department of Housing and Community Development (HCD), in conjunction with SCAG, determine a projected housing need for the region covered by SCAG. This share, known as the Regional Housing Needs Assessment (RHNA), is 1,341,834 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Baldwin has a RHNA of 2,001 housing units to accommodate in the housing element period (2021-2029). The income distribution is as shown in Table H-3.12.

Table H-3.12: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	576	29%
Low	>50-80%	275	14%
Moderate	>80-120%	263	13%
Above Moderate	120%+	887	44%
Total	---	2,001	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 3,195 extremely low- and 3,215 very low-income households. Therefore, the City's very low-income RHNA of 576 units can be split into 287 extremely low-income and 289 very low-income units.

[3] California Department of Housing and Community Development website accessed April 27, 2021. https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx

CHAPTER 4

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.

Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

Development Costs

Land Availability and Costs

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. The price of land has been one of the largest components of housing development costs in Southern California. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land. Generally, the costs of land increase as densities increase. However, the cost per unit will typically decline.

A survey of land sales reveals that only three vacant residential lots were listed for sale in April 2021. Two of these lots are located in single-family residential zones, are less than an acre in size, and have an average price of $63.25 per square foot or $2.8 million per acre. The third property is located in a mixed-

use zone, is 0.5 acres, and the price listed is $1.6 million.[1] The diminishing supply of land available for residential construction, combined with increasing demand for such development, has served to keep the cost of land high and rising across Southern California. Among other variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

Cost of Construction

Construction cost is determined by the combined cost of labor and materials—these are the most significant cost components of developing residential units, and both of these costs have grown dramatically in recent years. According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, equivalent to an additional $80 per square foot.[2]

Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings, which can require the use of more expensive materials, like steel, and need additional amenities such as parking structures.[3] Variations in the quality of materials, type of amenities, labor costs, and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities, may also affect the final construction cost (per square foot) of a housing project.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the larger state and national economies. Such factors unilaterally impact construction in a region and therefore do not deter housing construction in any specific community more so than another. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional differences, nor does the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: $129.23 to $167.27 per sq. ft.
- Type V (Wood Frame), Multi-Family: $112.76 to $147.50 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: $122.46 to $141.72 per sq. ft.

1 A review of vacant residential land sales on Zillow.com on April 19, 2021 provided three vacant lots for sale within the City. Land costs were estimated from this sample and may not be representative of general land costs in the city.

2 Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Terner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, http://ternercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf

3 Ibid., Raetz et al, p.4.

The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale. Throughout Southern California, builders have remarked on high construction costs in 2021, which are driven both by labor and materials costs.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

The availability of financing in a community also depends on the type of lending institutions active in the community, lending practices, the rates and fees charged, laws and regulations governing financial institutions, and whether there is equal access to those institutions. Home Mortgage Disclosure Act (HDMA) data provides a snapshot of the availability of financing to Baldwin Park residents.

In 2017, 1,958 households in Baldwin Park filed housing loan applications and of these applications, 273 were withdrawn before approval or denial and 129 were closed for incompleteness. Lending institutions rendered decisions on 1,556 loan applications. Table H-4.1 below shows the rate of approvals among home loan applications where a decision was rendered by a lending institution. Approval rates were lowest for home improvement loans (70.2 percent), nearly 12 percentage points lower than the average approval rate for all loan applications in Baldwin Park (82.3 percent).

Home improvement approval rates were also found to be lower during an assessment in the last housing cycle. Through CDBG funds, the City continues to provide additional financial assistance to households who do not qualify for a traditional home improvement loan for rehabilitation and repair work.

Table H-4.1: Home Loan Application Activity in Baldwin Park, 2017

Type	Number of Loan Applications[1]	Share of Loan Applications	Number Approved	Approval Rate
Home Purchase	473	30.40%	438	92.60%
Home Improvement	141	9.06%	99	70.21%
Refinancing	942	8.03%	745	79.09%
Total	**1,556**	**100.00%**	**1,282**	**82.39%**

Source: City of Baldwin Park, 2020-2024 Analysis of Impediments to Fair Housing Choice.

Approval rates during this period were highest for applicants from high-income households, where 84 percent of all loans were approved. Low-income households experienced an overall loan approval rate in 2017 of 79.7 percent, and middle-income households had an overall loan approval rate of 77.9 percent.

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

Requests for Lower Development Densities

In Baldwin Park, requests for development at densities significantly below anticipated (maximum) densities are rare. Development approval of projects with densities lower than what is anticipated in the Housing Element is not expected. Many of the projects currently in the pipeline are affordable projects and are seeking to achieve maximum density or higher with density bonuses. Very few projects have been proposed in higher density zones at below the minimum density. The City advises developers about maximum densities and encourages projects that maximize density to the highest extent possible while encouraging high quality site design.

Building Permit Timeframe

In Baldwin Park, for larger scale projects, applicants generally take between six and eight months to mobilize and prepare for plan check, after receiving their planning entitlement/approval for housing development. This timeframe may vary depending on multiple factors, including project complexity, applicant experience and other concurrent projects, etc. For example, a multi-family residential project with complex grading and drainage plans may take longer than usual to submit permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals which are outside the control of the City. Most small projects submit within one month of entitlement approval. The City also offers concurrent review with a "hold harmless" process, where applicants may submit for planning and building permits concurrently, which provides flexibility for applicants and can speed up the overall development timeline.

Local Efforts to Remove Nongovernmental Constraints

Government Code 65583(a)(6) also requires a review of local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (associated with both high land and development costs) in most parts of California. In general, constructing affordable housing, especially for low- and very low-income households, is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidies beyond available density or financial incentives. This places the construction burden on non-profits and similar grant- or tax-credit

funded housing developers and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, local funding sources do not exist to fully mitigate the high cost of development for affordable housing developments.

The Baldwin Park Housing Authority (BPHA) is responsible for the administration of Public Housing and Housing Choice Voucher (formerly Section 8) Rental Assistance Programs in the City. The Housing Choice Voucher Program provides rental subsidies to low-income families. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Eligibility for the distribution of vouchers is determined by the BPHA based on the total annual gross income and family size. As of 2020, the BPHA manages 457 available vouchers and has 1,534 active participants on the waiting list. The BPHA has started a project-based voucher program to support new affordable housing projects, securing vouchers for these new projects and ensuring a long-term operational funding source. New affordable housing projects within Baldwin Park and the surrounding communities may apply for project-based vouchers.

Governmental Constraints

Although local governments have little influence on market factors such as interest rates and availability of funding for development, local governmental policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

Governmental constraints are policies, development regulations, standards, requirements, or other actions imposed by various levels of government upon land and housing ownership and development. Land use controls, building codes, processing procedures, and development fees are all factors that may hamper the maintenance, improvement, and/or development of housing. State and federal regulations such as those related to environmental protection, building codes, and other topics can also have significant and often adverse impacts on housing costs and availability. While constraints exist at all levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Baldwin Park, approximately half of the City is designated for residential uses, 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).

General Plan

The Land Use Element of the City of Baldwin Park's 2020 General Plan (adopted in 2002) sets forth the City's policies for guiding local development. These policies, together with existing subdivision and zoning regulations (Title XV, Chapter 152 and 153 of the Municipal Code), establish the amount and

distribution of land to be allocated for different uses within the City. Table H-4.2 summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development.

Table H-4.2: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts
Single-Family Residential	0-8.7 du/acre	R-1-7,500, R-1
Garden Multi-Family Residential	8.8-12 du/acre	R-G
Multi-Family	12.1-20 du/acre	R-3
Mixed-Use	30 du/acre	MU-1, MU-2

Source: Baldwin Park General Plan, 2002, Baldwin Park Zoning Code, 2021

Density Bonus

The City adopted a density bonus ordinance in 2012 as part of its comprehensive update to the Zoning Code, deferring to California Government Code Section 65915. The State Legislature continues to pass numerous changes to the density bonus requirements, with more changes anticipated during the planning period. Chapter 2: Housing Plan of this Housing Element includes Program 4-5 to ensure the City's density bonus ordinance remains consistent with the most current state laws, does not require a Conditional Use Permit, and provides sufficient information to be understood by planners, applicants, and the public.

Zoning Ordinance Allowed Uses

Table H-4.3 summarizes the housing types permitted and conditionally permitted by zone in Baldwin Park. Each use is designated by a letter denoting whether the use is allowed ("P"), conditionally permitted ("CUP"), or allowed as an accessory use ("A").

Table H-4.3: Permitted and Conditionally Permitted Uses within Residential Zones

Land Use	R-1-7,500	R-1	R-G	R-3	MU-1	MU-2
Accessory Dwelling Units	P	P	P	P	--	--
Accessory Dwelling Units, Junior	P	P	--	--	--	--
Boardinghouses/SROs	--	--	--	--	--	--
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

Table H-4.3: Permitted and Conditionally Permitted Uses within Residential Zones

Land Use	R-1-7,500	R-1	R-G	R-3	MU-1	MU-2
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	A	A	--	--

Notes: P = permitted by right; CUP = conditional use permit; A = accessory use
Source: Baldwin Park Zoning Code, 2021.

Residential Development Standards

In 2012, the City of Baldwin Park comprehensively updated the 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 these regulations can affect the ability of property owners to construct and maintain housing. However, the City's zoning regulations are not considered excessive and are on par with those being used by surrounding jurisdictions and to a great extent throughout the suburbs of Los Angeles and Orange counties. Table H-4.4, H-4.5, H-4.6, and H-4.7 summarize key development standards for the residential, planned development, small-lot single-family, and mixed-use zones.

Table H-4.4: Development Standards for Residential Zones

Development Standards	R-1-7,500	R-1	R-G	R-3	Specific Regulations
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					153.130.030
General	20 ft	20 ft	15 ft	15 ft	
Lot with a side entry garage	15 ft	15 ft	--	--	
Lot adjacent to R-1-7,500 or R-1	--	--	20 ft	20 ft	

Table H-4.4: Development Standards for Residential Zones

Development Standards	R-1-7,500	R-1	R-G	R-3	Specific Regulations
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 bet. 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, 2021.

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 Chapter (Chapter 5) of this Housing Element, 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.

Baldwin Park adopted minimum unit sizes in the Zoning Code to address the prevailing problem of overcrowding in the City, where in 2011 over a quarter of all housing units – 25.3 percent – were overcrowded. In 2018, overcrowded units decreased to a total of 19 percent, suggesting that this requirement may have helped ease overcrowding, and/or that there may be a shift in household composition. The minimum unit size requirements are generally not a constraint to development, as they are generally lower than unit sizes of recent developments. In addition, the update to the Downtown Specific Plan removes minimum unit sizes as a development requirement. Even so, in order to continue to monitor this as a potential impact, Program H4-3 is added to the Housing Plan, to track developer interest in smaller units and, based on interest, consider removing the minimum unit size requirement to provide for flexibility in unit types and sizes.

The Code also allows for Planned Developments (PDs), implemented via an overlay zone. The PD Overlay zone provides a mechanism to put in place more flexible development regulations on an individual project basis. Any property owner wishing to use the PD Overlay approach is required to apply for a zone change to achieve these standards, as outlined in Table H-4.5

Table H-4.5: Development Standards for Planned Development Overlay Zone

Development Standards	R-1	R-G	R-3
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

Table H-4.5: Development Standards for Planned Development Overlay Zone

Development Standards	R-1	R-G	R-3
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 with60 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, 2021.

The Zoning Code also provides a provision for small lot single-family developments without the required zone change process associated with a PD. The small lot single family standards allow for more flexibility, with decreased setback and open space requirements and smaller minimum lot sizes (Table H-4.6).

Table H-4.6: Development Standards for Small Lot Single Family

Development Standards	R-G	R-3	Specific Regulations
Project Lot Area – Minimum	40,000 sf	30,000 sf	
Lot Area – Minimum	4,000 sf	3,000 sf	
Lot Depth – Minimum	80 ft	70 ft	
Lot Width – Minimum	38 ft	30 ft	
Lot Coverage – Maximum	60%	65%	
Front yard setback – Minimum			
General	10 ft	10 ft	
Lot adjacent to R-1-7,500 or R-1	15 ft	12 ft	
Side Yard Setback – Minimum			153.130.030
General - aggregate of all side yards	10 ft	8 ft	

Table H-4.6: Development Standards for Small Lot Single Family

Development Standards	R-G	R-3	Specific Regulations
Corner lot Reverse corner lot	8 ft 10 ft	8 ft 10 ft	
Rear Yard Setback – Minimum	10 ft	10 ft	153.130.030
Open Space Area, Private – Minimum	15% net lot area	15% net lot area	153.040.030
Distance Between Buildings – Minimum	10 ft	8 ft	

In recent years, developers have not utilized the PD and Small Lot Single Family development options. Program H4-4 is included in the Housing Element to consider combining these two processes and re-evaluating the standards when the City completes a comprehensive Zoning Code update.

Table H-4.7 identifies development standards applicable to all development in the mixed-use zones (where not superseded by the Downtown Specific Plan). Certain development standards may be subject to special conditions. In the MU-1 and MU-2 zones, no more than 50 percent of the ground floor area dedicated to residential uses. Pedestrian orientation must 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 street intersection corners.

Table H-4.7: 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	Less than 20k sf lot: 15 du/ac 20k sf lot or more: 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	

Table H-4.7: Development Standards for Mixed-Use Zones

Development Standards	MU-1	MU-2	Specific Regulations
Three Bedrooms	1,100 sf	1,100 sf	
Each Additional Bedroom	200 sf	200 sf	

Source: Baldwin Park Zoning Code, 2021.

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



Palmera Mixed Use Project includes 23 townhomes and reuse of the historic Vineland Substation No. 21, a former facility used by the Pacific Electric Railway, 2020.

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 H-4.8. For single-family detached units, duplexes, condominiums, and townhouse developments, the Zoning Code requires two enclosed parking spaces plus one additional garage or surface space if a dwelling unit contains five or more bedrooms. Apartments are required to provide one carport space per dwelling unit, plus one other space per dwelling unit. Studio/efficiency apartments and senior housing require 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-4.8: Parking Requirements

Land Use	Minimum Number of Spaces Required
Caretaker Housing	1 space/dwelling unit
Dwelling: a. Single-family Detached, Duplex, Condominium, and Townhouse b. Apartments c. Efficiency Apartments d. Senior Housing	 a. 2 garage spaces/dwelling unit, plus 1 additional garage or surface space if dwelling unit contains 5 or more bedrooms b. 1 carport space/dwelling unit, plus 1 other space/dwelling unit c. 1 space/dwelling unit d. 1 space/dwelling unit For all but single-family detached, Guest Parking shall be provided at 1 space/3 dwelling units
Emergency shelter	Emergency shelter
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-4.9 identifies the different open space requirements for residential and mixed-use zones.

Table H-4.9: 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 per unit	N/A	N/A	250 sf	250 sf	100 sf (Minimum dimension 20 ft)		153.040.040; 153.070.030
Private – Minimum	20% of net lot area	20% of net lot area	200 sf	200 sf	36 sf (Minimum dimension 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, 2021.

Downtown Specific Plan

The City is in the process of updating the 2016 Baldwin Park Downtown Specific Plan (anticipated for completion in 2021, prior to adoption of the Housing Element). This update facilitates the development of a transit-oriented downtown that encourages walkability and multi-modality. The Specific Plan includes objectives to focus growth in downtown by allowing and promoting higher density residential and mixed-use development and to develop residential uses for all income levels. While active ground floor uses are encouraged, there is no requirement for a commercial component on any particular parcel; rather, the Downtown district is envisioned as mixed use.

Table H-4.10: Baldwin Park Downtown Specific Plan Allowed Uses

Development Standards	Downtown Core	Downtown Corridor	Downtown Edge
Dwelling, single-family attached	—	—	P
Dwelling, multi-family	P	P	P
Live/work Unit	P	P	P
Emergency shelter, transitional housing	P	P	P
Lodging: Hotel, B&B inn	CUP	CUP	—
Accessory Dwelling Unit	P	P	P

Source: Draft Downtown Baldwin Park Specific Plan, 2021

The Downtown Specific Plan encompasses 115 acres and establishes three new zoning districts that allow residential development by right and permit residential development at the following densities:

- Downtown Core – maximum of 60 dwelling units per acre
- Downtown Corridor – maximum of 50 dwelling units per acre
- Downtown Edge – maximum 40 dwelling units per acre

The Plan utilizes a form-based code that focuses on a few but critically important urban standards to shape the public realm. These include design of streets and open spaces, setbacks, building height, building frontage at street level, parking, and access. Table H-4.11 presents the development standards associated with the Downtown Specific Plan area.

Table H-4.11: Downtown Baldwin Park Specific Plan Development Standards

Development Standards	Downtown Core	Downtown Corridor	Downtown Edge
Building Height[1]	45 ft	35 ft	25 ft
Primary Street Setback			
Ground floor non-residential (Min-Max)	0-5 ft	0-5 ft	10-25 ft
Ground floor residential (Min-Max)	5-10 ft	10-15 ft	10-25 ft
Side Setback			
Nonresidential (Minimum)	0 ft	0 ft	5 ft
Residential (Minimum)	8 ft	8 ft	5 ft
Rear Setback	15 ft (5 ft with alley)	15 ft (5 ft with alley)	15 ft (10 ft with alley)
Ground story floor to floor height (Minimum)			
Non-residential	15 ft	15 ft	12 ft
Residential	12 ft	12 ft	10 ft
Parking Required[2]	1 space per unit		
Residential	1 space for every 4 units		
Residential Guest	1 space per unit <1500 sf; if unit >1500 sf then 1 space for every 400 sf		
Live/Work			
Parking Placement – Primary Street Setback (Minimum)			
Podium	20 ft	25 ft	See notes[3]
Surface	20 ft	25 ft	See notes[4]
Subterranean	0 ft	0 ft	10 ft
On-site Open Space (May be provided via Side Garden, Courtyard, Back yard, Roof deck)			
Minimum Area (% of Total Area)	15%	15%	15%
Minimum Dimensions	20 ft by 20 ft	20 ft by 20 ft	20 ft by 20 ft
Building Size and Separation			
Building length along Primary Street	150 ft max	280 ft max	60 ft
Building length along Side Street	100 ft max	120 ft max	75 ft
Building separation along primary street	0 ft	15 ft	15 ft

Notes: 1. Up to 30% of the building footprint area may be one additional story stories/extra 10 ft. to top of plate, provided an equal amount of building footprint area is no taller than the stated building height maximum

2. Up to 30% of spaces may be tandem. Mixed use projects may reduce required parking by 15% with Parking Demand Study. Parking requirements may be waived with approval of a Low Demand Parking Reduction Agreement by the City.

3. 50% of lot depth.

4. 5 ft minimum for 34% maximum of lot width; 50% of lot depth for remaining 66% of lot width; parking prohibited on corners.

Source: Draft Downtown Baldwin Park Specific Plan, 2021

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of quality housing, providing requisite infrastructure and property enhancements. Housing construction in Baldwin Park is subject to a variety of site improvement and building code requirements. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements to serve their projects.

On-site improvements typically include private or shared driveways, parking areas, drainage, sections of underground pipe, urban runoff water quality controls, and amenities such as landscaping, fencing, open space, and park facilities. Improvement requirements may also include:

- Sections of roadway, medians, bridges, sidewalks, and bicycle lanes
- Water and sewer systems connections
- Public facilities for fire, school, and recreation, or fair-share fees based on nexus studies

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. Because Baldwin Park is a built-out community, off-site improvements are generally minimal. On- and off-site improvements have not been determined to be a constraint to the development of affordable housing, as they are uniformly applied and necessary to meet public health and safety requirements and provide public benefit.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development, such as inclusionary housing ordinances and short-term rental ordinances. The City of Baldwin Park does not have either of these ordinances. Program H2-4 in the Housing Element is included to consider adoption of an inclusionary housing ordinance, to encourage the creation of more affordable housing. As part of program implementation, the City will review potential constraints to housing associated with a proposed inclusionary housing ordinance.

In 2019, Baldwin Park adopted Ordinance 1447 (Rent Stabilization). This ordinance aligns largely with AB 1482 (California Tenant Protection Act), passed the same year, with some key differences. Ordinance 1447 applies to all residential units built prior to January 1, 1995 (but excludes mobile homes, duplexes, single-family homes, and transient housing). Rent increases are capped to a maximum of three percent each year (AB 1482 caps at five percent). Ordinance 1447 (and AB 1482) prevent landlords from evicting tenants without “just cause” and landlords must pay relocation and moving expenses for tenants in good standing at time of eviction. During the COVID-19 pandemic, the City also prohibited rent increases for units covered by Ordinance 1447 and halted evictions for units impacted by COVID. Ordinance 1447 is intended to protect tenants’ rights while also providing landlords mechanisms to increase rents consistent with rising costs, pass improvement costs to tenants as appropriate, and to re-adjust rents when a unit becomes vacant. Because these factors exist, the ordinance is largely aligned with State law, and it does not apply to newly constructed units, it is not considered a constraint to housing development.

Codes and Enforcement

The City of Baldwin Park implements the 2019 edition of the California Building Code, and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California to ensure safe living environments for residents. Local amendments to the building code in Baldwin Park address minimum roof covering classifications and barrier height and clearances parameters. These local amendments to the model codes do no increase housing costs.

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The Code Enforcement official receives and investigates complaints regarding alleged violations of the Municipal Code such as property maintenance violations, private property parking violations, or zoning violations. Complaints can be submitted by email, fax, mail or through an online portal on the City's website. Compliance is accomplished by cooperation and education of the public. The Code Enforcement Division also issues citations for non-compliance and prosecutes major violators. The local enforcement of these codes does not add significantly to the cost of housing. These regulations also help guard against deterioration of residential properties, thus helping to protect the existing housing stock.

Zoning for a Variety of Housing Types

Housing Element law requires jurisdictions to implement development standards that encourage the development of a variety of housing types for all income levels. These include multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

Multifamily Housing

Multi-family housing is permitted by right in the R-G and R-3 residential zones and in the mixed-use zones. The City has also identified the Downtown Specific Plan area as an opportunity area for the development of multifamily housing; the Downtown Specific Plan allows for all types of multi-family housing by right.

Mixed-Use Development

Mixed-use development (the integration of residential and commercial uses on one site) 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 was amended in 2012 to introduce 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.

The Downtown Specific Plan (anticipated 2021) provides further incentives to encourage mixed use and multi-family housing, through higher densities and building heights, reduced parking standards, and streamlined procedures.

Housing for Agricultural Employees (permanent and seasonal)

Less than one percent of Baldwin Park residents held "Farming, Forestry, and Fishing" occupations as of 2018. These persons are most likely employed in plant nurseries, landscaping, or gardening companies. The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In Baldwin Park, this would be permitted as a group home. In addition, the Employee Housing Act requires that employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City of Baldwin Park does not have land zoned for or remaining in agricultural use and does not have any inventory of farm housing. Therefore, none of the zoning districts specifically distinguish housing for Agricultural Employees from any other programmatic housing dedicated or developed to be affordable.

Emergency Shelters

Government Code Section 65583 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits in at least one zone. Emergency shelters are allowed without discretionary review in the Industrial-Commercial (I-C) zone in Baldwin Park. 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 214 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 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 4.62 acres of vacant land zoned for I-C development, based on Los Angeles County Assessor data. The availability of land can easily accommodate shelters for the 267

unsheltered homeless persons identified in Baldwin Park during the 2019 Point-In-Time Homeless Count.

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 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.

Recent State Law AB 101 requires that Low-Barrier Navigation Centers be allowed as a use “by right” in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multi-family uses. Low-Barrier Navigation Centers are not currently addressed in the zoning code. Program H4-7 is included in the Housing Element indicating that the City will revise the Zoning Code to ensure that the regulations satisfy the requirements of AB 101 (Government Code Section 65662).

Transitional and Supportive Housing

State law (SB 2/Government Code Section 65583[a][5]) requires jurisdictions to treat transitional and supportive housing as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In Baldwin Park, transitional and supportive housing are considered single-family or multi-family uses and are thus held to the same development standards as other residential uses of the same type in the same zone.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use “by right” in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. Program H4-7 is included in the Housing Element indicating that the City will update the Zoning Code to ensure compliance with this new law.

Mobilehomes/Factory-built housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. 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. There are 275 mobile homes in six Mobile Home Parks in 2018 (see Table H-4.12 below).[4]

Table H-4.12: Mobile Home Parks in Baldwin Park

Name	Address	Number of Units
Fountain Blue MHP	1765 Puente Ave	62
Ye Ramblin Rose Trailer Inn	12775 E Garvey	29
Walnut Creek Mobile Lodge	1735 Puente Ave	30
Holiday Lodge MHP	1661 Puente Ave	98
Baldwin MP	13972 E Francisquito Ave	29
Cooks Trailer Park	12843 Garvey	27

Manufactured housing is permitted by right on all residentially zoned properties. 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 residential zones except MU-1 and MU-2.

Accessory Dwelling Units (ADU)

Formerly known as second units, accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In Baldwin Park, consistent with the Government Code Section 65852.2, ADUs are permitted by right in all residential zones (R-1 7,500, R-1, R-G, R-3) and are subject to all development standards of the underlying zoning district with a few minor exceptions.

The City last updated its ADU ordinance in 2018. The State Legislature has passed numerous changes to the ADU requirements to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses (including mixed-use zones), modifying fees from utilities such as special districts and water corporations, allowing ADUs in conjunction with multifamily uses, and reducing parking requirements. Baldwin Park has been deferring to Government Code Section 65852.2 to regulate ADUs and has drafted a new ADU Ordinance that is under review with HCD. Program H3-3 in

[4] Homeland Infrastructure Foundation Level Data, Mobile Home Parks, Baldwin Park, CA, 2018, accessed May 2021 from: https://hifld-geoplatform.opendata.arcgis.com/datasets/mobile-home-parks/data

the Housing Plan commits the City to adopting an updated ADU ordinance to comply with Government Code Section 65852.2. Updates will include allowing ADUs in mixed-use zones, removing conflicting regulations for second units, removing conflicting occupancy requirements, and otherwise updating to comply with State law. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days.

Housing for Persons with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the California State Lanterman Developmental Disabilities Services Act (Lanterman Act), small state-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; Baldwin Park is compliant with the Lanterman Act. 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 six 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, and are conditionally permitted in all residential and mixed-use zones.

Definition of Family

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 City of Baldwin Park defines a "family" as "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." The Baldwin Park Zoning Code does not discriminate nor limit access to housing for persons with disabilities based on this definition of "family".

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws

and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in 2012. The City's Reasonable Accommodation Procedure is found in Section 153.210.990 of the Municipal Code.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. These fees are summarized in Table H-4.13. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts.

Table H-4.13: Fees Charged for Residential Development

Fee Category	Fee Amount
Planning and Application Fees	
Accessory Dwelling Unit (ADU) Review	FBHR* of staff time + actual cost of City Attorney. ($1,000 deposit required per case)
Administrative Adjustment	FBHR of staff time + actual cost of City Attorney ($600 deposit required per case)
Amendment to the Zoning Code / General Plan / Zone Change	FBHR of staff time + actual cost of City Attorney ($3,400 deposit required per case)
Conditional Use Permit / Zone Variance	FBHR of staff time + actual cost of City Attorney ($1,750 deposit required per case)
Development Plan Agreement	FBHR of staff time + actual cost of City Attorney ($2,915 deposit required per case)
Preliminary Plan Review	$1,700
Specific Plan	FBHR of staff time + actual cost of City Attorney ($2,915 deposit required per case)
Appeal to Zoning Administrator	FBHR of staff time + $951 filing fee
Appeal to Planning Commission	FBHR of staff time + $951 filing fee
Appeal to City Council	FBHR of staff time + $951 filing fee
Planning Design Review	$416 - $4,578 (depending on # of residential dwelling units)
Subdivision	

Table H-4.13: Fees Charged for Residential Development

Fee Category	Fee Amount
Tentative Parcel Map	FBHR of staff time + actual cost of City Attorney ($3,500 deposit required)
Tentative Tract Map	FBHR of staff time + actual cost of City Attorney ($4,080 deposit required)
Environmental	
Environmental Review (IS, NegDec, MND, EIR)	Actual Consultant Cost + FBHR of staff ($10,00 deposit required)
Permit Fees	
Building Permit	Based on type of project and project size
Multifamily Residential up to 1,500 sq.ft.	$500 minimum or $0.97 per sq.ft., whichever is higher
1,501-3,000 sq.ft.	$1,456 plus $0.49 per sq.ft. in excess of 1,500 sq.ft.
3,001-4,500 sq.ft.	$2,183 plus $0.49 per sq.ft. in excess of 3,000 sq.ft.
4,501-6,000 sq.ft.	$2,932 plus $0.49 per sq.ft. in excess of 4,500 sq.ft.
Over 6,000 sq.ft.	$3,660 plus $0.95 per sq.ft. in excess of 6,000 sq.ft
	Plus Building Plan Check fee
Electrical Permit	
Multifamily Residential up to 2,000 sq.ft.	$330 minimum
2,001-4,000 sq.ft.	$330 plus $0.11 per sq.ft. in excess of 2,000 sq.ft.
4,001-6,000 sq.ft.	$556 plus $0.06 per sq.ft. in excess of 4,000 sq.ft.
6,001-10,000 sq.ft.	$667 plus $0.07 per sq.ft. in excess of 6,000 sq.ft.
Over 10,000 sq.ft.	$927 plus $0.03 per sq.ft. in excess of 10,000 sq.ft.
Mechanical Permit	
Multifamily Residential up to 1,000 sq.ft.	$91 minimum
1,001-2,000 sq.ft.	$91 plus $0.09 per sq.ft. in excess of 1,000 sq.ft.
Over 2,000 sq.ft.	$184 plus $0.09 per sq.ft. in excess of 2,000 sq.ft.
	Plus Mechanical Plan Check fee
Plumbing Permit	
Multifamily Residential up to 1,000 sq.ft.	$273
1,001 to 2,000 sq.ft.	$273 plus $0.28 per sq.ft. in excess of 1,000 sq.ft.
Over 2,000 sq.ft.	$551 plus $0.28 per sq.ft. in excess of 2,000 sq.ft.
	Plus fees for each fixture, sewer connection, etc. and Plumbing Plan Check fee

Source: City of Baldwin Park FY20-21. Effective September 14, 2020.

Impacts fees are also charged to cover the cost or providing municipal services or mitigating project impacts. Baldwin Park's impact fees include a traffic congestion relief fee, flood control protection fees, public art fees, park fees for new subdivisions/condominiums, a police department fee, and a general plan/technology fee to cover updates to planning documents due to State law requirements (Table H-4.14. Los Angeles County provides sewer to the City and charges a related sewer connection fee; Baldwin Park Unified School District provides public school services and charges a related school impact fee per square foot of livable space.

Table H-4.14: 2012 Baldwin Park Impact Fees

Impact Fees	Single Family	Condominium	Multi-Family	Mobile Home
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 building valuation and 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).			
Art in Public Places Fee[1]	1% of the Total Building Valuation			
General Plan/Technology Fee	0.75% of Building Valuation up to $100,000; 0.5% of Building Valuation over $100,000			
Police Department Fee	$716.00 per unit			
School Impact Fee	$3.48 per square foot of livable space			

Source: City of Baldwin Park, 2021

Notes: Additional fees are required from the Baldwin Park Unified School District (per unit) and the Los Angeles Sanitation District for sewer connections. 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.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city.

Table H-4.15 identifies the fees that would be collected for a new two story 2,374 square foot single-family house (not including 441 square foot garage) and a 10-unit multifamily project. Development fees typically make up approximately five to nine percent of a home purchase price. The City of Baldwin Park fees are typical for most communities and are comparable to those of surrounding communities. Historically, the city has not waived application fees for review of projects. Affordable housing projects are exempt from development impacts fees (i.e. public art, Quimby park dedication fees, etc.).

Table H-4.15: Proportion of Fee In Overall Development Cost For A Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	$30,172.68	$36,976.16
Typical estimated cost of development per unit (Valuation)	$339,684.00	$159,595.00

Table H-4.15: Proportion of Fee In Overall Development Cost For A Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-Family
Estimated proportion of fee cost to overall development cost per unit	8.9%	23.2%
Median Home Price per unit	$525,000	$400,000
Estimated proportion of fee cost to overall sale price per unit	5.7%	9.2%

Source: Baldwin Park Building Department, 2021. Median Home Price: Corelogic Southern California Home Resale Activity, December 2020.

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 processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

The City of Baldwin Park's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project and rely on the coordination of the City of Baldwin Park and outside review agencies including Los Angeles County Fire. The tables below outline the typical timelines for various residential projects in the city of Baldwin Park. Table H-4.16 focuses more specifically on the individual entitlement approvals that may be required, providing estimated processing timelines for each as well as identifying the approving body. Table H-4.17 generally identifies the typical approvals required for single-family and multi-family projects along with the estimated processing times of the planning and building departments.

Single-family dwelling unit applications typically take 30 to 120 days if a single unit on one lot; four to six months if part of a subdivision to obtain a tentative map and building permits. Multi-family development applications generally take six to 12 months. A significant portion of planning review time includes processing with outside agencies, such as the Los Angeles County Fire Department. Program H4-6 is included in the Housing Element to coordinate with the Los Angeles County Fire Department and Sanitation Districts to identify streamlining procedures for affordable housing projects.

Table H-4.16: Development Review Time Frames

Application	Estimated Processing Time
Plan Review/Design Review	30 days
Conditional Use Permit	4-5 months
Variance	4-5 months
Parcel Map or Tract Map	5-6 months

Table H-4.16: Development Review Time Frames

Application	Estimated Processing Time
Zoning Map Amendment	6-8 months
General Plan Amendment	6-8 months
Environmental Review (not including an environmental impact report)	Processed in conjunction with the application/included in the overall processing time.
Building Permit	6-8 weeks for plan check

Source: City of Baldwin Park Staff, 2021

Table H-4.17: Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units
Typical Approval Requirements	Design Review	Tent. Map	Design Review	Design Review
	Resid. Plan Check	Subd. Review Cmte.	Plan Check	Plan Check
	Bldg. Plan Review	Planning Commission	Permitting	Permitting
	Permitting	Final Map	Inspection	Inspection
	Inspection	Plan Check		
		Permitting		
		Inspection		
Est. Total Processing Time	Planning = 30 days Plan Check = 30 to 90 days	Planning = 30-60 days if no accompanying rezone or plan amendment application Plan Check = 4 to 6 months	Planning = 4-5 months Plan Check =2 to 6 months	Planning = 4-5 months Plan Check = 4 to 6 months

Note: Processing times may vary by project size, building type, design, complexity and volume of workload; inspection times not included. Planning time includes coordination and review by outside agencies, including the Los Angeles County Fire Department.

Source: City of Baldwin Park, 2021

Ministerial Review

Residential housing projects that do not require discretionary approval are those with four or fewer dwelling units. These types of residential projects require plan check approval only. The average time for processing a plan check is 30 days. Plan checks are conducted by the Building and Safety Division of the Community Development Department. Planning review of routine over the counter permits is limited to review of the plans to confirm the project is an allowed use and that it complies with general zoning and development standards.

Discretionary Review

Discretionary permits (such as variances, CUPs, and tentative maps) typically require four to five months months to review and process for a public hearing, and processing time varies with the type of environmental review required. The City Planner reviews and makes a recommendation to the Planning Commission, which acts as the decision-making body, except when the processing involves a legislative

action, or unless a Planning Commission decision is appealed. In these cases, approval by the City Council is required.

Conditional Use Permit

The Conditional Use Permit (CUP) review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the city's infrastructure, the built or natural environment, city resources, or the City's ability to provide public services. Applications for a conditional use permit are reviewed by the City Planner and the Planning Commission is responsible for approving or denying the permit. Determinations are made based on the following findings:

- Conditionally permitted: The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this chapter.
- Zone integrity and character: The use will not impair the integrity and character of the zone in which it is to be located.
- Site suitability: The subject site is physically suitable for the type of land use being proposed.
- Existing compatibility. The use is compatible with any land uses presently on the subject property.
- Future compatibility: The use will be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.
- Utilities and services: Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety.
- Public access: Adequate provisions for public access are available to serve the use.
- General Plan consistency: The use is consistent with the General Plan.
- Safety and welfare: The use will not be detrimental to the public interest, health, safety, convenience or welfare.

Processing of a CUP normally does not exceed four to five months. However, CUPs may be appealed to the City Council, and in such instances, the processing time can be extended.

Plan Review/Design Review Procedures

The Plan Review/Design Review portion of the development process is mandatory for all development and subdivision projects that include five or more units. 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 the process.
3. Proposal will be reviewed by the Design Review Committee (comprised of the Director of Community Development, the City Engineer, a representative of the Police Department, and the City Planner) 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, including consistency with Design Guidelines.
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. Projects that include tentative tract maps, a zoning amendment, or a general plan amendment 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 to comply with the California Environmental Quality Act (CEQA), 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 scheduled for Council action at least 10 days after the Commission meeting. The City Clerk prepares the Council agenda and may be contacted regarding the scheduling of agenda items.

Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process and exempting such projects from environmental review under CEQA. When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of 2020, the City of Baldwin Park was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. The City has not received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or

inquiries, Program H4-6 calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Baldwin Park and provides SB 35 eligibility information. Program H4-4 is included and specifies that City will adopt objective design standards to provide local guidance on design and standards for by-right projects as allowed by state law, which will facilitate housing development by providing clarity in the review process.

Affirmatively Furthering Fair Housing (GC 65583(c)(10)(A)

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The bill requires that the Housing Element assess fair housing through the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City of Baldwin Park 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) serves as the fair housing planning document for the city. The purpose of this report is to identify impediments to fair and equal housing opportunities in Baldwin Park. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in the City. The primary data sources for the AFFH analysis are the (AI) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Fair Housing Enforcement and Capacity

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI services as the local fair housing document, examining local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The City of Baldwin Park contracts with the Housing Rights Center (HRC), the nation's largest non-profit, civil rights organization dedicated to promoting and securing fair housing. Since 1968, HRC's mission is to "actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law." HRC provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to all residents in the Los Angeles area. The comprehensive Fair Housing services include:

- Housing Discrimination Complaint Investigation
- Fair Housing Education and Outreach
- Tenant and Landlord Counseling

The HRC hosts fair housing workshops in Baldwin Park and the City actively refers complaints and concerns to the HRC.

Local Fair Housing Education and Outreach

HRC provides a comprehensive, extensive, and viable education and outreach program and services. The purpose of this program is to educate tenants, landlords, owners, realtors and property management companies on fair housing laws; to promote media and consumer interest and to secure grass roots involvement within the community. HRC conducts outreach and education activities that are vital to improve compliance with the law as follows:

- Conduct Training Workshops for Consumers: The general types of activities conducted for consumers include a comprehensive fair housing presentation, a discussion about common forms of housing discrimination, and a question-and-answer session. During these workshops, HRC also distributes literature that consumers can refer to when specific issues arise.

- Conduct Training Workshops for Housing Providers: The general types of activities conducted for housing providers include monthly Fair Housing Certification Training seminars for housing industry professionals at their main office located in Los Angeles. These seminars are tailored to provide detailed analysis of fair housing laws and interpretation, with specific information on discrimination against families with children, people with disabilities, sexual harassment, hate crimes, and advertising.

- Increase Public Awareness: The general types of activities conducted to increase public awareness includes developing and distributing hundreds of pieces of multi-lingual literature in the City, aimed at a variety of audiences, describing how housing injustices arise, the laws that protect against housing discrimination, and ways to prevent housing inequality. Materials are distributed during neighborhood visits and via mailings through the City, can also be found in a variety of languages.

Fair Housing Enforcement – Complaints Filed with HRC

HRC investigates allegations of discrimination based on a person's status as a member of one of the State or Federal protected categories. Once a Fair Housing complaint is received, HRC educates the complainant of their rights and responsibilities. From 2014 to 2019, HRC assisted approximately 478 Baldwin Park households with general housing inquiries. Out of 478, there were 38 with fair housing discrimination complaints. Physical disability and mental disability were the most frequently cited reasons why complainants felt discriminated against. Table H-4.18 shows the basis of HRC discrimination complaints.

Table H-4.18: Fair Housing Discrimination Complaints by Basis

Basis	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	Total
Familial Status	0	1	1	0	0	2
Gender	2	0	0	0	0	2
Marital Status	1	0	0	0	0	1
Mental Disability	0	1	3	1	0	5
Physical Disability	3	7	5	3	7	25
Religion	0	0	1	1	1	3
Total:	**6**	**9**	**10**	**5**	**8**	**38**

Source: Housing Rights Center, 2019

Table H-4.19 shows the findings and disposition of the 38 discrimination complaints received by HRC in the last five years from Baldwin Park Households. It should be noted that not all fair housing complaints had a finding or a disposition.

Table H-4.19: Fair Housing Discrimination Complaints: Findings and Disposition

	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
Findings						
Sustains Allegation	1	0	2	0	1	4
Inconclusive Evidence	1	0	2	0	0	3
Pending Finding	0	1	0	0	0	1
Total:	2	1	4	0	1	8
Disposition						
Successful Conciliation	1	0	1	0	1	3
Client Withdrew	0	0	1	0	0	1
No Enforcement Possible	1	0	2	0	0	3
Pending Finding	0	1	0	0	0	1
Total:	2	1	4	0	1	8

Fair Housing Enforcement – HCD AFFH Viewer

The HCD AFFH Data viewer provides additional information on local fair housing enforcement and outreach. Fair housing inquiries data from the U.S. Department of Housing and Urban Development (HUD) indicates that between 2013 to 2021, there were 13 inquiries originating from residents in Baldwin Park, or 0.17 inquiries per thousand residents. The basis for the complaints is only available for

two of the inquiries; both of which were pertaining to a disability. The other nine complaints were found to have no valid basis or no valid issue present that needed to be enforced.

Compared with surrounding jurisdictions, the number of inquiries per thousand residents is generally similar to Baldwin Park. El Monte (0.15), West Covina (0.17), and Covina (0.18) all have similar levels of inquiries seen in Baldwin Park. However, Irwindale (0.69), La Puente (0.27), and Azusa (0.42) have significantly higher rates of inquiry.

Segregation and Opportunity Patterns and Trends

According to HUD, "The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups." The City of Baldwin Park's Racial/Ethnic Dissimilarity Index presented in the 2020 AI compares extremely favorably to the region in terms of absolute values, meaning that Baldwin Park is significantly more integrated than the region overall.

However, an examination of overall trends reveals a different picture. In every category, the City is trending in the direction of more, not less, segregation at a rate that is significantly higher than that of the region overall. With respect to Non-Whites, the level of segregation from Whites, as measured by the Dissimilarity Index, has increased by over 50 percent since 1990. By contrast, although Baldwin Park is less segregated than the region according to the Dissimilarity Index, the regional level of Non-White/White segregation has only increased by slightly under 3 percent during the same period. This trend is even more pronounced for Hispanic residents, as well as Asian and Pacific Islander residents, as they have experienced increased segregation by around 54 and 70 percent respectively, compared to 5 percent and 9 percent respectively in the region. Black residents have experienced the largest increase, as their score has increased by around 126 percent in the jurisdiction, while the region saw a decrease of about 5 percent.

Race and Ethnicity

In 2018, Hispanic and Latino residents made up 74 percent of the City's population and Asian/Pacific Islanders represented 19 percent of the population, together making up majority (95 percent) of the City's population. In comparison, the County of Los Angeles is comprised of mostly Hispanic/Latino residents (48 percent) and White residents (26 percent).

Figure H.4-1 illustrates the percentage of non-white population distribution by block groups, the strength of the color indicates the extent to which a group is populated by non-white residents. The map demonstrates that overall, the City is predominantly non-white, with all block groups exceeding 81 percent or greater non-white populations. This is consistent with the surrounding jurisdictions of El Monte, Arcadia, Irwindale, West Covina, Industry, and La Puente.

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Figure H.4-1:
Racial Demographics 2018 Block Group

Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

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Persons with Disabilities

In Baldwin Park, 6,650 residents (nine percent) are living with a disability. Most residents with a disability are 36 to 64 years old, followed by those 75 years of age or older. The most prevalent disability types among disabled Baldwin Park residents are ambulatory and independent living. The race/ethnic group with the most disabilities is Hispanic or Latino (4,633 residents), followed by White (3,485 residents).

Figure H.4-2 shows the population of persons with a disability by census tracts using American Community Survey (ACS) data from 2015-2019. Overall, for most of Baldwin Park, fewer than 10 percent of the population has disabilities, though there are some pockets where the percentage of persons with disabilities is between 10 to 20 percent. Surrounding cities such as Arcadia, El Monte, Irwindale, Industry, and West Covina, also have similar percentages of persons with disabilities.

Familial Status

Single-parent households require special consideration and assistance due to the greater need for services such as child care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible child care and other supportive services. Economic constraints also place female-headed households at a greater risk of experiencing food insecurity and stress-related health problems.

Figure H.4-3 and Figure H.4-4 show the percentage of children living in female-headed households (no spouse/partner) and married-couple households, using ACS data from 2015-2019. The percentage of children living in married couple households is much higher than that of children living in female-headed households throughout Baldwin Park. Several census tracts have percentages as high as 80 percent or more of households occupied by married couples with children. Most of Baldwin Park has fewer than 20 percent female-headed households, although there is one tract with a greater concentration of female-headed households, located south of Pacific Avenue. and east of Big Dalton Avenue.

Income Levels

According to the 2019 American Community Survey, the median household income for Baldwin Park was $65,904, which is lower than the Los Angeles County median house income of $68,044. Median household income differs by tenure; owner households earn $78,306 compared with $46,842 for renter households in Baldwin Park. Census data estimates that 10 percent of Baldwin Park households live in poverty, as defined by federal guidelines. This proportion is still lower than Los Angeles County where 16 percent of residents live in poverty. Figure H.4-5 shows the distribution of poverty levels across the Baldwin Park by census tracts, where in one tract 20-30 percent of residents are living with incomes below the poverty level.

Figure H.4-6 shows the distribution of income levels among block groups; Baldwin Park does not have any concentrations of populations earning very high or very low incomes, with the majority of block groups earning somewhat less than State's median household income levels, as indicated on the map. Block groups with incomes lower than $55,000 are located mostly along Ramona Boulevard, in the central region of the city.

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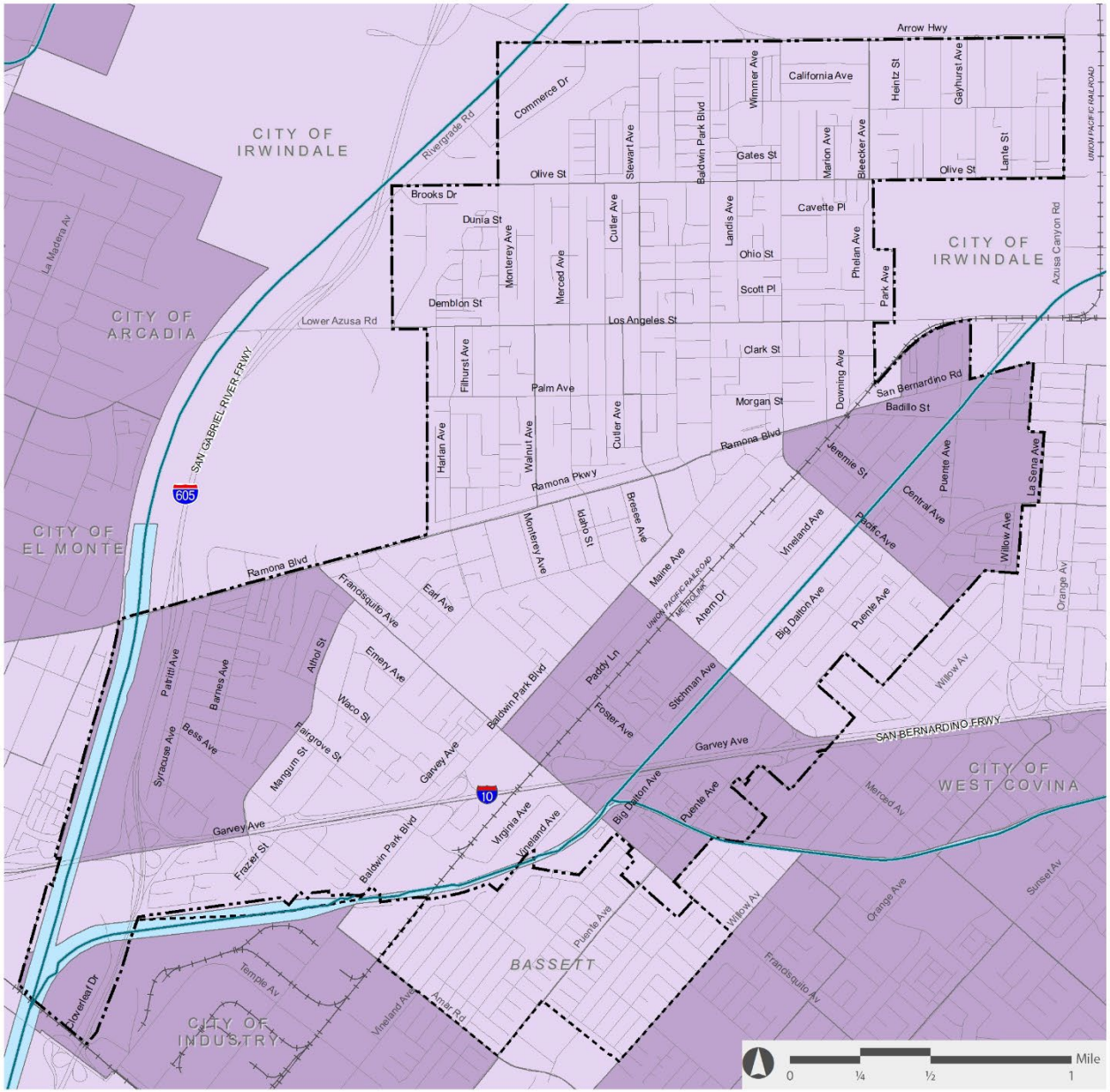
Figure H.4-2:
Population with a Disability (ACS, 2015-2019)

Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

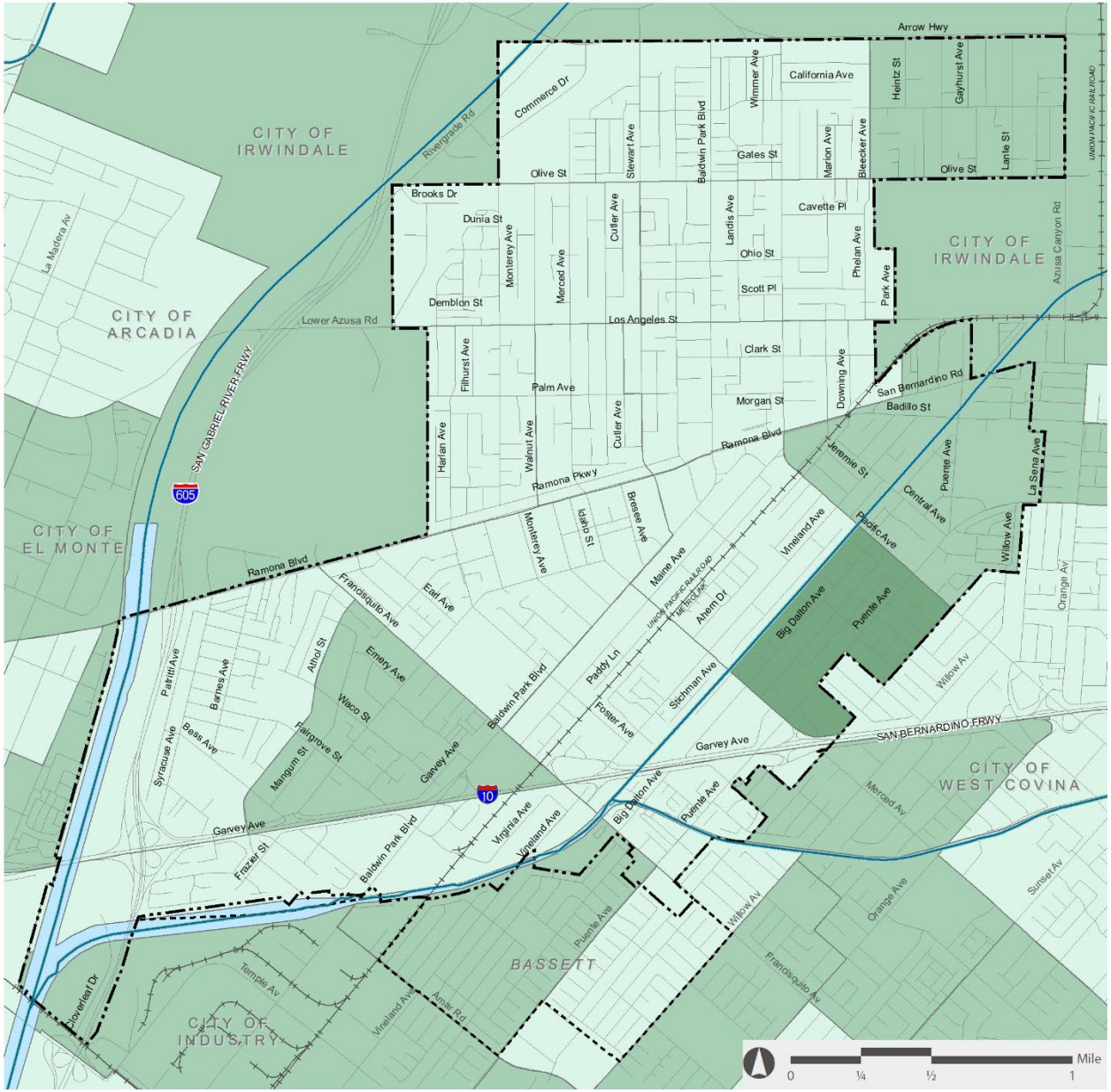
Figure H.4-3:
Percent of Children in Female Headed Households (No Spouse/ Partner)

Percentage of Children in Female Headed-Households
No Spouse/Partner Households
(ACS, 2015-2019) - Tract

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
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- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

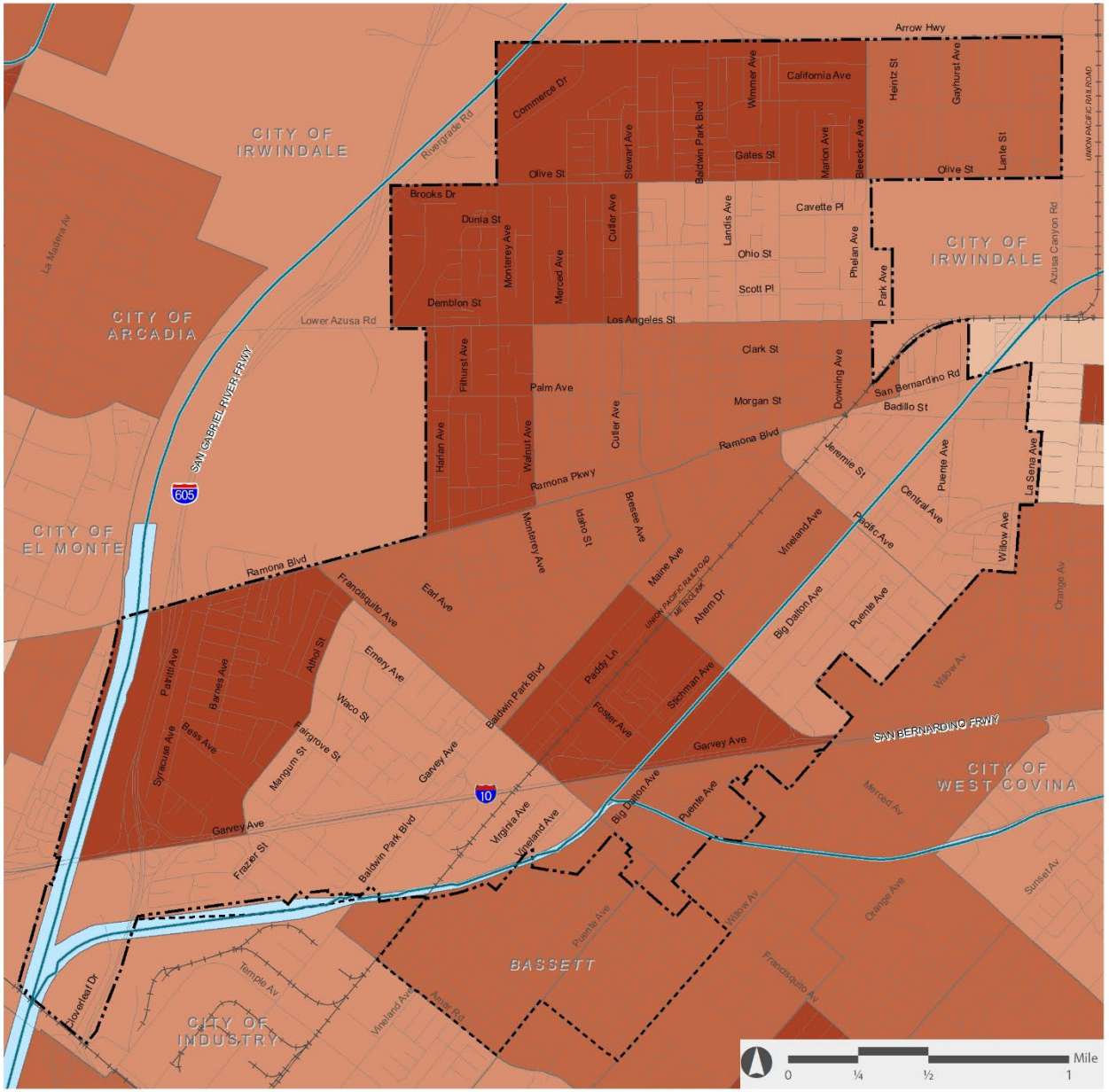
Figure H.4-4:
Percent of Children in Married-Couple Households

Percentage of Children in Married Couple Households (ACS, 2015-2019) - Tract

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

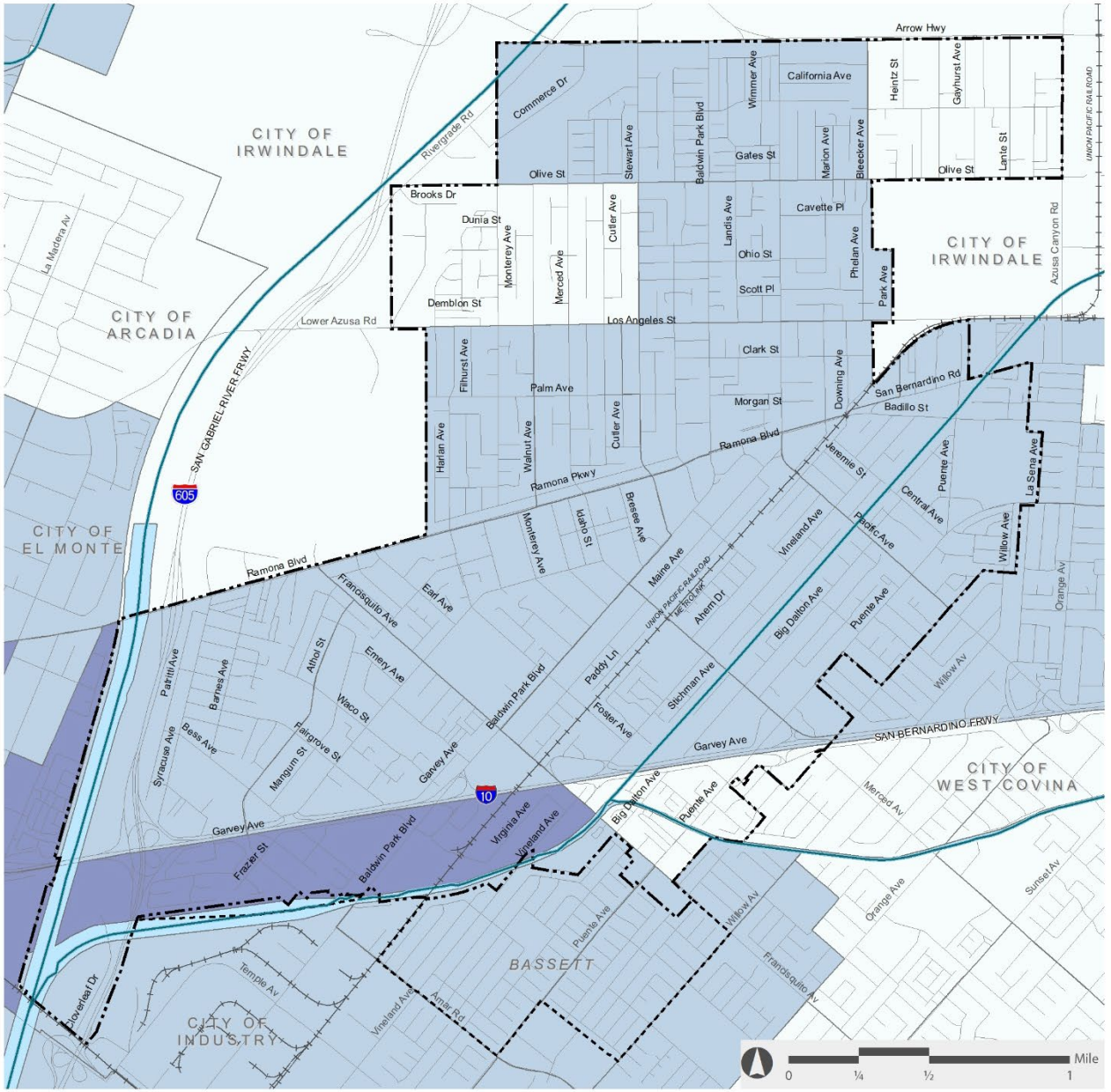
Figure H.4-5:
Poverty Status (ACS, 2015-2019) Tract

Percent of Population whose income in the past 12 months is below poverty level

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

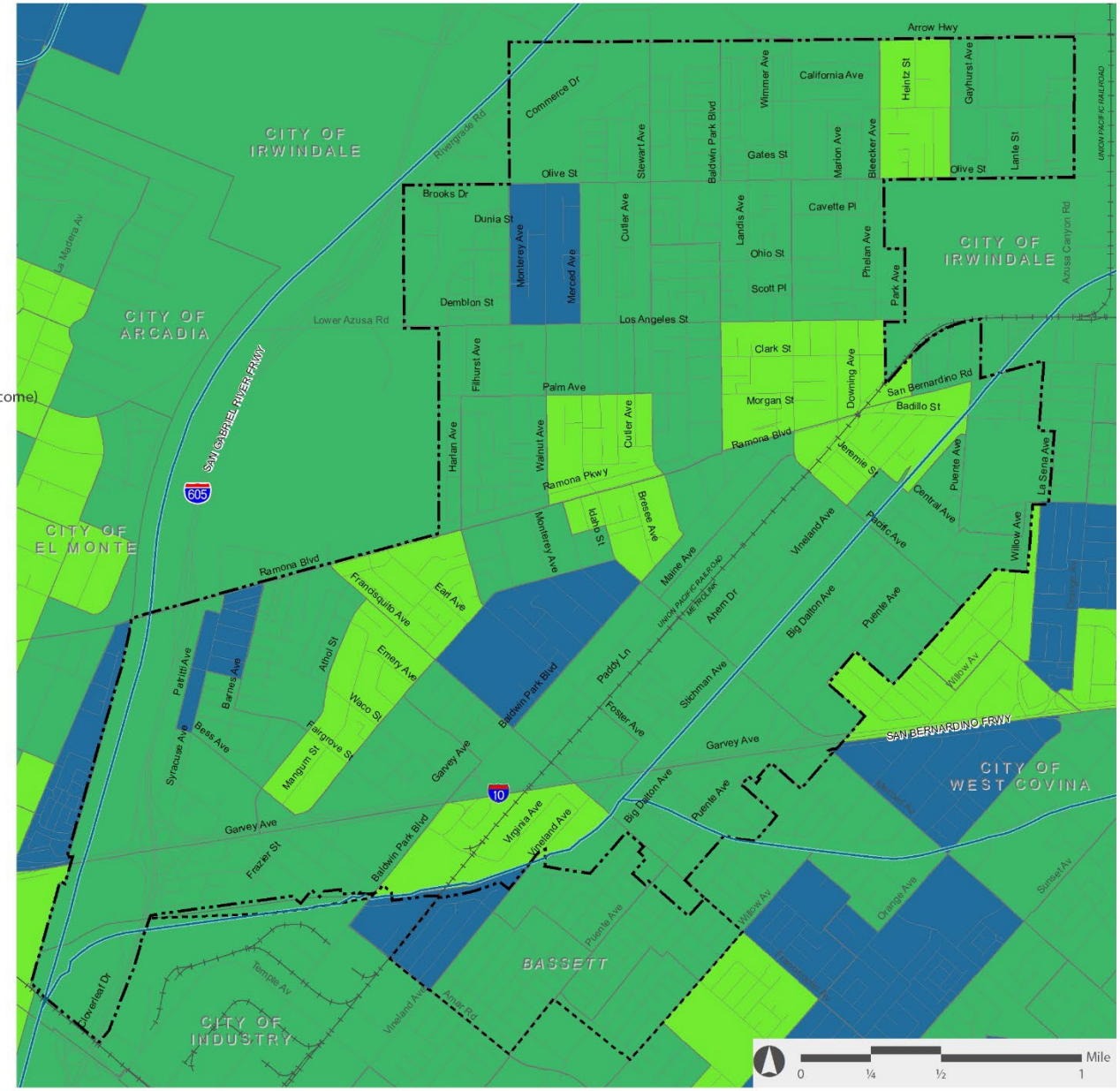
Figure H.4-6:
Median Income (ACS, 2015-2019) Block Group

Median Household Income

- < $30,000
- < $55,000
- < $87,000 (HCD 2020 CA Median Income)
- < $125,000
- Greater than $125,000

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
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- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

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Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-white residents with these residents living in poverty. An area is designated a R/ECAP if two conditions are satisfied: first, the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain of either 40 percent or three times the overall poverty rate, whichever is lower. There are no R/ECAPs within Baldwin Park boundaries. In Los Angeles County, R/ECAP census tracts are generally concentrated in and around downtown Los Angeles, and, to a lesser extent, to the south in Long Beach, San Fernando, and in the Lancaster/Palmdale area. There is one R/ECAP located in neighboring El Monte, near the boundary with Baldwin Park. This finding is supported by the HCD AFFH data viewer.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. In Baldwin Park, there are no significant concentrations of White households and high household incomes; all portions of Baldwin Park have nonwhite populations that exceed 81 percent.

Opportunity Access/Disparities

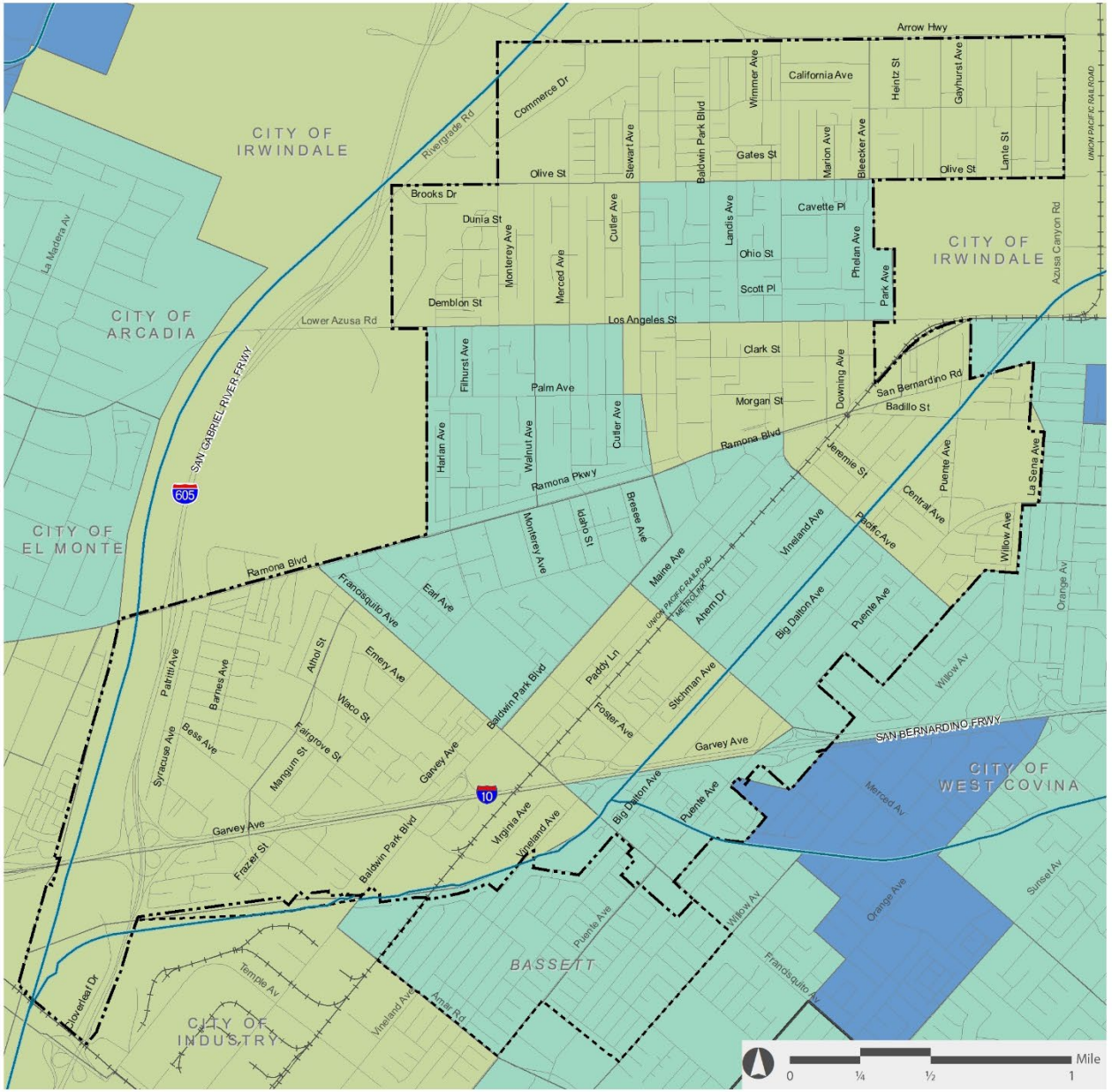
The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. The maps illustrate an overall composite score derived from characteristics grouped into three main categories: economic, environmental, and educational. The composite score ranges from low to highest resources, with low resources indicating less access to opportunity and high resources indicating greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

Shown on Figure H.4-7, Baldwin Park is characterized predominantly with low resources on the outer northern and westernmost areas, and some moderate resources in the middle and easternmost portions of the city.

State law requires that for housing elements due on or after January 1, 2021, sites to meet regional housing needs must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Figure H-5.2 in Chapter 5 (Housing Resources) shows that capacity for multi-family residential development is distributed among the low and moderate resource areas.

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Figure H.4-7:
TCAC Opportunity Areas (2021) Composite Score



TCAC Opportunity Areas (2021) Composite Score - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels

August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

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State law correlates higher density sites with the ability to provide lower-income housing. As such, sites identified to meet the lower income RHNA are (1) located in the Downtown Baldwin Park Specific Plan area (which has no density limit) on significantly underutilized lots and those currently occupied by religious institutions, where churches are allowed to add housing and (2) located within the MU-2 zone. Sites within the MU-2 zone identified to meet the lower-income RHNA are within the moderate resource area of the community. Two of the three sites within the Downtown Specific Plan area identified to meet the RHNA are located within a low resource area; one is located in a moderate resource area.

The distribution of lower income RHNA sites improves fair housing and equal opportunity conditions in Baldwin Park because sites are distributed in both moderate resources areas and lower resource areas. Furthermore, while identified as "low resource," the Downtown Specific Plan area represents locations where new higher-density housing can be provided and residents will have access to diverse jobs, goods and services, local parks and the Library, and distant from industrial uses. These areas are also not concentrated in existing low poverty areas and since Baldwin Park is predominately comprised of a non-white population there are no disparities in the distribution of sites amongst racial and ethnic groups. As the Downtown Specific Plan is implemented and encourages additional development within the Downtown, residents will have even more access to services and retail, as well as existing resources including the local library, City Hall, and high-quality transit.

Disproportionate Need

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice. The AI data (Table H-4.20) shows severe housing problems for households in the area, and while percentages are relatively low across the several racial/ethnic groups, Hispanic households experience the highest number of severe housing problems (48 percent), this number is the same at a regional level. Black, Non-Hispanic households are also more likely to experience severe housing problems (36 percent). The groups that experiences the least number of severe housing problems are Native American and Other, Non-Hispanic households (with 21 and 20 percent, respectively).

Table H-4.20 – Baldwin Park Households Experiencing Severe Housing Problems

Race/ Ethnicity	# with severe problems	# households	% with severe problems	(Los Angeles- Long Beach-Anaheim, CA) Region # with severe problems	# households	% with severe problems
White, Non-Hispanic	245	1,074	23%	404,505	1,766,510	23%
Black, Non-Hispanic	54	149	36%	118,350	333,080	36%
Hispanic	6,190	12,945	48%	663,905	1,405,070	47%
Asian or Pacific Islander, Non-Hispanic	858	2,893	30%	187,450	629,349	30%

Table H-4.20 – Baldwin Park Households Experiencing Severe Housing Problems				(Los Angeles- Long Beach-Anaheim, CA) Region		
Race/ Ethnicity	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems
Native American, Non-Hispanic	14	68	21%	2,818	9,520	30%
Other, Non-Hispanic	20	100	20%	24,670	82,340	30%
Total	7,390	17,240	43%	1,401,660	4,225,895	33%

Source: Analysis of Impediments to Fair Housing Choice (2020-2024)

HUD data, known as the Comprehensive Housing Affordability Strategy, or CHAS, for 2013-2017 (Table H-4.21) shows that renter households experience housing problems at a greater proportion than owner households. Lower-income households also experience significantly higher proportion of housing problems compared with their high-income counterparts. Additionally, the disproportionate housing need analysis prepared for this housing element uses the AFFH Data Viewer to visualize areas in the City experiencing cost burden (Figure H.4-8 and H.4-9), overcrowding (Figure H.4-10) and environmental justice (Figure H.4-12).

Table H-4.21 – Baldwin Park Households with Disproportionate Housing Needs			
	Owner Households	Renter Households	All Households
Households experiencing housing problems	45%	69%	56%
Households experiencing severe housing problems	28%	50%	38%
Households experiencing housing problems by income			
Household Income <= 30% HAMFI	69%	83%	78%
Household Income >30% to <=50% HAMFI	66%	88%	79%
Household Income >50% to <=80% HAMFI	62%	71%	65%
Household Income >80% to <=100% HAMFI	36%	43%	39%
Household Income >100% HAMFI	22%	20%	22%
Total	45%	69%	56%

Source: U.S. Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) data. https://www.huduser.gov/portal/datasets/cp.html. Accessed September 2021

Note: HUD Area Median Family Income (HAMFI)

Cost Burden (Overpayment)

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. 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 Baldwin Park, 44 percent of households are overpaying for housing. Lower income households have a much higher rate of overpayment, 64 percent.

Figure H.4-8 and Figure H.4-9 shows cost burden (overpayment) for homeowners and renters. Compared with the surrounding areas, Baldwin Park has similar levels of cost burdens for homeowners. A majority of census tracts have 60 percent or fewer homeowners experiencing cost burden, although one tract in west/central Baldwin Park has 70 percent of owner households with mortgages whose monthly owner costs are a cost burden. Renters experience a higher percentage housing cost burden throughout Baldwin Park, with levels generally between 40 to 80 percent of households experiencing housing cost burden. Only one tract has less than 40 percent of the renter population experiencing a housing cost burden – located in the northeastern corner of the city. The tract also contains a block group where the median household income is lower than $55,000, indicating that although households in the area make less than the average household in Baldwin Park; households in this area generally pay less of their income on rent.

Overcrowding and Substandard Housing

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Baldwin Park, 1,552 owner-occupied and 2,001 renter-occupied households are overcrowded, representing 15 percent and 26 percent respectively. A total of 19 percent of households in Baldwin Park are overcrowded. Of these, 445 owner-occupied households and 676 renter-occupied households had more than 1.5 occupants per room, which meets the standards for severe overcrowding. Baldwin Park experiences more overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Figure H.4-10 illustrates that all areas of the City generally experience overcrowding at a rate higher than the state of California (8.2 percent), with the exception of the tract located south of Pacific Avenue and east of Big Dalton Avenue (also identified as having a larger percentage of female-headed households than the rest of the City). Many census tracts have 20 to 30 percent of households experiencing overcrowding and as high as 44 percent in certain tracts; these tracts are located in northern and central Baldwin Park and south of the Interstate 10 highway. These tracts also coincide with tracts that contain a larger percentage of renter-occupied households, as demonstrated in Figure H.4-11, suggesting that renter-occupied households are experiencing higher rates of overcrowding.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a

heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

Figure H.4-12 shows CalEnviroScreen results for Baldwin Park, the map illustrates that nearly all census tracts within the City are considered a disadvantaged community (DAC) consistent with SB 535, except for two tracts. DACs are defined as the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations. These DACs experience high levels of various pollution indicators such as Toxic Release sites, contaminated/ poor quality drinking water, and high number of cleanup sites (places contaminated with harmful chemicals). In addition, residents in Baldwin Park experience lower levels of educational attainment and higher linguistic isolation than 75 percent of the State. More information is provided in the Health, Sustainability and Environmental Justice Element of the General Plan.

Displacement Risk

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. The displacement risk in Baldwin Park can be evaluated based on physical and economic displacement.

Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, the expiration of covenants on rent- or income-restricted housing, or the rising cost of housing. housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation and City records, in the next 10 years (2021-2031) three projects with a total of 173 units have expiring affordability covenants. These units were also at risk during the previous Housing Element and have not transitioned to market rate. The City will continue to monitor these projects and support efforts to retain this affordable housing.

Physical displacement may also be linked to non-financial forces such as segregation. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, the City of Baldwin Park is less segregated than many parts of the Los Angeles metro region and state. However, the City is trending in the direction of more, not less, segregation.

Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their Zoning Ordinance. The City of Baldwin Park has established the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.

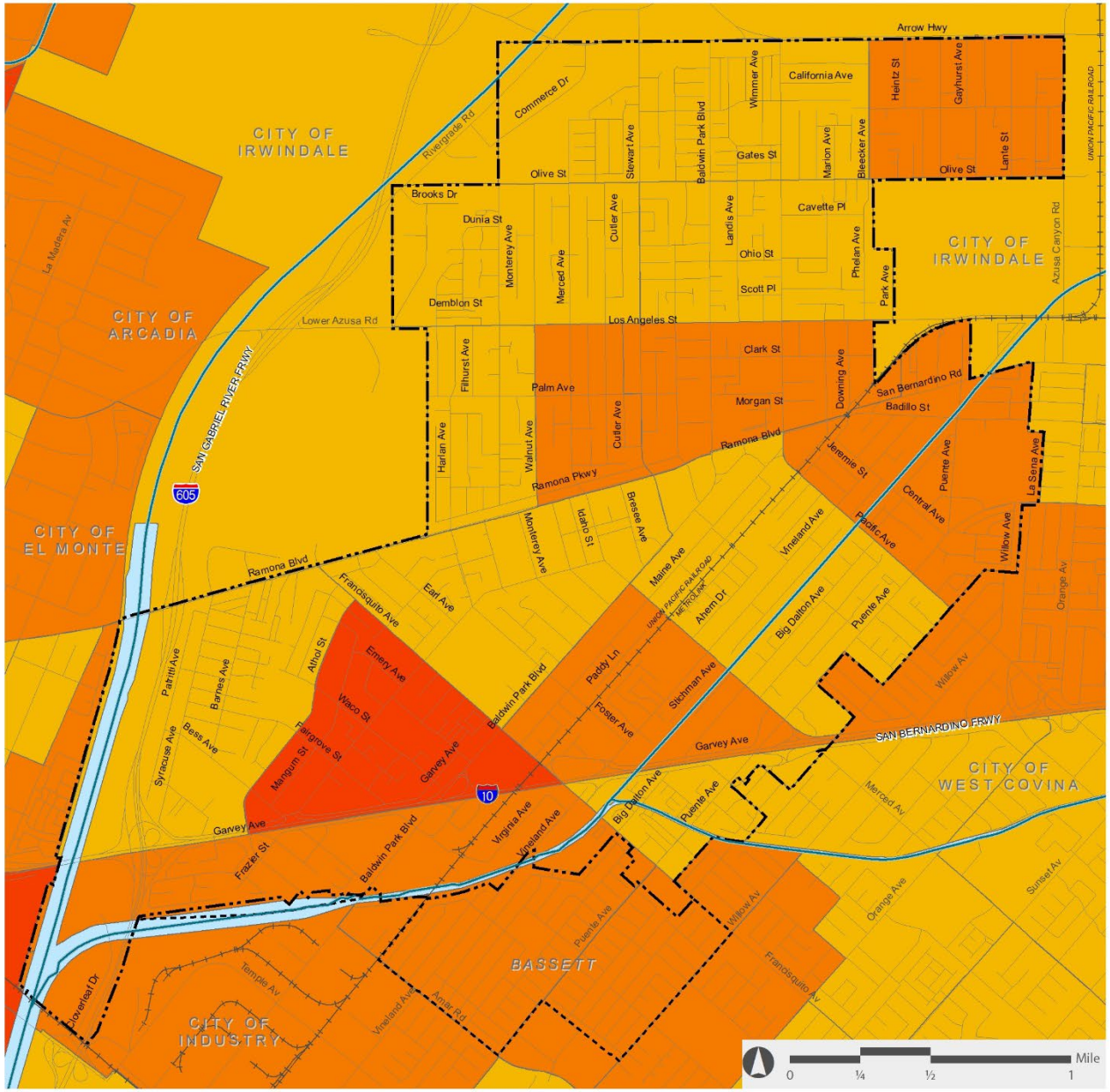
Figure H.4-8:
Overpayment by Home Owners (2015 - 2019)

Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

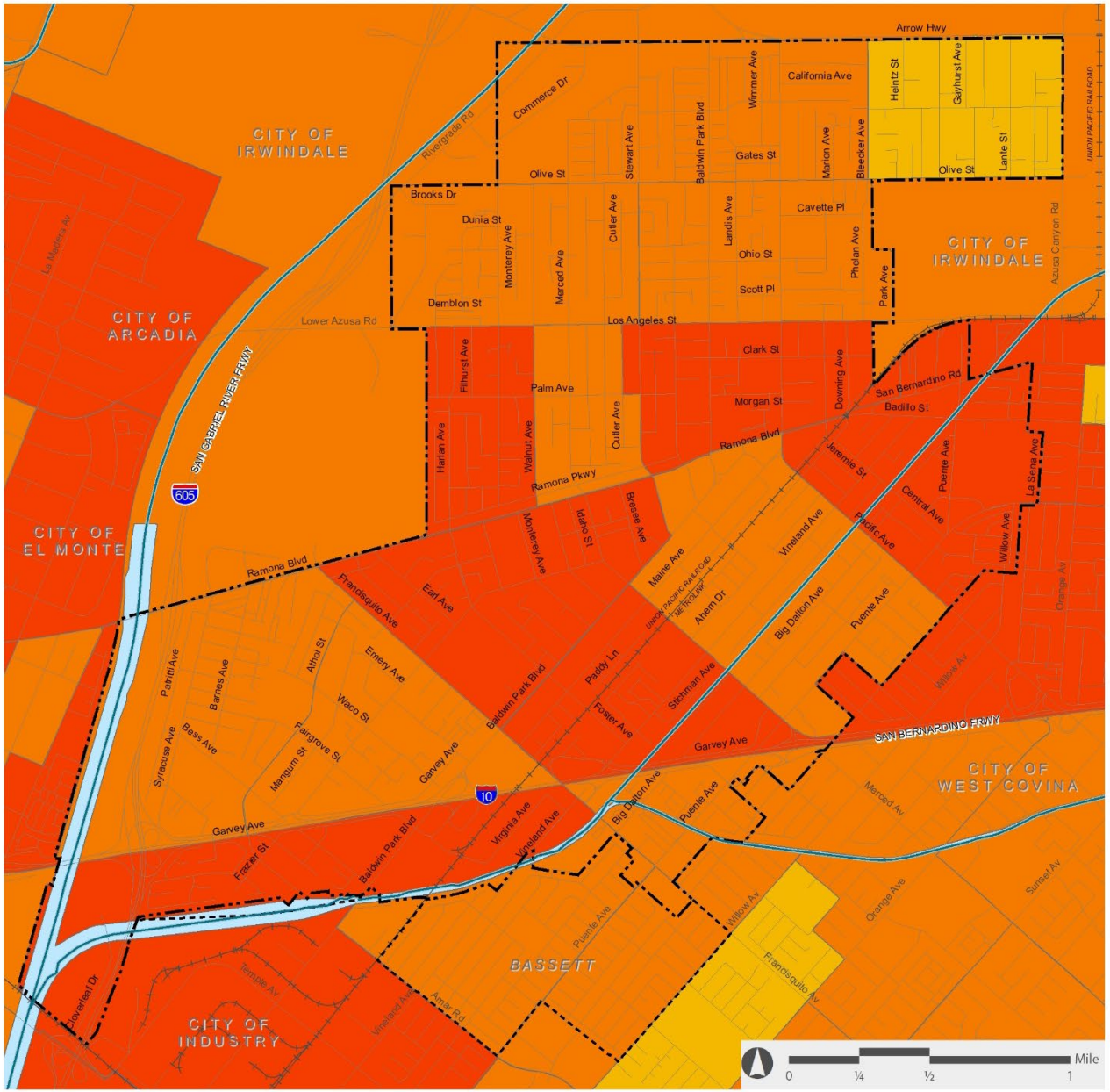
Figure H.4-9:
Overpayment by Renters (2015 - 2019)

Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

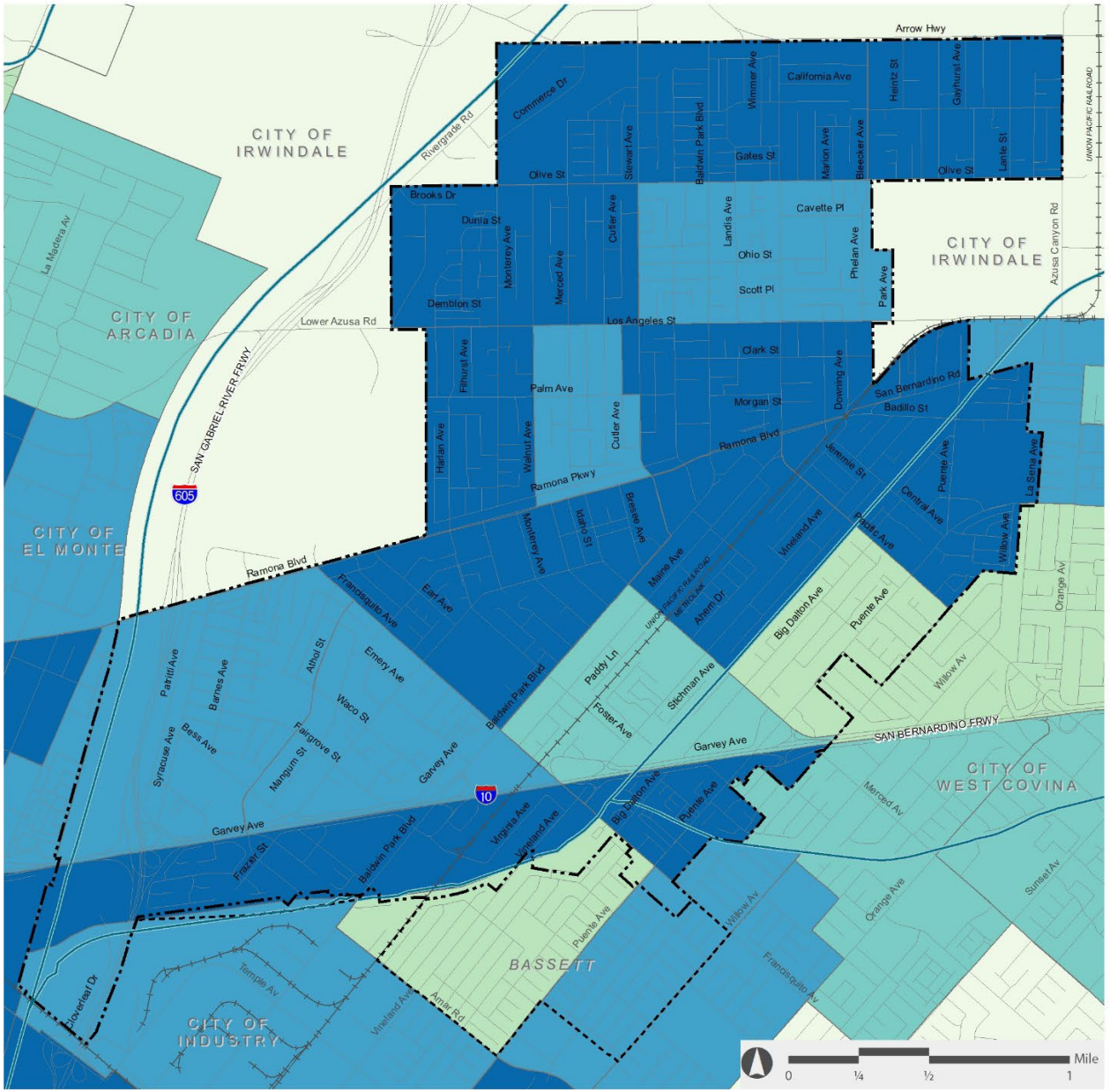
Figure H.4-10:
Concentration of Overcrowded Households

Overcrowded Households (CHHS) - Tracts

- ≤ 8.2%
- ≤ 12%
- ≤ 15%
- ≤ 20%
- ≤ 44%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

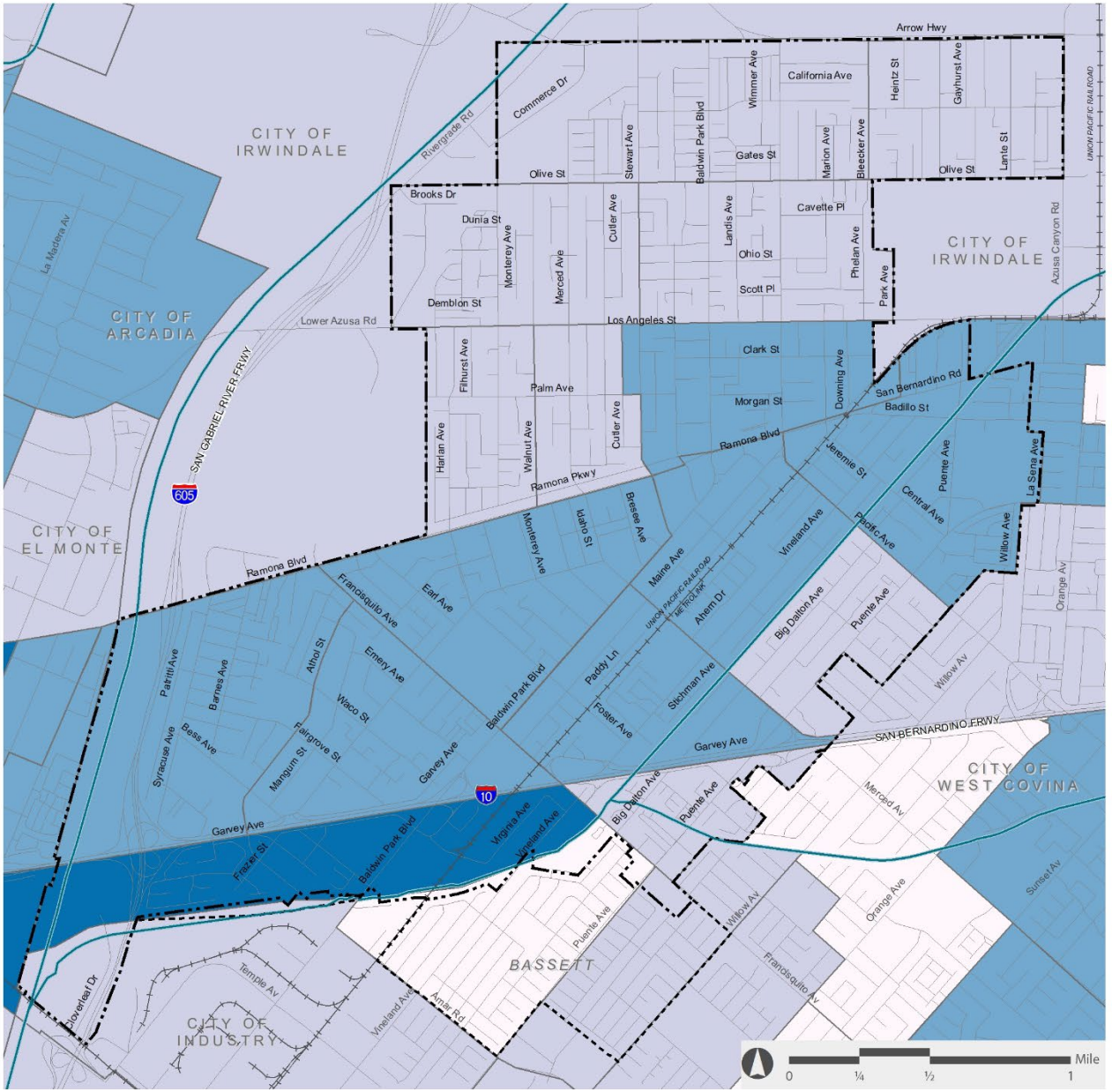
Figure H.4-11:
Percent of Households in Renter-occupied Housing Units (HUD) – Tract

Percent of households in renter-occupied housing units

- ≤ 20 %
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

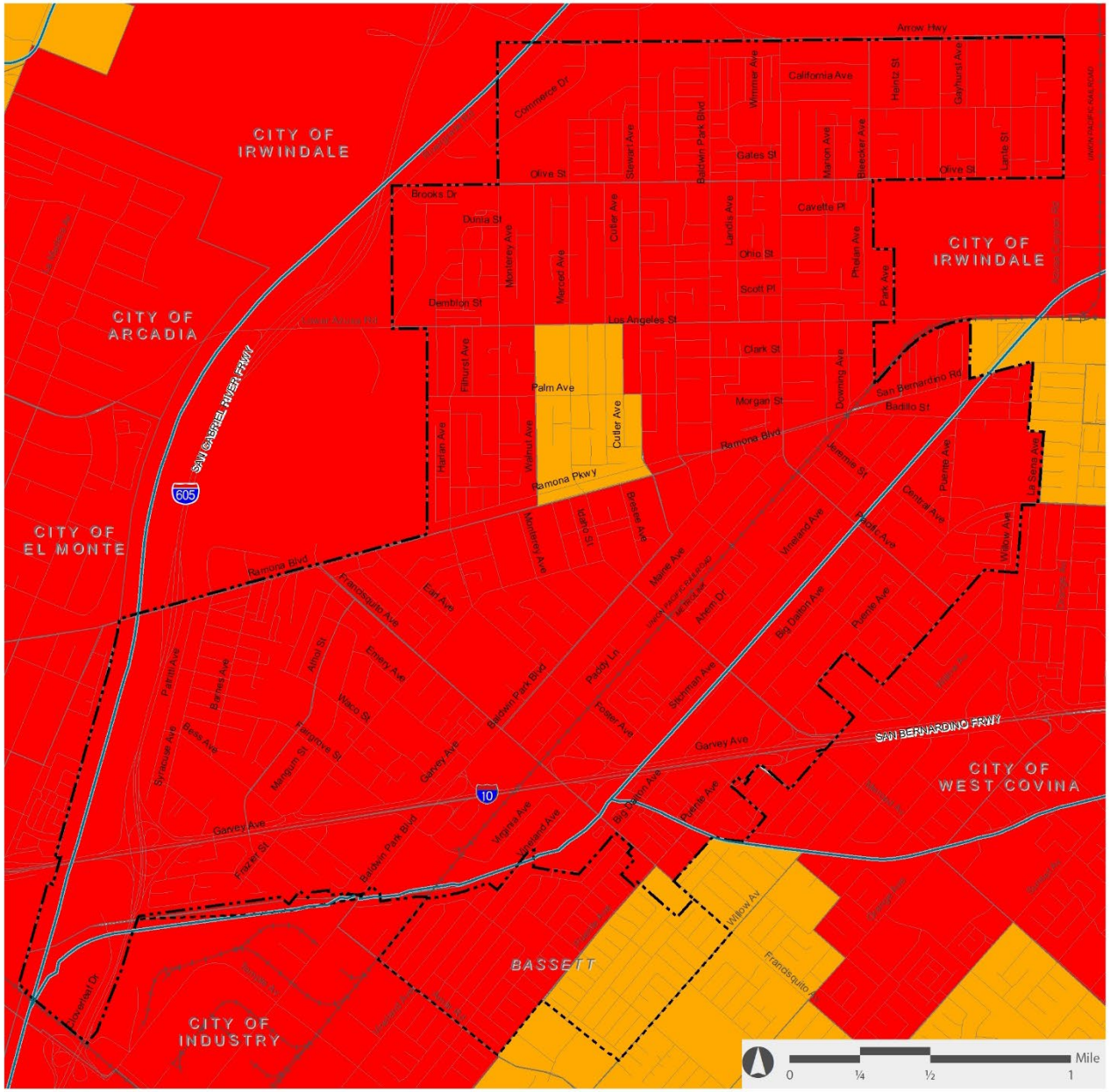
Figure H.4-12:
CalEnviroScreen 3.0, 2018 - Tract

CalEnviroScreen 3.0 Results

- 24% or Lower
- 25% - 49%
- 50% - 74%
- 75% or Higher

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



August 2021

Sources: MIG, 2021; City of Baldwin Park, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

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Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. Residents of the City of Baldwin Park have a risk of economic displacement due to the relative unaffordability of housing in the city, particularly for low-income residents. The high housing costs are due in part to the high land values and minimal availability of vacant land. Home sales prices are lower in the City than in the region and typical rents generally align with HUD fair market rents. Nonetheless, housing cost burden is still common in the City. Cost burden occurs 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 Baldwin Park, 44% of all households are overpaying for housing. This is significantly higher for lower income households, of which 64% are overpaying for housing. For owner-occupied households, 33% are overpaying for housing, while 58% of renter-occupied households are overpaying for housing. The City has worked to increase the supply of affordable housing by using regulatory incentives and technical assistance to developers. These include flexible development standards, density bonuses, and exemption of development fees for affordable housing developments.

Fair Housing Issues and Contributing Factors

The 2020-2024 City of Baldwin Park AI identified the following issues and establishes recommendations to improve fair housing choice in the City pertaining to:

- Discrimination against persons with disabilities
- Lending patterns
- Lack of awareness of Fair Housing laws

Fair housing contributing factors can create, perpetuate, or increase the severity of one or more fair housing issues.

Discrimination against Persons with Disabilities

Contributing factors: Lack of sufficient accessible housing in a range of unit sizes; lack of affordable housing in a range of sizes

Since 2010, discrimination against persons with disabilities has been the leading cause of all fair housing complaints in Baldwin Park. Disabled people experienced difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive disabilities experienced significantly more problems with these accommodations.

According to the 2007-2011 American Community Survey (ACS), 8.5 percent of residents 18 years or older in Baldwin Park had a disability. According to 2011-2015 ACS data, that percentage increased from 8.5 percent to 10 percent, including 3,255 people ages 18-64 and 2,421 people age 65 and over.

Housing complaint data from Baldwin Park shows that discrimination against people with disabilities accounted for 54 percent of all complaint from 2009-2013 and 79 percent of all complaints from 2014-2018, continuing to be the leading basis of discrimination cited by Baldwin Park residents. Although the share of disability-related complaints increased to 79 percent, the number of disability-related complaints decreased by 9 and the overall number of fair housing complaints was almost half the total from the prior five-year period.

To promote greater awareness of discrimination and potential discrimination against people with disabilities, the City's contracted fair housing service provider will continue providing fair housing workshops in the City and adjacent communities served to specifically address the disabled and this population's particular housing needs and rights. These workshops will inform landlords and housing industry stakeholders about reasonable accommodations and modifications.

Lending Patterns

Contributing factors: Discrimination in private rental and home sales markets; lack of access to financial services

An analysis of lending patterns revealed that loan approval rates are generally higher for Asians and Whites than for Hispanics in the City of Baldwin Park. The data analyzed indicates that across all racial/ethnic groups, loan approval rates increase with corresponding increases in the income of the applicants; however, Hispanic applicants had lower loan approval rates in comparison to other racial/ethnic groups with similar income levels.

From 2009 to 2017, approval rates for home loans have increased, particularly amongst the Hispanics and Asians, who also represent the majority of home loan applicants. For refinance loans, the approval rate for Hispanics increased from 48.3 percent in 2009 to 78.4 percent in 2012, a 30.1 percent increase, before regressing to 74.6 percent in 2017.

To respond to this, the City will Monitor Home Mortgage Disclosure Act (HMDA) data periodically to ensure that minority racial groups do not have disproportionately lower home loan approval rates.

Lack of Awareness of Fair Housing Laws

Contributing factors: Inadequate supply/production of affordable/special needs housing, high land and development costs in the region, public opposition to new development, and land use and zoning laws

A general lack of knowledge of fair housing rights and responsibilities exists in the City. Statistics show that three quarters of cases with sustained allegations are successfully conciliated. This indicates that housing providers and housing consumers can resolve their differences when the City's contracted fair housing service provider, as a neutral convener, provides clarifying information to resolve actual or perceived discrimination.

To continue reducing the number of fair housing discrimination complaints, the City will work with its contracted fair housing service provider to maintain and effectively target informational and outreach efforts in the community.

Displacement Risk Due to Economic Pressure

Contributing factors: Inadequate supply/production of affordable/special needs housing, high land and development costs in the region, public opposition to new development, and land use and zoning laws

Fair housing issues in Baldwin Park are often linked or related to the lack of housing affordable to different income levels. This primary contributing factor to the city's fair housing issues is regional in nature and includes high housing costs and limited opportunities for new, affordable rental housing in the local area. This factor is not specific to Baldwin Park but is a general trend in the region and throughout the State.

Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. Inadequate supply and production of affordable homes available to low-income households and persons in protected classes as well as public opposition to new development are contributing factors to this fair housing issue.

The City is taking several actions (reflected in the Housing Plan) to address these two contributing factors to fair housing issues and affirmatively further fair housing throughout the city. The main strategy to address displacement risk is to expand the opportunity for the development of housing for a variety of income levels through:

- An update to the Downtown Specific Plan that increases density and housing opportunity
- Review and, if needed, revision to residential developments standards that may constrain housing development including minimum unit sizes for residential development
- Facilitating and encouraging ADU development
- Exploring the potential for adoption of an inclusionary housing ordinance
  Educating the community on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support

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CHAPTER 5

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

A critical component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City's share of regional housing needs as determined by the Southern California Association of Governments (SCAG) for the period of 2021-2029. In Baldwin Park, residential growth capacity exists within the residential zones, mixed-use zones, and within the Baldwin Park Downtown Specific Plan area. 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 that each city and county has land zoned to accommodate its fair share of regional housing need. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code §65583[c][1]), adequate sites are those with appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types suitable for all income levels.

The share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The sixth cycle RHNA for the SCAG region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. The California Department of Housing and Community Development (HCD) 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 1.34 million 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. Baldwin Park's RHNA is 2,001 new housing units during this planning cycle, with the units distributed among the four income categories as shown in Table H-5.1. As illustrated in this chapter, Baldwin Park has sufficient capacity under existing land use policy to meet its 2021-2029 RHNA obligations.

Table H-5.1: Baldwin Park RHNA

Income Group	% of County MFI	RHNA (Housing Units)	Percentage of Units
Very Low	0-50%	576	28.8%
Low	51-80%	275	13.8%
Moderate	81-120%	263	13.1%
Above Moderate	120% +	887	44.3%
Total		**2,001**	**100%**

Progress towards RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the Housing Element planning period (2021-2029), jurisdictions may count units approved, proposed, or under construction that are anticipated to be complete after June 30, 2021.

Proposed and approved residential development projects include a variety of affordable and market rate projects. Many of these projects are concentrated within and around the City's downtown area, which provides a high level of opportunity for access to services and transit. Combined, these approved and proposed projects can accommodate 296 units (Table H-5.2 and H-5.3) and address a significant portion of the very low-, and low-income RHNA for 2021-2029. The City has a remaining RHNA of 1,705 units to be addressed through ADU projections and site identification. Detailed descriptions of the proposed and approved projects are provided below.

Approved and Under Construction Projects

A total of 96 units are under construction or recently approved in Baldwin Park (Table H-5.2). These include one affordable housing project (Central Metro Place), five market-rate projects, and one market rate project that includes one moderate-income unit, provided in exchange for a density bonus (3234 Frazier St).

Central Metro Place

In June 2019, the City of Baldwin Park entered into an ENA with Retirement Housing Foundation (RHF) to construct an affordable senior housing development (55 units) at the northeast cornering of Downing Avenue and Central Avenue. The four-story project will include 54 one-bedroom units and one two-bedroom manager's unit, plus 1,400 square feet of ground-floor commercial space. This project was approved by the City of Baldwin Park. Central Metro Place utilized State density bonus law to streamline approvals of this 100-percent affordable project that is located within ½ mile of a major transit stop.

3234 Frazier Street

This project, under construction in spring 2021, includes 10 attached townhomes (one of which will be affordable to moderate-income households). All townhomes have four bedrooms, a livable floor area of 1,864 square feet, and a private open space area of 380 square feet. The project received a density bonus and concessions on maximum building length, common open space requirements, and guest parking (three required; none provided).

Table H-5.2: Approved Projects

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
Central Metro Place	--	54	1	--	55
4437 Stewart	--	--	--	6	6
14123 Olive	--	--	--	2	2
14319 Merced	--	--	--	2	2
4232 La Rica	--	--	--	5	5
1500 Badillo	--	--	--	16	16
3234 Frazier St	--	--	1	9	10
Total	--	54	2	40	96

Notes: Affordability level is based on a declaration of restrictions recorded on the property.

Proposed Projects

The City has received applications and preliminary plans for 200 new units in Baldwin Park (Table H-5.3), including 184 units reserved for extremely low-, very low-, and low-income households, which are discussed in more detail below.

Table H-5.3: Proposed Projects

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
14617 Ramona	--	57	--	--	57
12279 Torch St	--	12	--	--	12
4428 Stewart Ave	--	12	--	--	12
SGV Regional Housing Trust Tiny Homes	25	--	--	--	25
Motel 6 Project Home Key	75	--	--	--	75
14503 Clark St	--	--	--	5	5
13266 Ramona	--	--	--	11	11
Total	**100**	**84**	**0**	**16**	**200**

Notes: Affordability level is based on a declaration of restrictions recorded on the property.

14617 Ramona

The Cesar Chavez Foundation is proposing an affordable housing project at the corner of Ramona and Downing Avenue. The pre-application plans describe a building built to define the street edge, with a courtyard situated in the center away from the main streets. The 57 units (a mix of one-bedroom, two-bedroom, and three-bedroom units) would be laid out along a double-loaded corridor across four

stories of wood construction over subterranean parking and would be affordable to households earning low incomes.

12279 Torch St and 4428 Stewart

Habitat for Humanity recently purchased five single family lots located at the corner of Torch Street and Marlinda Avenue, which are cumulatively currently developed with one single family home. The project is in the early stages of architectural site design. Habitat for Humanity is exploring a variety of different site plans. A zone change may be pursued to revise the existing zoning from R-1 to R-G, which would support development of 12 3-bedroom townhomes with a 35 percent density bonus. Single family and ADU/JADU configurations could also be supported under existing zoning to achieve a similar number of units. The homes will be sold to low-income families with incomes less than 80 percent AMI.

Habitat is also exploring a project on the corner of Stewart Avenue and Los Angeles Street (4428 Stewart). Currently occupied by a church building and a large surface parking lot, Habitat for Humanity has submitted site designs for City consideration that would support 12 townhomes for lower-income households at this site.

SGV Regional Housing Trust Tiny Homes

As part of the Emergency Non-Congregate Shelter Pilot (tiny home) program, the City of Baldwin Park has partnered with the San Gabriel Valley Regional Housing Trust to develop 25 tiny homes for formerly homeless individuals. The property is currently owned by the City of Baldwin Park, and the City is completing zoning modifications to allow housing in this area where previous zoning did not allow for housing. This project is the first shelter of its kind in the San Gabriel Valley. The tiny homes village will consist of prefabricated cabins with locking doors and air conditioning placed on a city-owned site located at 14173 Garvey Avenue. The housing is intended to provide temporary bridge housing for about 90 days before residents are placed in permanent housing, allowing up to 100 people a year to be served. Residents will be provided individual on-site services such as case management and health and mental health services as well as three meals a day, restroom, laundry and shower trailers and a dog run. An on-site security office will be staffed 24 hours a day. San Gabriel Valley Regional Housing Trust is coordinating development of the site and anticipates that it will be operational by November 2021.

Motel 6 Project Home Key

The City of Baldwin Park partnered with Los Angeles County to pursue a Home Key Project in the community. The Home Key Program is a follow-up to the Room Key Program which provided immediate housing for persons affected by COVID-19. The former Motel 6 located on Garvey Avenue has undergone rehabilitation and is nearing completion to make all 75 rooms habitable as emergency shelter. As of April 2021, approximately 50 percent of the rehabilitated rooms (35 rooms) are being used for interim housing to provide shelter for homeless persons though the Project Room Key Program. Currently the site is being using as a Project Room Key site for interim housing until the longer-term goal to convert it to a Project Home Key site can be achieved.

To become a Project Home Key site, the units will need a kitchen, amongst other improvements, to make the units suitable for permanent-supportive housing. The County is in the planning stages of conversion to Home Key units with work ongoing to complete site plans, assessment of costs to convert,

a financing plan, and next steps for turning over the property to a long-term owner/operator. This process will take approximately two years.

Affordability of Units Credited Towards the RHNA

Units credited towards the RHNA from proposed and approved projects are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) based on affordability restrictions (as is the case with affordable housing projects or units built in compliance with density bonus provisions), with manager's units being assumed to comply with moderate-income requirements.

Residential Sites Inventory

The Housing Element Sites Inventory consists of accessory dwelling unit (ADU) projections, projections about housing that anticipated as a result of SB 9, and vacant and underutilized residential, mixed-use, and Downtown Baldwin Park Specific Plan sites. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. Table H-5.4 summarizes the sites inventory, which is graphically represented in Figure H-5.1, along with proposed and approved projects.

Table H-5.4: Sites to Meet the RHNA

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
Projected ADU construction	86	164	7	109	366
SB 9 Projections	--	--	--	250	250
Vacant Sites	--	--	--	10	10
Underutilized R-3 Sites	--	--	105	--	105
Mixed-Use Sites	77	70	--	--	147
Downtown Baldwin Park Specific Plan Sites	491	--	237	930	1,658
Religious Institution Sites	39	--	29	--	68
Total	**693**	**234**	**378**	**1,299**	**2,604**

Notes: Affordability level is based on a declaration of restrictions recorded on the property.

ADU Projections

Consistent with state law, a projection of ADU development during the planning period is included in the site inventory. Interest in constructing ADUs is high in Baldwin Park; in 2019, 43 ADU applications were received and in 2020, 44 applications for ADUs were received. The City projects that during the planning period, approximately 366 accessory dwelling units (ADUs) will be developed (44 per year) based on ADU trends in Baldwin Park and recent, favorable ADU legislation which has created new incentives and streamlined processes to build ADUs. The affordability assumptions for the ADUs are based on the

Southern California Association of Governments (SCAG) ADU affordability analysis for Los Angeles County II, which has been pre-certified by HCD[1].

SB 9 Projections

In September 2021, Governor Newsom signed Senate Bill (SB) 9 into law, with an effective date of January 1, 2022. SB 9 (1) mandates ministerial approval of duplexes on lots zoned for a single-family residence and (2) requires ministerial approval of subdivisions of a single-family lot into two lots, creating the theoretical possibility of four units on each single-family parcel in the state (with some exceptions). The Terner Center for Housing Innovation at UC Berkeley conducted extensive analysis statewide to determine how many parcels could feasibly utilize the provisions of SB 9[2] and found that approximately seven percent of single-family parcels throughout the State may redevelop in this way. However, that number is increased in communities, such as Baldwin Park, with higher average parcel sizes and regional housing market pressures. In Baldwin Park, it is estimated that approximately 10 percent of single-family parcels could potentially redevelop, translating into the potential for 1,000 additional housing units in the community. The Terner analysis does not set a horizon year for this buildout.

Conservatively estimating that 25 percent of the ultimate buildout could occur in the next eight years, a projection for an additional 250 housing units through SB 9 lot splits and duplex provisions are assumed for the next planning period. Because the affordability of such units is unknown at this time, they are allocated to the above-moderate income category. Included in the Housing Element is Program H3-7 to adopt implementing ordinances to facilitate SB 9 compliance.

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 single-family residential (R-1 zone) development totals 1.0 acre.

The R-1 zone permits densities up to 8.7 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. All seven of the vacant lots have the capacity to yield at a minimum one unit. In addition, as of January 1, 2022 all of these lots will have the potential to build up to four units under recently adopted Senate Bill (SB) 9. Because vacant lots, especially those in urban areas such as Baldwin Park, are very likely to take advantage the incentives provided for lot splits and duplex construction, the larger parcels in the inventory (8,000 square foot lots) have been identified (conservatively) with a realistic capacity of two

[1] SCAG estimates an affordability breakdown of ADUs in the Los Angeles County II subregion as follows: 15% extremely low-income, 9% very low-income, 45% low-income, 2% moderate-income, and 30% above moderate-income. 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

[2] Ben Metcalf, David Garcia, Ian Carlton, Kate MacFarlane. “Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes? Assessing the Viability of New Housing Supply Under California’s Senate Bill 9.” A Terner Center Report, July 2021.

units while the smaller parcels are identified with a realistic capacity of one unit (Table H-5.5). The densities that can be achieved in this zone are appropriate to facilitate the production of housing that is affordable to above moderate-income households.

Table H-5.5: Residential Capacity on Vacant Land

General Plan	Zoning	Maximum Density	Acres	Realistic Potential Housing Units	Affordability Level
Single-Family Residential	R-1	8.7 du/ac	1.0	10	Above-Moderate

Note: Realistic Potential Housing Units were calculated at 92 percent of maximum density.

Opportunities for Intensification

Baldwin Park also has a limited number of properties zoned R-3 (maximum density of 20 units per acre) that could potentially be redeveloped at higher densities. These properties encompass 8.9 acres, are transitional in nature, and can convert to multi-family residential use without Planning Commission or City Council approval (assuming no subdivision maps are included). Infill trends in the city indicate that multi-family developments such as apartment and townhome 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.

The criteria used to identify recycling opportunities of non-vacant multi-family residential parcels includes the following:

- Improvement value is less than half of the land value
- Structure was built prior to 1990 (over 30 years of age)
- Existing uses are not condominiums or large-scale apartments
- Redevelopment can at least double the number of units existing on site

Table H-5.6 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 the recycling of land economically feasible.

A review of recent approved projects in the R-3 zone indicates that most projects nearly achieve maximum density, with an average difference of eight percent less than maximum allowed density (see Table H5.15). As such, a realistic capacity of 92 percent is assumed.

For all properties included in this inventory, conservative realistic capacity (92 percent of maximum density) was defined as more than twice the number of existing housing units for each parcel. Further, three 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 43 new units. Another parcel has a nonconforming industrial use but is zoned for residential use. This site has the potential for 35 new dwelling units. Total recyclable land within the R-3 zone has the capacity to yield a total of 105 units.

Table H-5.6: 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	5.7	20	105	Moderate

Source: City of Baldwin Park, 2021

Note: Realistic Potential Housing Units were calculated at 92 percent of maximum density

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.

For multi-family units, 2019 Census rental cost data by bedroom show that market rents for multi-family units in Baldwin Park are affordable to a range of incomes, including lower-income households, based on unit size. According to the 2018 Census, the average rent in Baldwin Park is $1,431 per month with most (36 percent) paying between $1,000 and $1,499 in rent. Table H-3.8 shows that the HUD-determined fair market rents for Los Angeles exceed the median rents in Baldwin Park. Therefore, the rental rates in Baldwin Park generally are less than the HUD determined fair market rents, indicating that other parts of Los Angeles County are more expensive than Baldwin Park. Another source, the real estate website Zumper.com reports a median rent of $885 for studio/efficiency units, $1,461 for one-bedroom units, and $1,699 for two-bedroom units in Baldwin Park as of December 2020. However, these estimates have a high degree of uncertainty due to limited data for this bedroom type in Baldwin Park and may not be representative of the actual market.

Table H-5.7: Rents in Baldwin Park

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent (HUD 2020)	$1,279	$1,517	$1,956	$2,614	$2,857
Median Rents (Census 2018)	$447	$1,122	$1,429	$1,730	$2,387
Survey of Rents (Zumper)	$885	$1,461	$1,699	N/A	N/A

Sources: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD), American Community Survey 2015-2019 5-Year Estimates, Zumper.com December 2020.

Both of these sources (the Census and Zumper.com) indicate that market rents for smaller multi-family units in Baldwin Park are affordable to low-income households. Corelogic data shows that the median condominium sales price in March 2021 ($415,000) is affordable to moderate-income households. Table 5.8 compares the affordable housing cost by income level and household size to average rents and condominium sales prices in Baldwin Park. As such, sites in the R-3 zone are included in the sites inventory conservatively to meet the moderate-income RHNA.

Table H-5.8: Affordable Housing Costs by Household Size and Tenure - 2020

Income Group	Annual Income Limits	Affordable Payment (Per State Guidelines)		Maximum Affordable Price		City of Baldwin Park Housing Costs
		Renter	Owner	Home (purchase price)	Rental (per month)	
Very Low (30-50% AMI)						
1-Person	$39,450	$986	$986	$168,404	$836	Studio rent estimate: $447 - $885
2-Person	$45,050	$1,126	$1,126	$192,387	$955	1-bedroom rent estimate: $1,122 - $1,461
3-Person	$50,700	$1,268	$1,268	$216,369	$1,075	2-bedroom rent estimate: $1,429 - $1,699
4-Person	$56,300	$1,408	$1,408	$237,980	$1,185	3-bedroom rent estimate: $1,730
5-Person	$60,850	$1,521	$1,521	$252,211	$1,261	4-bedroom rent estimate: $2,387
Low (50-80% AMI)						
1-Person	$63,100	$1,578	$1,578	$293,061	$1,428	Studio rent estimate: $447 - $885
2-Person	$72,100	$1,803	$1,803	$334,964	$1,632	1-bedroom rent estimate: $1,122 - $1,461
3-Person	$81,100	$2,028	$2,028	$376,604	$1,835	2-bedroom rent estimate: $1,429 - $1,699
4-Person	$90,100	$2,253	$2,253	$416,136	$2,030	3-bedroom rent estimate: $1,730 Median condo sales price: $415,000
5-Person	$97,350	$2,434	$2,434	$444,598	$2,174	4-bedroom rent estimate: $2,387 Median condo sales price: $415,000
Moderate Income (80-120% AMI)						
1-Person	$64,900	$1,623	$1,893	$359,562	$1,473	Studio rent estimate: $447 - $885
2-Person	$74,200	$1,855	$2,164	$411,216	$1,684	1-bedroom rent estimate: $1,122 - $1,461
3-Person	$83,500	$2,088	$2,435	$462,607	$1,895	2-bedroom rent estimate: $1,429 - $1,699 Median condo sales price: $415,000
4-Person	$92,750	$2,319	$2,705	$511,582	$2,096	3-bedroom rent estimate: $1,730 Median condo sales price: $415,000
5-Person	$100,150	$2,504	$2,921	$547,336	$2,244	4-bedroom rent estimate: $2,387 Median condo sales price: $415,000

Assumptions: California Department of Housing and Community Development 2020 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 3% interest rate for a 30-year fixed rate mortgage loan; housing cost include utilities based on Housing Authority of the County of Riverside Utility Allowance by room size, 2020.

Sources: California Department of Housing and Community Development, 2020; Housing Authority of the County of Los Angeles, 2020; MIG, 2020. Rent: U.S. Census 2019 ACS 5-Year Estimates Detailed Tables, Housing Prices: CoreLogic California Home Sale Activity by City, September 2020; December 2020 Southland Report.

Mixed-Use Opportunity Areas

The 2002 General Plan identified two areas in Baldwin Park for mixed-use development, providing new greatest opportunities for infill residential development. One area, formerly designated MU-1, was replaced by the Baldwin Park Downtown Specific Plan to provide additional flexibility and guidance for public realm improvements and economic development strategies. The other area, MU-2, is located along North Maine Avenue. (Residential development potential in the Baldwin Park Downtown Specific Plan is discussed in more detail in future sections.) The potential for creation of residential units in the MU-2 zone is predicated on 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 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 MU-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.

Zoning regulations have been tailored to facilitate housing development at the maximum density of 30 units per acre, with incentives for lot consolidation through graduated density. Lots less than 20,000 square feet in size have a maximum density of 15 units per acre; the maximum residential density is 30 dwelling units per acre on lots with a minimum of 20,000 square feet.

The criteria used to identify non-vacant MU-2 sites include the following:

- Improvement value is less than half of the land value
- Structure was built prior to 1990 (over 30 years of age)
- Potential for lot consolidation
- General characteristics such as declining uses, low existing Floor Area Ratio (FAR), etc.
- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics
- Expressed interests from property owners or developers

The sites inventory analysis identifies five mixed-use sites with the potential for combined capacity of 147 units (Table H-5.9). These sites contain existing commercial and/or residential uses that are of marginal economic viability, are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. All of the sites are adjacent to each other and are appropriate for consolidation into larger development projects, achieving a lot size of at least 0.5 acres.

Table H-5.9: Residential Capacity in Mixed-Use 2 Zone (MU-2)

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	0	70	Lower
Site B	Mixed Use	MU-2	30 du/acre	0.75	4	1	21	Lower
Site C	Mixed Use	MU-2	30 du/acre	0.91	3	1	25	Lower
Site D	Mixed Use	MU-2	30 du/acre	0.64	2	0	18	Lower
Site E	Mixed Use	MU-2	30 du/acre	0.50	1	0	14	Lower
			Total	**5.3**	**17**	**2**	**147**	

Notes:

1. Realistic Potential Housing Units were conservatively calculated at 92 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.



Site A Existing Conditions

Figure H-5.1 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 MU-2 sites are available, the potential units are counted toward the lower-income categories for the RHNA, consistent with State law.



Site B Existing Conditions

Downtown Baldwin Park Specific Plan Capacity

Adopted in 2016, the Downtown Specific Plan provides an ambitious yet practical vision for Baldwin Park's downtown area. The Specific Plan establishes the framework for a vibrant and walkable mixed-use Downtown organized along Ramona Boulevard as the principal public space. Ramona Boulevard is connected via a pedestrian paseo to the regional Metrolink Station creating a transit-oriented downtown that encourages walkability and multi-modality. The Specific Plan was amended in 2019 and 2021 (anticipated) to address existing deficiencies, expand the Specific Plan boundaries, and add additional flexibility and development opportunities through increased density.

The Downtown Specific Plan provides the opportunity to create a walkable, mixed-use center by promoting infill growth in the downtown area through higher density residential and mixed-use development. Downtown provides ample services, including the library, Morgan Park, Metrolink station, and shops and services, to support a significant portion of the City's projected total housing need.

Sites identified to meet the RHNA were chosen based on the following criteria for recyclable parcels:

- Residential parcels
    - Improvement value is less than half of the land value
    - Structure was built prior to 1990 (over 30 years of age)
    - Existing uses are not condominiums or apartments
    - Redevelopment can at least double the number of units existing on site
- Mixed-Use parcels
    - Improvement value is less than half of the land value
    - Structure was built prior to 1990 (over 30 years of age)
    - Potential for lot consolidation
    - General characteristics such as declining or small-scale commercial uses, low existing Floor Area Ratio (FAR), uses with large parking lots, etc.

- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics
- Expressed interests from property owners or developers

Examples of the existing conditions that make these sites the most viable for redevelopment opportunities are shown below. The viability of recycling is further supported by substantial development interest, including several new multi-family residential projects that are either in the pipeline, have been approved, or constructed in and around the Downtown. Recent projects ROEM Phase I (constructed) and Central Metro Place (approved) provide needed affordable housing in the Downtown.



Constructed Project – ROEM Phase I



Site of Approved Project - Central Metro Place, Existing Conditions



Opportunity Site - 14598 Ramona Blvd, Existing Conditions



Opportunity Site - 4123 Laurens Avenue, Existing Conditions



Opportunity Site - Value Plus Marketplace, Existing Conditions

The specific plan has the capacity to provide a variety of housing types; the densities that can be achieved are appropriate to facilitate the production of housing that is affordable to all income levels.

The sites analysis completed for the Housing Element concludes that the intensification of land within the Specific Plan area has the capacity to yield 1,658 units during the 2021-2029 planning period, assuming a conservative realistic capacity of 92 percent of the maximum density.

The sites that are the most viable to support lower income housing are those with the characteristics described above, indicating ripeness for redevelopment, the highest allowable density, and where property owners have shown recent interest in redevelopment. Park Plaza at 14400 Ramona Boulevard can accommodate a realistic capacity of 491 units for lower income housing (Table H-5.11). Appendix B provides a detailed description of these sites.



Park Plaza – Existing Conditions

Table H-5.11: Lower Income Capacity in Downtown Plan Area

	General Plan	Zoning	Maximum Density	Acres	Existing Units	Realistic Potential Housing Units	Affordability Level
Park Plaza Site	Downtown Specific Plan	DT Core / Corridor / Edge	40 du/ac	13.3	0	491	Very Low

Note: Realistic Potential Housing Units were calculated at 92 percent of maximum density

The remaining 1,167 units identified in the Specific Plan area to meet the moderate and above moderate-income RHNA also have high potential to provide housing for very low- and low-income households, given the allowed densities of 40 units per acre, which was recently increased through revisions to the Downtown Specific Plan. These sites may be identified throughout the planning period to support no-net loss findings.

Land Owned by Religious Institutions

Properties owned by faith-based organizations often have large, underutilized parking facilities. Recent State legislation has made it easier for religious institutions to build housing on these sites. AB 1851 eases parking requirements for a religious institution (or through partnership with a nonprofit

developer) that seeks to build affordable housing on land they own or lease. The law allows religious institutions to build housing on underutilized parking lot areas and prohibits cities from requiring replacement of those parking spaces. However, no more than half of the available on-site parking spaces can be requested to be eliminated.

The site inventory identifies four sites owned by religious institutions, located in the R-3 zone and Downtown Specific Plan area. The area identified for potential housing development on these sites totals 2.6 acres.

To calculate the realistic capacity of sites owned and operated by religious institutions that can support infill development on underutilized portions and parking lots, this Housing Element assumes that housing could occur on half of existing parking lot areas and does not assume the acreage of the entire site. In addition, to be conservative, development was then assumed at 92 percent of maximum allowable density, based on the zone in which the site is located. Because places of worship are mission driven to support the community and often provide their services free or at very low cost, sites within this category are allocated to the very low- and low-income categories to meet the RHNA if located in an area that meets the default density established by HCD (30 units per acre). A realistic capacity of 68 units can be achieved to accommodate very low and moderate-income households on parcels owned/operated by religious institutions.

Sites in the R-3 zone are identified to meet the moderate-income RHNA. One site in the R-3 zone was used in both the fourth and fifth cycle Housing Elements; this site is not subject to requirements associated with AB 1397 because it is not identified to meet the lower-income RHNA needs.

Table H-5.12: Residential Capacity on Land Owned by Religious Institutions

General Plan	Zoning	Maximum Density	Acres	Existing Units	Realistic Potential Housing Units	Affordability Level
Multi-Family Residential	R-3	20 du/ac	0.8	0	15	Moderate
Multi-Family Residential	R-3	20 du/ac	0.8	0	14	Moderate
Downtown Specific Plan	DT Edge & DT Corridor	40 du/ac	1.0	0	39	Very Low
Total			**2.6**	**0**	**68**	

Note: Realistic Potential Housing Units were calculated at 92 percent of maximum density

Church sites can accommodate affordable housing in their parking areas, where no more than 50% of available parking spaces can be eliminated.

Small Sites and Lot Consolidation

The City acknowledges that small lot development may be more difficult and thus has only identified properties to meet the lower income RHNA that have the potential for sufficient added capacity to make recycling of land economically feasible. Due to the City's historical subdivision patterns, the vast majority of properties are less than half an acre in size, and many are much smaller. The properties less than half

an acre in size that are included in this inventory to meet the lower income RHNA have a realistic capacity yielding more than twice the number of existing housing units and have realistic potential to consolidate with adjacent lots.

Many sites are comprised of contiguous parcels and provide opportunities for lot consolidation. Baldwin Park has a record of approving projects that utilize lot consolidations for comprehensive, high-quality projects. 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. A sampling of the City's history of approvals over the years (Table H-5.13) 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.

Sites to meet the lower income RHNA 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 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 Baldwin Park and other Southern California jurisdictions, such as Simi Valley and Alhambra.

Table H-5.13: Sample History of Lot Consolidations

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

Table H-5.13: Sample History of Lot Consolidations

Project Name/Address	Zoning	Total Units	Affordable Units	Total Lots	Total Square Footage	Project Approval Date
ROEM I	MU-1	73 attached units	72 units (low)	5	40,510	February 2014
Merced/Baldwin Park Blvd/Kenmore	R-1, MU-2	51 units	--	12	61,695	January 2015
Pacific Villas	R-3	48 units	48 units (moderate)	4	60,984	December 2016
Central Metro Place	MU-1	55 attached units	54 units (low)	2	56,628	May 2021
13266 Ramona Blvd.	RG	11 attached units	--	2	25,861	May 2021
Cesar Chavez	MU-1	57 attached units	57 units (low)	4	29,620	Proposed
Torch (Habitat)	R-1/R-G	12 units	12 units (low)	5	33,018	Proposed

Source: Baldwin Park., 2021

AB 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is predominately limited to parcels between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing need. In this inventory, several sites include multiple parcels that are less than 0.5 acres in size; however, when consolidated with adjacent parcels are more than 0.5 acres. These sites are included because the multiple parcels function as one site, such as a structure and its attached parking lot or a single structure located on multiple parcels, or have significant potential for lot consolidation due to substantially underutilized uses on adjacent parcels. Many also have common ownership. Small sites (less than one-half acre) meeting the default density standard are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Baldwin Park, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites within Baldwin Park, as described above.

A total of 14 parcels included in this sites inventory are subject to the re-use provisions of AB 1397, which requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. Certain sites were identified in previous Housing Elements within the area currently addressed by the Downtown Specific Plan. Per HCD guidance, these sites are identified as new sites and not subject to AB 1397 because the zoning and development potential was significantly revised by the new zoning associated with the Specific Plan update. In addition, sites identified in previous Housing Elements but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA. The parcels subject to AB 1397 are identified in the sites inventory table in Appendix B and in Figure H-5.1.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that the Housing Element inventory can accommodate the City's share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. To address this law, additional capacity is identified in the Housing Element to meet the very low- and low-income RHNA. In addition, 923 sites within the Downtown Specific Plan area are identified to meet the above moderate-income RHNA, but can support lower income housing based on the allowed densities of 40 units per acre. The City may use the surplus sites in this category to identify additional sites if necessary to comply with no net loss requirements. Program H3-2 is included in the Housing Element to set up a process for compliance with State law.

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. To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure the capacity exists to service new developments. Site specific constraints are listed in the Sites Inventory Table, located in Appendix B.

Comparison of Sites Inventory and RHNA

Combined, the projections for ADUs, SB 9, vacant and underutilized residential areas, opportunity sites identified in the Mixed-Use, Downtown Specific Plan area, and religious institution sites have the potential to accommodate 2,603 residential units during the planning period, including 927 lower income units. As Table H-5.14 indicates, these sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories. Together these sites have the potential for 898 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 and will help the City meet no-net loss requirements.

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 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 Downtown Specific Plan area will serve as a catalyst for more intense development to implement the Plan's vision. 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.

Figure H-5.1:
Site Inventory

Sites Inventory

- R1
- R3
- MU-2
- Downtown Baldwin Park SP
- Religious Institutions

Approved and Proposed Projects

- MFR
- SFR

Sites Subject to AB 1397

- Yes

Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Downtown Baldwin Park Specific Plan
- Freeways
- Railroads
- Water Channels

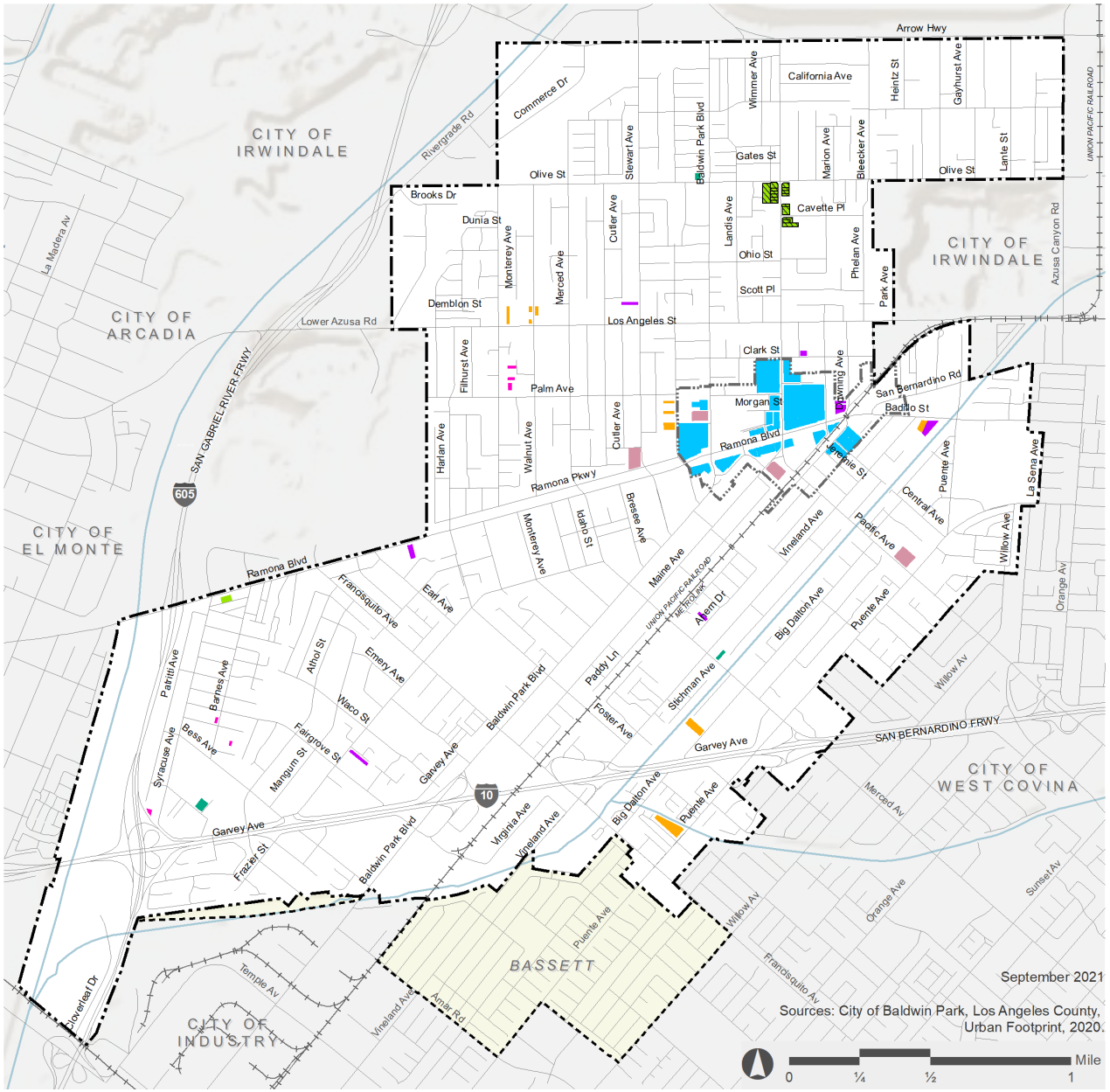


Table H-5.14: Comparison of Sites, Pipeline Projects, and RNHA

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
2021-2029 RHNA	*576*	*275*	*263*	*887*	*2,001*
Approved Projects	--	54	2	40	96
Proposed Projects	100	84	--	16	200
Projected ADU construction	86	164	7	109	366
SB 9 Projections	--	--	--	250	250
Vacant Sites	--	--	--	10	10
Underutilized R-3 Sites	--	--	105	--	105
Mixed-Use Sites	77	70	--	--	147
Downtown Baldwin Park Specific Plan	491	--	237	930	1,658
Religious Institution Sites	39	--	29	--	68
Total	793	372	379	1,355	2,899
Surplus/Remaining (+/-) RHNA Capacity	**+217**	**+97**	**+116**	**+468**	**+898**

Notes: Affordability level is based on a declaration of restrictions recorded on the property.

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 92 percent of maximum development to demonstrate realistic capacity for development. Most recent projects have achieved densities very near actual maximum densities and recently approved and proposed projects including affordable units are achieving densities above the maximum permitted limits (due to density bonus allowances). Table H-5.15 outlines the densities of recent approved projects. Based on development history in Baldwin Park, the assumption that new development may occur at 92 percent of maximum density represents a conservative estimate.

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 new Downtown Specific Plan allows for stand-alone residential uses. The City has crafted development standards so that maximum densities may be achieved through increased heights and decreased set-back requirements.

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. Additionally, the Downtown Baldwin Park

Specific Plan utilizes a form-based code to encourage high-intensity residential and mixed-use infill development.

Table H-5.15: Sample History of Realistic Capacity

Project Name/Address	Approval Date	Zoning	Total Units	Permitted Density [1]	Actual Density	Difference
3346-3354 Vineland Avenue	2011	R-1	15	8.7 du/ac	10.3 du/ac	+ 18%
1500 Badillo Street	2017	R-3	16	20 du/ac	18.8 du/ac	- 6%
3324 Frazier Street	2018	R-3	10	20 du/ac	17.8 du/ac	- 11%
14503 Clark Street	2021	R-3	5	20 du/ac	18.5 du/ac	- 7.5%
13266 Ramona Blvd.	2021	R-G	11	12 /ac	11.9 du/ac	- 0.8%
Central Metro Place	2021	MU-1/RG	55	30 du/ac	42.3 du/ac	+ 83%

Notes: 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.

The sites identified represent the most realistic opportunities for redevelopment with residential uses, due to their underutilized nature and location near transit and services. As such, there are ample available opportunities for parcel recycling and new development within Baldwin Park's residential, mixed-use, and Specific Plan areas.

Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (for example, with a lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Figure H-5.2 shows that TCAC opportunity areas in Baldwin Park are either in the low or moderate resources areas; no high resource areas exist within the city. As such, the identified housing sites are located within areas designated as low or moderate opportunity.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated Census tracts with relatively high concentrations of non-white residents living in poverty. There are no R/ECAPs within Baldwin Park.

Figure H-5.2:
TCAC/HCD Opportunity Areas

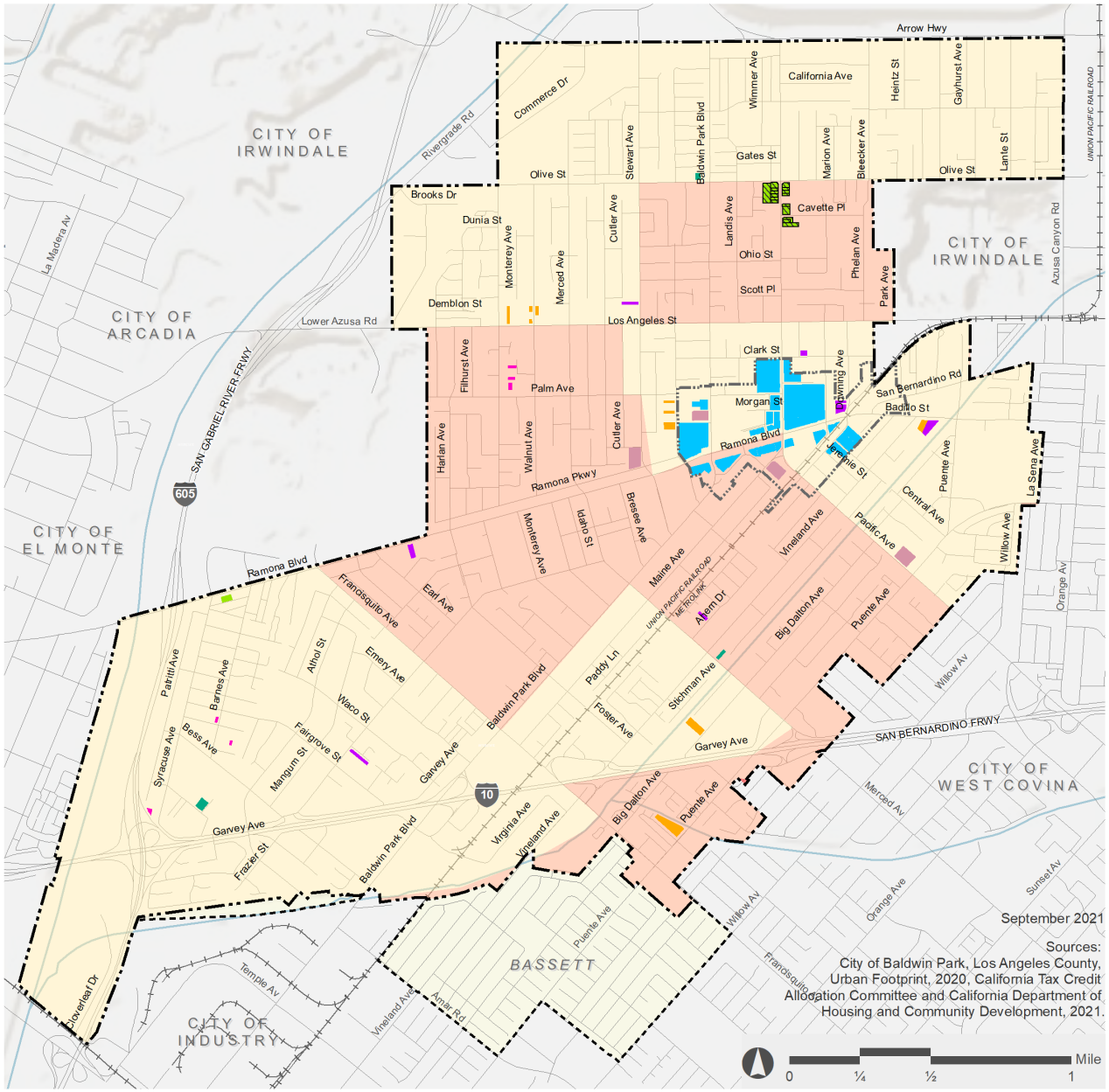
Opportunity Areas
- Low Resource
- Moderate Resource
- High Resource

Sites Inventory
- R1
- R3
- MU-2
- Downtown Baldwin Park SP
- Religious Institutions

Approved and Proposed Projects
- MFR
- SFR

Sites Subject to AB 1397
- Yes

Base Map Features
- City of Baldwin Park Boundary
- Sphere of Influence
- Downtown Baldwin Park Specific Plan
- Freeways
- Railroads
- Water Channels



The distribution of identified sites improves fair housing and equal opportunity conditions in Baldwin Park because sites are equitably distributed citywide. The Specific Plan, which covers a large portion of a low resource area, is likely to become a more moderate resource area as it is expected to attract more economic opportunities in addition to higher intensity residential development. The Specific Plan is also home to the Metrolink Station and high-quality transit, Morgan Park, the Baldwin Park Library and Senior Center, and shopping and service opportunities. The sites identified to meet the RHNA represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and distant from industrial uses—and not concentrated in existing low poverty areas.

A thorough AFFH analysis based on the City's most current Analysis of Impediments to Fair Housing Choice is included in the Housing Constraints chapter (Chapter 4) of this Housing Element.

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

The City has access to a variety of funding sources for affordable housing development and preservation of affordable units at risk of converting to market rate housing. Funding is obtained from federal, state, and local sources. The key housing financial resources currently utilized are summarized below. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects.

CDBG Funds

Through the federal Community Development Block Grant Program (CDBG), the US Department of Housing and Urban Development (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 million annually in CDBG funds which are currently committed to a variety of housing and community development programs. In addition, HUD has issued $50,000 in CDBG-COVID funds.

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 $300,000 annually in HOME funds. In addition, HOME (ARP) provides for

tenant-based rental assistance, supportive services, aqucisiont and development of non-congregate shelters; Baldwin Park received preliminary notice of award of $1.13 million to support local projects.

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. Baldwin Park Transit Center Apartments, a 69-unit affordable housing project, was developed with LIHTCs in 2016.

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. In 2019, 559 households received housing choice vouchers under the HUD Section 8 program. The Baldwin Park Housing Authority also issues project-based Section 8 vouchers to preserve long-term affordability for new affordable housing construction projects.

Additional HUD Sources

HUD also provides funding to support Baldwin Park's senior public housing at McNeill Manor operating, utility and maintenance expenses (approximately $68,000 as of 2021). In addition, HUD provides funding for Emergency Housing Vouchers which provide rental assistance for special needs persons (estimated at $500,000 as of 2021).

Other Resources

A variety of funding resources including but not limited to those listed below are resources available to help Baldwin Park to maximize the effectiveness of available funds.

State Resources

- Permanent Local Housing Allocation (PLHA)
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- San Gabriel Valley Regional Housing Trust Fund
- Los Angeles County Continuum of Care (CoC)
- Los Angeles County Development Authority (LACDA)
- Southern California Home Financing Authority (SCHFA)
- Baldwin Park Low/Mod (Former Redevelopment) (one time $6 million funding)
- Baldwin Park Future Development Fund (one time $4 million funding source)

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

The City has also received funding from the State of California Local Early Action Planning Grant Program (LEAP) for planning activities that accelerate housing production. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their sixth cycle housing elements. The City will also use the grant funding to perform updates and clean-ups of planning documents, such as the Zoning Code, and to make additional enhancements to the development approval and permitting process.

The City of Baldwin Park also received an SB 2 grant from the State of California to fund an update to the Downtown Specific Plan. The City's Downtown Specific Plan was adopted in 2016. Housing developers are attracted to the Downtown area and the positive attributes, including the City's civic center, cultural arts center, Metrolink Station, Morgan Park, and the downtown shopping opportunities. However, development was limited to 30 units per acre. The update to the Specific Plan will allow for careful planning to support a range of housing types at densities of 40 to 60 units per acre.

Several resources from the County of Los Angeles are available to the Baldwin Park community. For example, LACDA oversees the First Home Mortgage Program, which is open to all Los Angeles County residents (outside of the City of Los Angeles). The Mortgage Credit Certificate (MCC) program provides federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County of Los Angeles.

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

The City also works closely with non-profit developers to expand affordable housing opportunities in Baldwin Park. In 2014, the City partnered with ROEM to construct 73 affordable housing units in the Downtown. Two future phases are planned. The City also is working with the Retirement Housing Foundation on Central Metro Place in 2021, as well as two projects being explored by Habitat for Humanity. The City is also working with the Cesar Chavez Foundation on a potential project on Ramona that would include approximately 60 affordable units.

CHAPTER 6

Previous Accomplishments

This chapter analyzes program performance from the City of Baldwin Park's 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Baldwin Park. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 1: COMMUNITY IMPROVEMENT 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 Blvd. near Maine Avenue and in the southwestern section near the freeways, through the enforcement of existing building codes.	The Code Enforcement Division works to eliminate unhealthy and undesirable conditions in the City by investigating and enforcing code violations in response to resident's complaints, observations by staff, referrals from other City departments, and City Officials. Compliance is accomplished by cooperation and education of the public. The Division also issues citations for non-compliance and prosecutes major violators. Housing maintenance and rehabilitation is an important City goal and code enforcement remains an important tool to keep property in good shape to ensure overall community well-being. This program is continued in the 2021-2029 Housing Element with modified objectives.
PROGRAM 2: HOME IMPROVEMENT RESIDENTIAL PROGRAM (HIRP) Rehabilitate owner-occupied housing units to remove substandard conditions. Provide low-interest loans and deferred loans and grants to lower-income families with a goal of providing assistance to a total of 24 households per year,	The City continues to promote the HIRP. Between 2015-2020 there were five First Time Homebuyer loans provided to Baldwin Park residents (the goal was 25 over a 5-year period). No loans were provided in past three years. Because the success of the owner-occupied rehab programs is minimal, the City is re-evaluating its programs and available funding sources. Due to limited funding and participation, this program will be largely discontinued. This program will be consolidated into the Community

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
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 total 24 households per year), if applications from eligible extremely low-income households are submitted. Continue to provide assistance through HIRP for the construction of bedroom addition to ameliorate overcrowding conditions. HIRP for home improvements that provide assess and safety for disabled residents. Continue to provide information on HIRP at the public counter and City website. Encourage the use of the program to eligible residents who visit the Planning Division for permits or technical assistance on other types of renovations or remodels.	Improvement program in the updated Housing Element to address more general rehabilitation objectives and HOME/CDBG funds.
PROGRAM 3: RENTAL REHABILITATION PROGRAM Rehabilitate 2 low- and moderate-income units annually for a total of 16 during the 2014-2021 planning cycle.	The City is not currently providing rental rehabilitation loans. No applications for this program were received during the fifth cycle planning period. Due to limited funding and participation, this program will be largely discontinued. This program will be consolidated into the Community Improvement program in the updated Housing Element to address more general rehabilitation objectives and HOME/CDBG funds.
PROGRAM 4: PRESERVATION OF AT-RISK RENTAL HOUSING Monitor status of 222 affordable housing units that are at risk of converting to market rate. Receive updates from HUD as they work with owners and property managers to discuss preservation option 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.	Four federally assisted developments were at-risk of conversion to market rate during the previous planning period: Clark Terrace, Frazier Park, Ramona Park, and Syracuse Park. Ramona Park extended affordability covenants to 2068. The other three complexes have new expiration dates of 2023 and 2025. HUD now monitors and administers these units directly. When a contract is set to expire, HUD provides sufficient notice for the Baldwin Park Housing Authority (BPHA) to issue tenant protection vouchers as needed. There were no notices pertaining to HUD Section 8 expiring contracts for Frazier Park, Ramona Park, Clark Terrace, and Syracuse Park. The City will continue to monitor units at risk of converting to market rate during the 6th cycle planning period. An updated version of this program remains in the Housing Element, as preservation of affordable housing is an important goal for the City.

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 5: FIRST-TIME HOMEBUYER PROGRAM Expand home ownership opportunities to low and moderate-income first-time homebuyers. Provide home ownership assistance to 3 households annually for a total of 24 households during the 2014- 2021 planning period.	Although the need and interest in homebuyer programs is great, the City has increasingly had to disqualify applications with living trusts and a reluctance to subordinate in a third position on loans; however, the City continues to review applications. No loans were issued in 2018, 2019, or 2020. Because the success of the first-time homebuyer program is minimal, the City is once again re-evaluating its programs and available funding sources, and considering prioritizing HOME funds to support construction of new housing. Assistance for first-time homebuyers is an important part of the City's affordable housing strategy. This program will be combined with other strategies, including resources offered by Los Angeles County, and consolidated into one program in the updated Housing Element.
PROGRAM 6: MORTGAGE CREDIT CERTIFICATION (MCC) Continue to participate in the regional MCC program, and encourage applicants to the City First-time homebuyer program to take advantage of the program.	The City continues to participate in the regional MCC program administered by Los Angeles County. This program will be combined with other first-time homebuyer resources, such as partnering with Habitat for Humanity, and consolidated into one program in the updated Housing Element.
PROGRAM 7: SECTION 8 HOUSING CHOICE VOUCHER PROGRAM Participate in efforts to maintain and possibly 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 residing in substandard housing, and households spending greater than 50% of their income on housing.	The Baldwin Park Housing Authority administers Public Housing and Section 8 Rental Assistance for the City. Currently, the Baldwin Park Housing Authority manages 457 available vouchers and has 1,534 active participants on the waiting list. The Housing Authority has started a project-based voucher program and have allocated vouchers the following future projects: one project in El Monte (8 units), and three projects in Baldwin Park (ROEM, Cesar Chavez, and Retirement Housing Foundation). Rental assistance remains one of the most important forms of housing assistance for lower-income households, as well as seniors. This program is continued in the Housing Element.
PROGRAM 8: HOME TENANT-BASED RENTAL ASSISTANCE PROGRAM Provide rental assistance to 8 households per year that are currently on the Section 8 waiting list. Prioritize assistance to extremely low-income households.	The City provided tenant-based rental assistance to five participants in 2013, and in three participants in 2014. Since 2015, no participants have received HOME Tenant Based Rental Assistance (TBRA). This program will be removed due to a lack of funding.

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 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 to the development of 20 new affordable housing 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 non-profit 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 development. 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.	Due to the loss of Redevelopment Set-aside funds, City efforts to develop new affordable housing are significantly curtailed. Each year, the City meets with three to four different affordable housing developers to discuss potential development opportunities. Recent projects, including ROEM, received low-income housing tax credits to support the project. Funding and technical assistance are important tools for facilitating development of affordable housing. This program will be modified to include potential funding that may result from an inclusionary housing ordinance and related in-lieu fee.
PROGRAM 10: ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE HOUSING GROWTH Continue to provide appropriate land use designations and maintain an inventory of suitable sites to residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.	The City continued to provide appropriate land use designations and zoning to facilitate a variety of types of residential development. The maintenance of adequate sites is an important goal for the City. This program will be continued and modified to include objectives pertaining to tracking to ensure no net loss of sites during the planning period.
PROGRAM 11: MIXED USE SITES Continue to facilitate the construction of residences in mixed use development. Continue to provide incentives for lot consolidation in the MU 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	In 2017, the City Council approved a Transit-Oriented Mixed Use Downtown Specific Plan and Environmental Impact Report which is intended to facilitate mixed use developments within the Downtown area. The Specific Plan is being updated in 2021 to allow for increased development capacity and flexibility. There have been multiple mixed-use projects in Baldwin Park, including ROEM Phase I, Cesar Chavez Foundation, and Retirement Housing Foundation. A new program will be added to reflect the incentives built into the Downtown Specific Plan and sites identified in the 6th cycle Housing Element.

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
development interest, inquiries and progress toward mixed use development. Periodically re-evaluate approach and progress.	
PROGRAM 12: 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 approved Administrative Adjustments (AA) and/or Specific Plans (SP) nearly every year during the planning cycle. In general, administrative adjustments were issued to facilitate parking for small projects, with modifications allowed for vehicular back up areas and parking stall sizes. These tools allow developers flexibility and will be carried forward in the Housing Element.
PROGRAM 13: DENSITY BONUS/DEVELOPMENT INCENTIVES Continue to comply with State Law provisions for density bonuses as a means to facilitate affordable housing development. Continue to exempt affordable housing project from certain development fees such as Quimby and Public Art fees.	The City continues to comply with State Law with regard to density bonus provisions and continued to exempt affordable housing units/project from development fees including the Parkland in-Lieu (Quimby) Fee and the Public Art Fee. Density bonuses and waiver of fees are fundamental tools for the provision of affordable housing. This program will be modify to ensure compliance with State Density Bonus law, as it may be amended from time to time, and continued in the Housing Element.
PROGRAM 14: EXPEDITE PROJECT REVIEW Minimize the time required for project approvals and 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.	The City offers a streamlined review of development as a part of its standard protocol. The Design Review Committee (DRC) facilitates this process. The DRC is an interdepartmental staff-level review board responsible for reviewing all multi-family residential and select single-family residential projects. The committee meets monthly or as needed. A new preliminary review process was recently instituted; with a one-time fee, a project is comprehensively reviewed as a preapplication. This reduces application process time and creates a predictable process. This program will be modified to include the preliminary review process.
PROGRAM 15: 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 standard as consistent with State Law. Subject emergency shelters to the same development standards as other similar uses within the IC 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	Emergency shelters are permitted by right in the IC Zone, pursuant to the Zoning Code. In 2020, the City was awarded the Homeless Initiative and Home Good Collaborative funding grant for the preparation of a land use and convening study. Topics to be studied include incentivizing ADUs to be rented as affordable units and considering inclusionary housing options. The study will focus on implementing land use changes to reduce barriers to interim and permanent housing. This work will be completed by December 2021. Both the Retirement Housing Foundation project (approved) and Cesar Chavez project (proposed) will offer supportive services. The Baldwin Park Housing Authority is also developing a tiny homes project in partnership

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
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 of 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 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 project 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 location in the City.	with SGV COG, El Monte, and S El Monte to support formerly homeless individuals. No projects have been proposed to provide housing for persons with disabilities during the planning period. This program will be updated to remove components that have been completed and address recent State laws that require zoning amendments to accommodate low barrier navigation centers and transitional and supportive housing.
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.	The City provided the Housing Element to water and sewer service providers upon adoption. This remains a requirement of Housing Element law and will remain in the updated Housing Element.
PROGRAM 17: FAIR HOUSING PROGRAM Continue to assist households through the Housing	The City Continues to support the Housing Rights Center with allocation of CDBG funding and providing referrals to this agency. Information on fair housing is available on the City's Housing Division website, including a flyer

Table H-6.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Status of Program Implementation
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 materials 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 implement recommendations from 2010 Analysis of Impediments to Fair Housing Choice related to fair housing.	with Housing Rights' Center Information and services provided. The City complies with all State and Federal fair housing requirements. All recommendations from the 2015 Analysis of Impediments to Fair Housing Choice were implemented in FY 2015 and continued through the planning period. The City continues to provide funding to the Housing Rights Center to promote fair housing in Baldwin park. This program is continued in the updated Housing Element, in a consolidated Fair Housing program compliant with updated State law to address affirmatively furthering fair housing.
PROGRAM 18: REASONABLE ACCOMMODATION Provide information to residents on reasonable accommodation procedures via public counters and the City's website.	The Reasonable Accommodation Ordinance is a codified component of the Zoning Code and is available on the City's website and at the public counter. The City completed a reasonable accommodation request in 2017. This program is continued in the 2021-2029 Housing Element.

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appendix a

A.1: Stakeholder Invitee List

Invitees for Housing Workshop (Oct 28, 2020): Stakeholder List	
Organization/Possible Contact	**Notes/Comments**
Housing Developers/Housing Industry	▪ San Gabriel Valley Regional Housing Trust, Marisa Creter, Executive Director sgv@sgvcog.org (626) 457-1800 ▪ Baldwin Park Housing Authority: Housing Manager Carol Averell, caverell@baldwinpark.com ▪ West San Gabriel Valley Realtors: (626) 288-6212 ▪ San Gabriel Valley Habitat for Humanity 626.387.6899, https://sgvhabitat.org/contact/ ▪ Affordable housing developers that work in the region: Mercy Housing (213) 743-5820, National CORE info@nationalcore.org , Jamboree (949) 263-8676 ▪ Alex Hernandez: Brandywine Homes (949) 296-2400, Ext. 109 ▪ Bob Fard: Retirement Housing Foundation, (562) 257-5352 ▪ Carolina Ruiz: City's contracted real estate professional, (626) 862-5654 ▪ Doris Nguyen: Olson Company, project manager for market rate project in downtown. Currently has ENA executed with the city, Cell (562) 506-7708 ▪ Dirk D Thelen: Withee Malcolm Architects, LLP Architect for ROEM, direct 424.266.6935 ▪ George Lopez: georgel@chavezfoundation.org ▪ Olson Company, (562) 506-7708 ▪ Property Owners in Downtown ▪ Stephen J. Edwards City Ventures (714) 504-3685 sedwards@cityventures.com {email} ▪ Steve Kuchenski (skuchenski@onyxarchitects.com) ▪ Housing Authority of the County of Los Angeles, (626) 586-1505, Emilio Salas: Emilio.Salas@hacola.org
Service Providers and Advocates	▪ Baldwin Park Community Center ▪ Baldwin Park Family Service Center ▪ Senior Center/Club- Irma Garcia Irma.garcia@baldwinpark.com, (626)813-5245 Ext. 320 ▪ California Family Counseling Network, Inc. P.O. Box 1929, Frazier Park, CA 93225-1929 (855) 527-5889 Robert Clark (president), Sheila Clark Ph. D. (clinical psychologist), Director@cfcninc.org ▪ The San Gabriel/Pomona Parents Place empower@parentsplacefrc.com (626) 919-1091 ▪ Kaiser Permanente; Kaiser EOP – Norma Campos Norma.X.Corona-Campos@kp.org (626) 814-6410 ▪ Children's Bureau (Baldwin Park Office) (626) 337-8811 ext 204, Paulina: paulinasepulveda@all4kids.org ▪ Project Sister, P.O. Box 1369, Pomona, CA 91769 (909)623-1619 Sheaton Baskerville PhD., LMFT ext.120, sbaskerville@projectsister.org

Invitees for Housing Workshop (Oct 28, 2020): Stakeholder List	
Organization/Possible Contact	**Notes/Comments**
	▪ ABILITY FIRST/Lawrence L. Frank Center, 201 S Kinneloa Ave, Pasadena, CA 91107 (626) 396-1010 info@abilityfirst.org ▪ Richard D. Davis Foundation/Developmentally Disabled Inc. ▪ Esperanza Charities, Inc. 2510 W Main St, Alhambra, CA 91801 (626) 457-5242, Contactus@esperanzaservices.com ▪ Asian Youth Center 100 Clary Ave, San Gabriel, CA 91776 (626) 309-0622, www.aycla.org ▪ SPIRITT Family Services, 8022 Painter Avenue, Whittier, CA 90602 (562) 903-7000 info@spiritt.org ▪ Serenity Infant Care Homes, Inc. 600 S Grand Ave, Covina, CA 91724 (626) 859-6200 Serenityinfantcarehomes.com ▪ East San Gabriel Valley Coalition For The Homeless, Renee Johnson esgvch@aol.com 626 333 7204 ▪ SGV Consortium on Homelessness, (626) 214-5986 Ext. 104 Todd M. Palmquist: todd@sgvc.org ▪ San Gabriel/Pomona Regional Center: commsrvs@sgprc.org (909) 620-7722 ▪ Boys and Girls Club of West San Gabriel Valley: Baldwin Park 626.338.1854, Rosemary Melendez Site Director of Baldwin Park ▪ YWCA San Gabriel Valley, (626) 960-2995 Ext. 139; Vilma Escalante: vilmaescalante@ywcasgv.org ▪ Active SGV - Wesley Reutimann wes@activesgv.org, ed@activesgv.org ▪ Housing Rights Center info@housingrightscenter.org ▪ Cesar Chavez Foundation - George Lopez: georgel@chavezfoundation.org ▪ Historical Society Robert Benbow, bphistoricalsociety@yahoo.com (626) 214-1620, (626) 664-0534 ▪ Baldwin Park Chamber of Commerce ▪ Beyond Shelter, (213) 252-0772, Dara Papel: dpapel@beyondshelter.org ▪ Union Station Homeless Services; 1755 East Huntington Drive Suite 103, Duarte, CA 91010 (626) 375-5132; Michelle Garcia, MSW, ACSW: mgarcia@unionstationhs.org ▪ Services Center for Independent Living, (626) 337-8868; Sadith Ching: sadith@scil-lic.org ▪ Infant & Parent Therapy (Baldwin Park), (626) 963-2856; Rosie Pineda, MFT ▪ Empowering Families Educational Services, (626)512-5292 Maria A. Torres, MA: Empoweringfamiliesinfant.fam@gmail.com ▪ Santa Anita Family Services and Senior Services, 605 S. Myrtle Ave. Monrovia, CA (626) 358-1185 Ext. 31, Salvador Mendez ▪ Rosemary Children's Services, 36 S. Kinneloa Ave, Ste. 100 Pasadena, CA 91107 (626) 844-3033 Ext. 417 Michelle Davis-Thomas, mthomas@rosemarychildren.org ▪ Fiesta Educativa, Inc. (323) 221-6696 Ext. 110, Maria E. Almanza: malmanza@fiestaeducativa.org ▪ Family Promise of San Gabriel Valley (626) 344-8606, Matthew Rayburn: Matthew.rayburn@familypromisesgv.org ▪ Lions Gate Home 1390 E. Mission Blvd. Pomona, CA 91766 (909) 766-1052 Lionsgatepomona@gmail.com ▪ AIDS SERVICE CENTER 65 N. Raymond Ave. Suite 240, Pasadena, CA 91103 (626) 441-8495 Ext. 16 Francisco Cabas, Outreach Program Manager Prevention@aidssc.org ▪ Los Angeles Homeless Services Authority 811 Wilshire Blvd, 6th Floor Los Angeles CA, 90017 (323) 533-4932; Stephanie Inyama Regional Homeless Count Coordinator Spa5homelesscount@lahsa.org ▪ Citrus College Kinship/ Foster Parent Workshops, Teri G. Muse Family Service Center (323) 719-3288 Rod Recendez: Rod.recendez@yahoo.com

Invitees for Housing Workshop (Oct 28, 2020): Stakeholder List	
Organization/Possible Contact	**Notes/Comments**
	▪ California Mental Health Connection, Teri G. Muse Family Service Center (626) 453-6234 Elisa Jimenez ▪ Emotional Anonymous Teri G. Muse Family Service Center (626) 533-6545 Nora Perez Norikyperez40@gmail.com ▪ Emotional Anonymous Teri G. Muse Family Service Center (626) 251-0076 Rosa Velasquez Rosavelasq5@hotmail.com ▪ One Book at a Time/ Reading is Fun, 4141 Maine Ave., Baldwin Park, CA 91706 (626) 736-9363 Juan Carlos Juancarlos.x.sandoval@kp.org ▪ Narcotics Anonymous Teri G. Muse Family Service Center (626) 324-3458 Julian ▪ Victory Outreach (food drive): 626-337-7520
Churches and Church Groups	▪ St. Johns the Baptist Catholic Church - Mike Ward, sjbsocialservices@gmail.com (626) 552-7126 ▪ Church of the Redeemer - Cecilia Bernal ceciliab@uvp.com (626) 552-2277 ▪ Baldwin Park (L.A.) Bilingual Seventh Day Adventist Church Food Bank ▪ Catholic Charities – San Gabriel Valley Region ▪ New Hope Christian Counseling Centers info@newhopechristiancounseling.org Covina: 626-967-6421 ▪ Apostolic Worship Epicenter, Co-Pastor Aaron Barbosa, Aaronbarbosa1@gmail.com 626-488-8487; Sr. Pastor George Barbosa Lukesouthlen77@me.com , 626-347-5695 ▪ World Faith Ministries Pastor Jesse Rosales, 626-337-7321
Schools	▪ Baldwin Park Unified School District: Froilan Mendoza: (626) 856-4201 ▪ Baldwin Park High School(626) 960-5431 Ext. 3591, Lupe Falls: LFalls055@bpusd.net ▪ Los Angeles County Office of Education, (626) 313-5478, Don Lindgren, Lindgren_Don@lacoe.edu ▪ Sierra Vista High School, 3600 North Frazier St. Baldwin Park, CA 91706 (626) 960-7741 Ext. 2064 Sandra Anaya, M.Ed. (counselor); Sranaya978@bpusd.net ▪ North Park High School 4600 North Bogart Avenue, Baldwin Park, CA 91706 (626) 337-4407 Ext. 5923 Jim Orick (counselor): Jworick942@bpusd.net

A.2: Community Workshop Summary



City of Baldwin Park

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

agenda
- Introductions
- General Plan Overview
  - Housing Element
  - Environmental Justice
- Process Overview and Public Engagement
- Discussion

Community Workshop #1: Housing Element

Wednesday, October 28, 2020
1 PM - 3 PM

KEY THEMES



HOUSING

major housing issues and challenges

accessibility to affordable units	senior and affordable population needs - income requirements is a barrier	some seniors housing buildings require 1.5 x rent
new apartments are unaffordable	many family members living together	reasonable accommodations are needed for folks with disabilities; address before accommodations are needed
city needs to do more outreach	private residences used as rental - local or regional regulation to ensure private home owners aren't increasing rents	expensive entitlement and financing process
density and limitations on number of units	need for more workforce housing (80-100% AMI)	conflict btwn design requirements and fire dept - go back to the City for design modifications/ ask for variance
concern about rent increases/stability	displacement and gentrification	high cost of rent
need for affordable homeownership	med/ low/ ex low income needs	need for more supportive housing: mental health, job training - at the same facility
		$1,800 for rent is not affordable

opportunities and creative solutions

affordable units	accommodate fixed income residents - low income	working with housing groups and partner with local organizations
rent caps - localize rent control	outreach with more time to prepare	outreach at all City events/ food drives on Fridays
greater baseline zoning to accommodate density	LIHTC and TCAC awards for large projects	social media posts
allow for zoning modifications for life/safety without variance	convert tenant-based vouchers to project-based vouchers	shorten entitlement window/process
flexible zoning for affordable housing - consider housing overlay	create a local affordable housing trust - incentive/fee in lieu	hire local employees/ construction companies/ etc - developers bring their own teams
developers to have an obligation to build aff housing - develop plan based on population	shared public parking/new development	public private partnerhsips
residents needs FIRST!!	education on needs for documentation/ credit scores/ etc to become homeowner	give local neighbors preference for new affordable housing (rent and buy)

Where can new housing be accommodated?

close to parks and open space	create a high density district downtown with lots of different types of housing	close to major transit (rail or bus) centers - high density

How can City policies best address local housing needs?

rent control board or City branch/ entity (ex: Santa Monica, SF)	publicize broadly information on housing - education	look to City of Pasadena - progressive housing laws
dedicated place where renters can make complaints/ ensure their rights are not being violated/ get help with paperwork// etc	inclusionary housing	limit/ prohibit passing capital improvement costs on to residents
more green space and fruit trees	hold community meetings in local parks	incude incentives for public art, community garden, park/open green space, or public improvement
	develop a communal/ consistent understanding of what is considered 'affordable'	City to help non-profit developers take advantage of grants

open communication and transparency on the process	local restaurants and stores at ground floor in housing developments - with local employees	local organizations and developers work together - develop training to prepare to local homeownership
prioirtize more homeownership	inclusionary housing	sense of belonging, unity and compassion
be proud and advertise our local businesses	recycling water system	community events
overcoming NIMBY by giving more by right processes	align with state affordable land use laws	Measure J can help support transitional housing/ housing vouchers

ENVIRONMENTAL JUSTICE

water PFOS etc in all SGV water tables	garden classes through the school district - minimal costs - provide maintenance	noise and pollution from I-10	healthy destinations	use utilly easements for festivals/planting - partner with SCE	concern about liquor stores
more community gardens - by 7-11 is private, Kaiser is publicly available	make information more clear about how to be a part of community gardens and garden classes (post COVID closures)	Metro - noise and contamination - grants/ funding for surrounding neighborhoods	Big Dalton Wash bike trail and microparks forthcoming (Prop 68)	Bike SGV	bike paths to major locations and green walking space

A.3 Housing Community Survey Summary

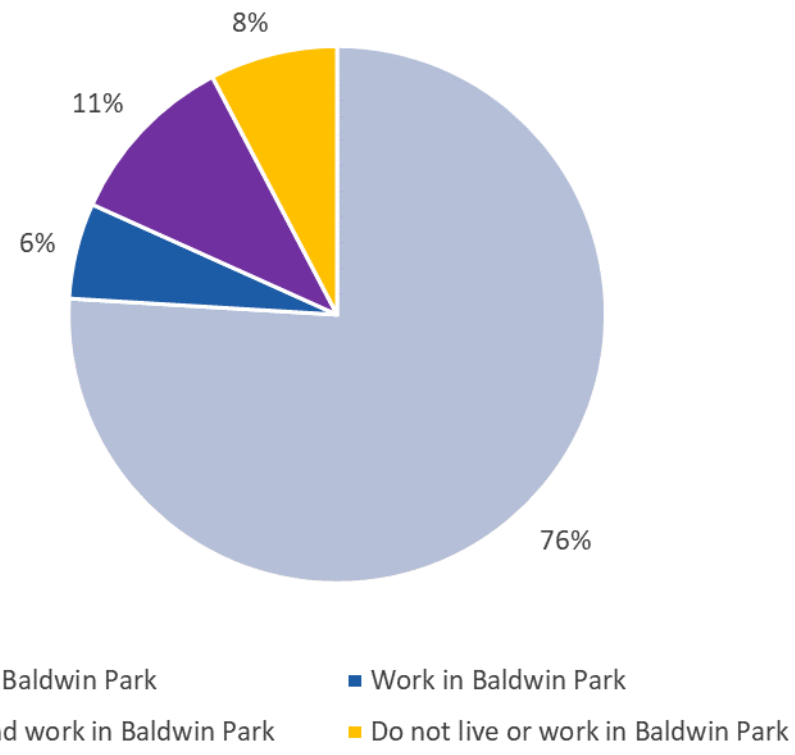
In October 2020, the City of Baldwin Park launched a survey to gather information about housing concerns in the community as part of a focused General Plan update to the Housing, Environmental Justice, and Safety Elements.

The survey was available to the public during the months of October and November 2020 on the City's website in English and Spanish. The survey link was also distributed and advertised on the City's Facebook page.

A total of 110 people who live and/or work in Baldwin Park participated. Results from the survey are presented and summarized here.

Housing Questions

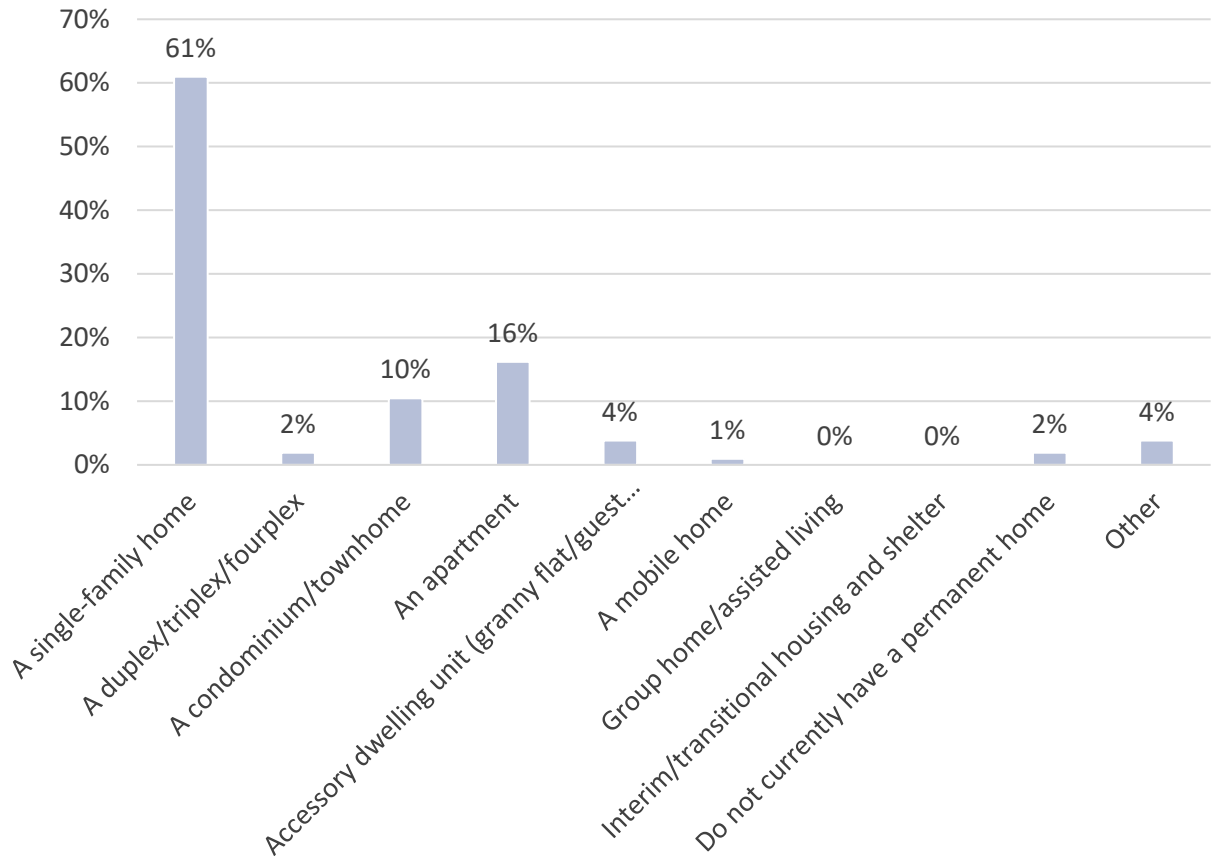
Question 1 [Multiple Choice – Pick 1] [n = 104]



Currently, do you:

Question 2 [Multiple Choice – Pick 1] [n = 105]

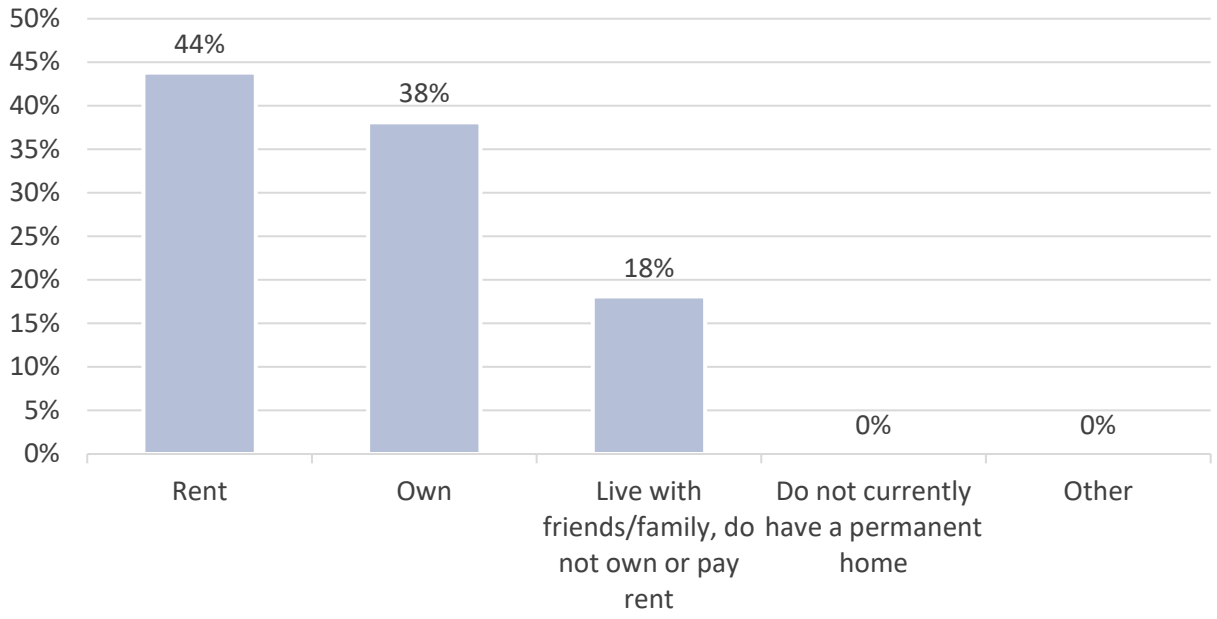
Which best describes your current living situation?



Other (4)
Live near the City
Renting a room in an apartment
Rent room in a home
Rent a room

Question 3 [Multiple Choice – Pick 1] [n = 105]

Which best describes your current housing situation?



Question 4 [Ranking] [n = 103]

What types of housing does Baldwin Park need most?

Answer Options	Weighted Score
Single-family homes	1.67
Housing for families and individuals who need supportive services like jobs training and social services	0.67
Homes with 4+ bedrooms	0.58
Senior housing	0.50
Condominiums/townhomes	0.48
Smaller scale apartments (4 units or fewer)	0.46
Larger scale apartments (5 units or more)	0.39
Interim/transitional housing for people looking to transition from homelessness	0.38
Efficiency homes such as studio apartments	0.33
Accessory dwelling units (granny flat/guest house)	0.32

Mobile home parks	0.06

Question 5 [Array] [n = varies, see table below]

Indicate the importance of current housing challenges in Baldwin Park:

Answer Options	Very Important	Somewhat Important	Not Important	Don't Know	n = responses
Ensure that children who grow up in Baldwin Park can afford to live in Baldwin Park on their own as adults.	77%	17%	5%	1%	**104**
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	70%	21%	9%	1%	**102**
Establish housing for seniors, large families, veterans, and/or persons with disabilities.	67%	21%	11%	2%	**102**
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	67%	24%	9%	0%	**99**
Encourage the rehabilitation of existing housing in older neighborhoods.	64%	24%	9%	3%	**101**
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	63%	18%	16%	4%	**102**
Streamline the process for new housing construction.	52%	33%	9%	6%	**103**
Focus new housing near commercial locations, creating "live/work" neighborhoods.	45%	33%	21%	1%	**104**

Question 6 [Ranking] [n = 101]

What are the best locations in Baldwin Park for new housing?

Answer Options	Weighted Score
Anywhere in Baldwin Park as long as any impacts to single-family neighborhoods are minimal.	1.78
In motels that can be converted to housing.	1.07
In Downtown.	0.94
In existing multi-family neighborhoods.	0.49
Along North Maine Avenue.	0.45

Question 7 [Ranking] [n = 103]

A number of tradeoffs are associated with different approaches to providing more housing in Baldwin Park. What is most important to you?

Answer Options	Weighted Score
New housing should be spread evenly across all parts of the city.	1.17
New housing should be located where it will have the least impact on traffic in Baldwin Park.	1.09
New housing should be concentrated near existing and planned public transit.	0.90
New housing should blend in with the character of surrounding neighborhoods.	0.85
New housing should be located with easy access to shops and services.	0.59
New housing should be concentrated in Downtown.	0.25

Question 8 [Open Ended] [n = 21]

What else would you like the City to consider when updating Baldwin Park's Housing Element?

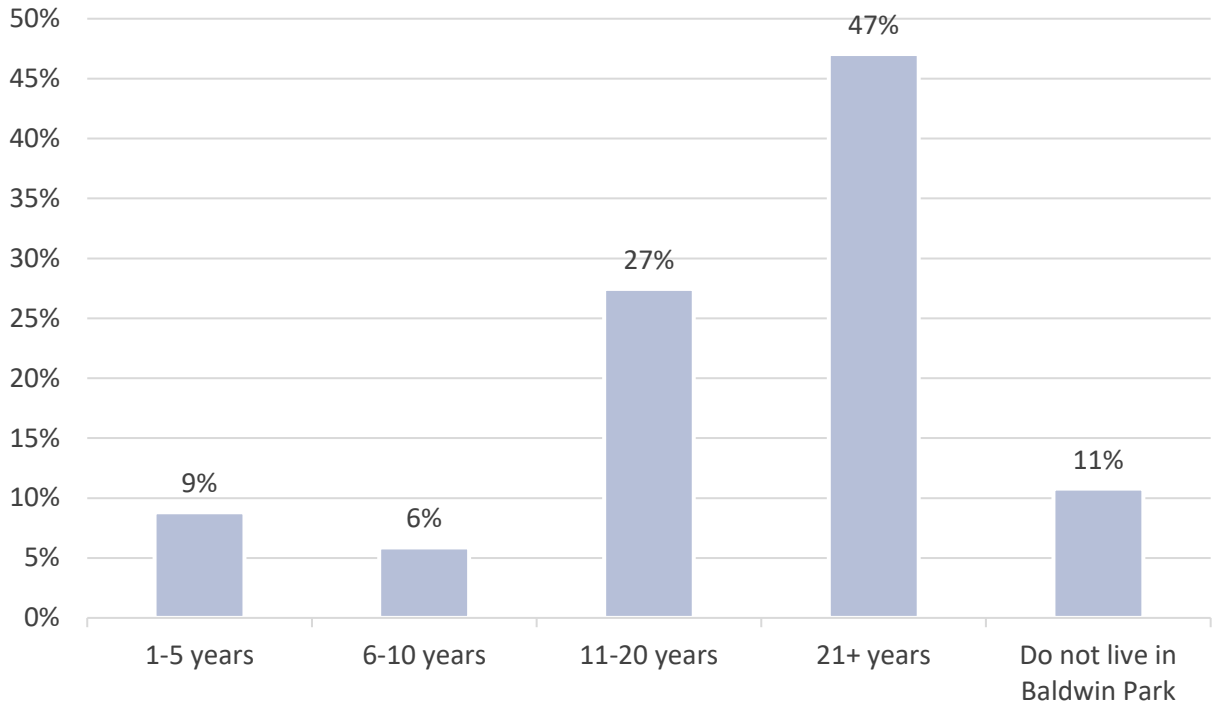
	Responses
1	Stop creating apartments. There is no room with parking. Apartments bring too many people on one street.
2	Making sure these new buildings/those already built, are going to be affordable since the point is they will help the people living in the city be able to stay here.
3	Safer playground for kids
4	Provide assistance or make residents more aware of loans/grants for home improvements
5	Que la ciudad haga en cuenta que hay muchas calles en Baldwin Park donde faltan más topes y más luces. Hay muchos accidentes en calles sin topes y crimen porque las calles quedan oscuras, por ejemplo en la Garvey Ave, si van hacer más viviendas que arreglen primero donde ya hay y que arreglen antes de poner mas hogares.
6	Access to transit should be key when updating Baldwin Park housing.
7	Redevelop downtown area, 2, 3-bedroom apartment mixed with small shops and restaurants to attract professionals work in downtown LA. North main area can be considered with more affordable multi-unit apartment buildings for low-income family and seniors.
8	I would like to see more apartments for affordable living like the Metro village apartments we already have.
9	Require adequate off-street parking! The number of excess cars in our city is a much greater issue than the lack of affordable housing if you cannot control the parking problem you can't invite new residents to the community. Require adequate off-street parking!
10	Focus on homes that our people can own and be affordable for the extremely low-, very-low and low-income brackets according to LA County. Senior housing that is affordable for single checks from SSI that people receive. 100% affordable housing in this manner if there are going to be apartments. No more market rate housing because our people are dying. Consider people over profits. Have multiple community input meetings with a good representative, like the number in attendance as well as working class individuals in attendance, before making decisions on housing.
11	The families in the city expect affordable housing and for the traffic flow not to be impacted. We expect the safety and well-being of the community to improve and not be impacted by any change. Whatever change the city faces we will accept but we expect change for the better.
12	I think Baldwin Park should remain a small city and the housing should be renovated or maintained instead of building a new one. The residents of the city should come first before outsiders. If we build let's keep in mind the size of our community, it's not West Covina or El Monte where land is

	sparsely available. BP is small so let's improvise what we already have. I personally feel the city have a Pueblo / town feel so let's keep it that way. Thank you.
13	Making homes for single parents to afford.
14	Provide some type of shelter for the homeless. It makes our city look bad with all the homeless around our city. The shelters should not be near family neighborhoods. Focus more on the outskirts of the city.
15	I would like to see affordable housing/shelters for the homeless and families in need. I think Baldwin Park has the potential to be a leader in this space and the community is supportive.
16	Affordability (not for developers, for residents)
17	Rent to high a lot of us can afford to pay higher rent
18	Consider what is "outside the box" thinking when it comes to presentation of a project. Not all buildings have to look like a square cube.
19	Cleanliness in all areas
20	Make sure there is room for parking for those new residents Free periodic info sessions for existing homeowners interested in the process for creating housing from existing garages into ADU's (i.e.: the permitting process)
21	Priority should be given to current Baldwin Park residents when purchasing or renting.

Demographic Questions

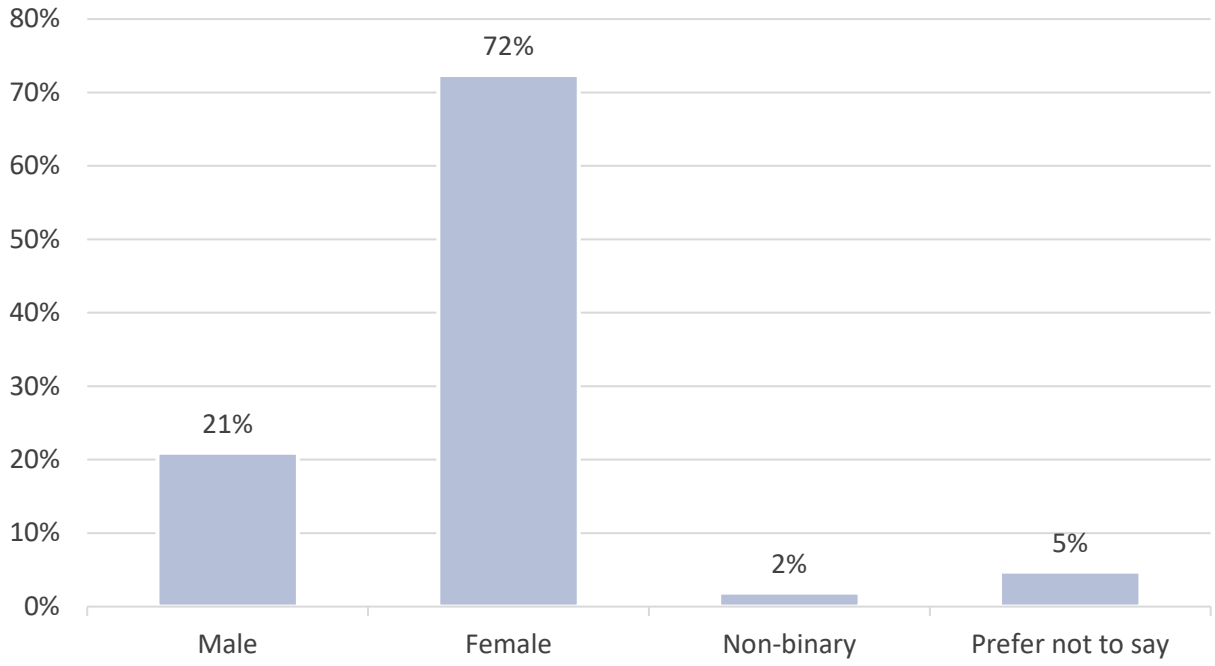
Question 1 [Multiple Choice – Pick 1] [n = 102]

How long have you lived in Baldwin Park?



Question 2 [Multiple Choice – Pick 1] [n = 105]

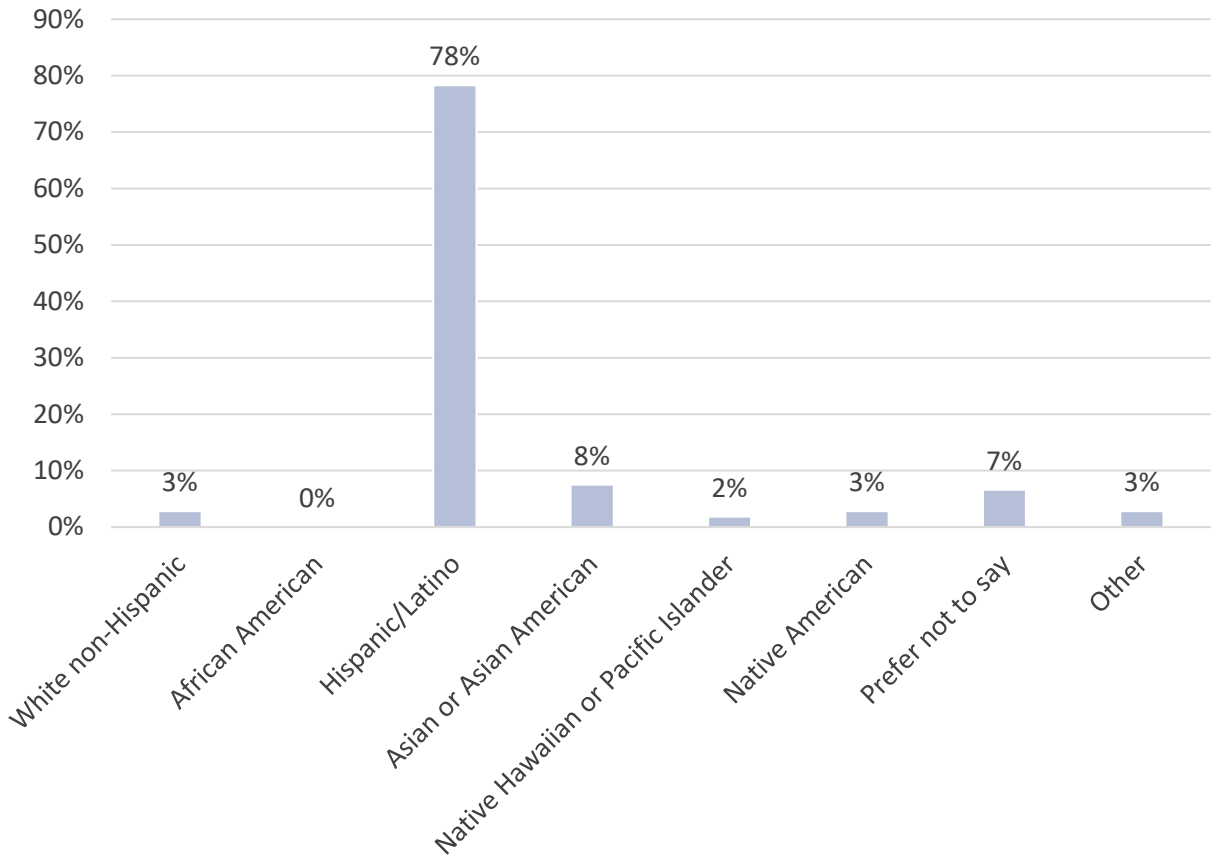
Please indicate your gender.



Question 3 [Multiple Choice – Select all that apply] [n = 106]

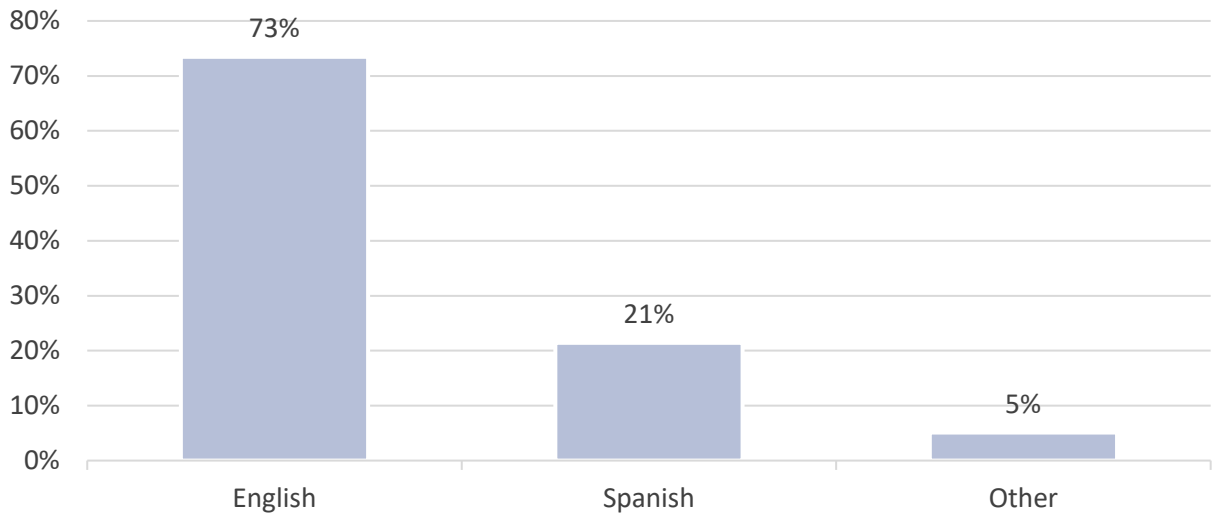
How do you identify yourself?

Other (3)
Latinx
Mexican
American first


90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
3%
0%
78%
8%
2%
3%
7%
3%
White non-Hispanic
African American
Hispanic/Latino
Asian or Asian American
Native Hawaiian or Pacific Islander
Native American
Prefer not to say
Other

Question 4 [Multiple Choice – Pick 1] [n = 98]

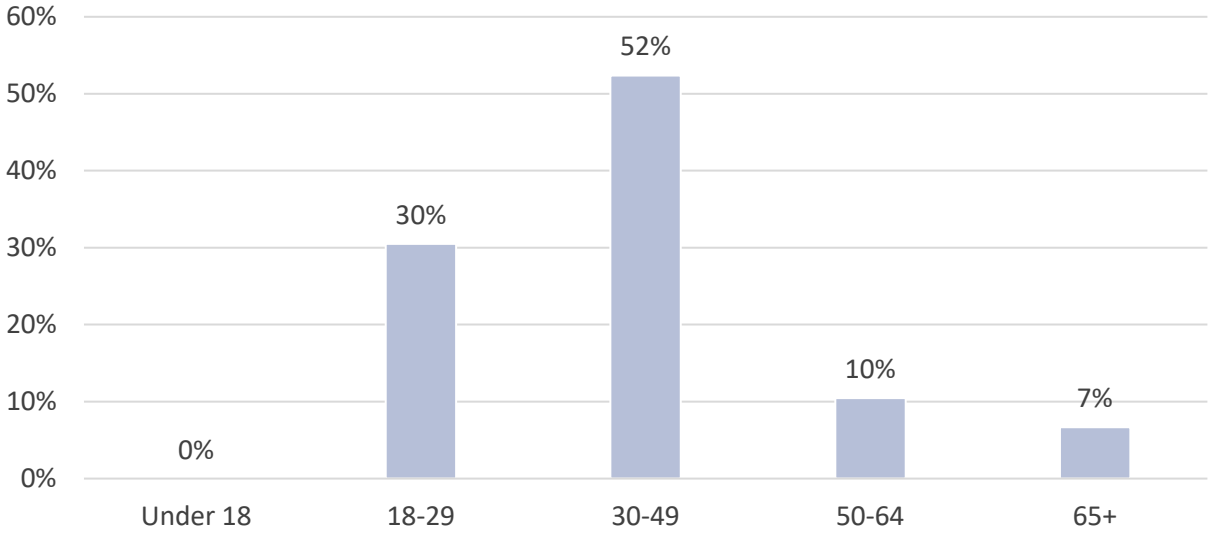
What language is primarily spoken in your household?



Other (5)
Vietnamese
Vietnamese
English and Spanish
ingles
Chinese

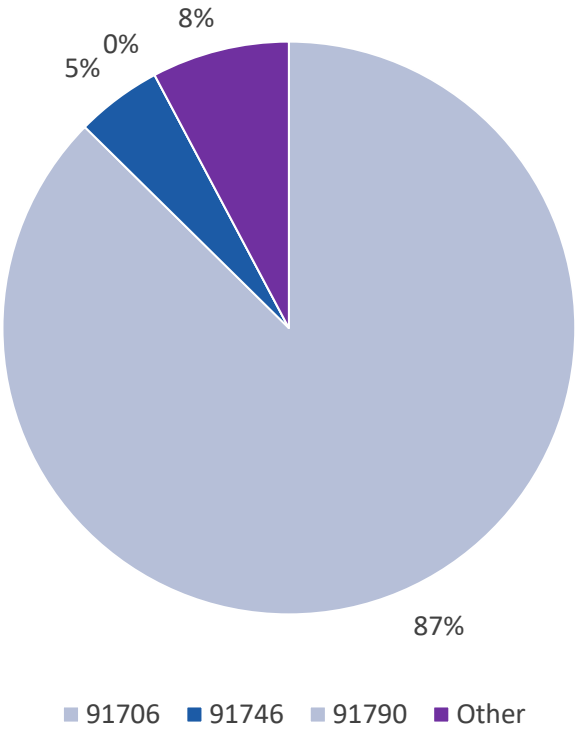
Question 5 [Multiple Choice – Pick 1] [n = 105]

What is your age group?



Question 6 [Multiple Choice – Pick 1] [n = 103]

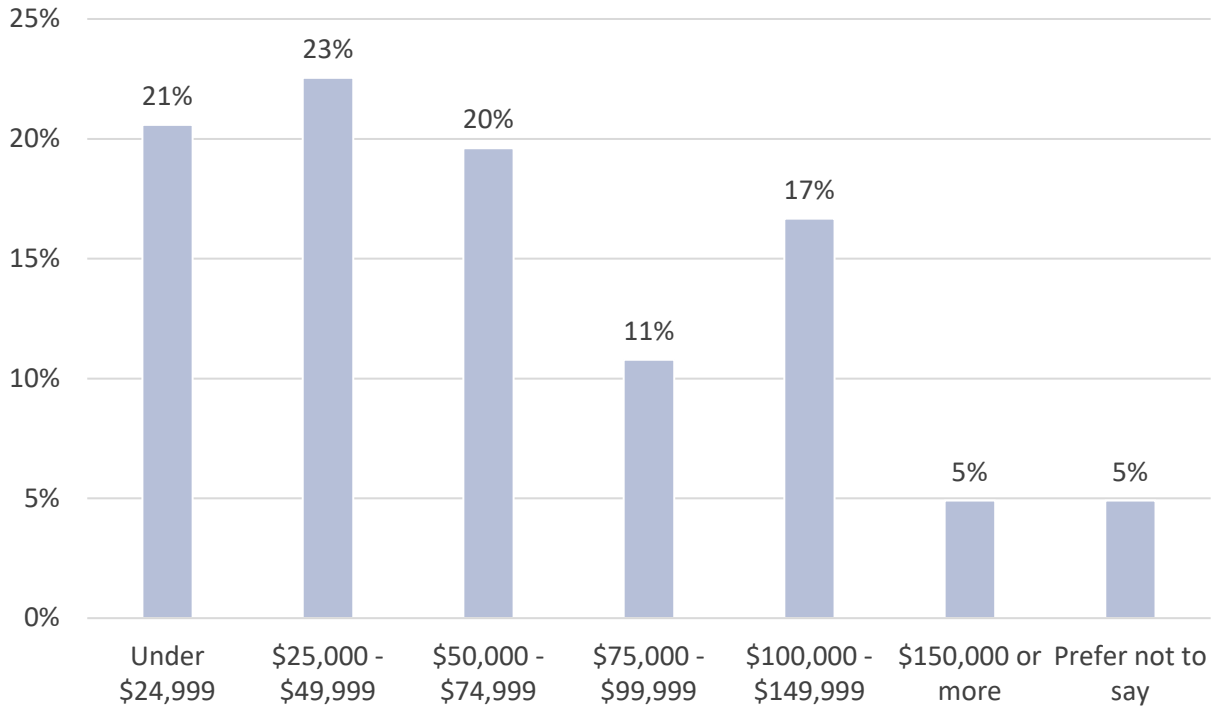
Which zip code do you reside in?



Other (8)
91733
91770
91724
91731
91792
91792
91744
91744

Question 7 [Multiple Choice – Pick 1] [n = 102]

Which best describes your annual household income?



A.4 Planning Commission/City Council Study Session #1

Planning Commission/ City Council Study Session #1

Wednesday, January 27, 2021
6 PM - 7 PM

KEY THEMES



HOUSING

major housing issues and challenges

Parking and traffic concerns	4.1 persons per household/overcrowding concerns	Fulfill assisted living needs - at all income levels
Development process/ timeline limits small development	Protecting parks and open space	Limited vacant land
Middle housing stock	Measured and mitigated impacts of higher development residential	Limited reach with Housing survey
Ensure ADU development doesn't heighten the lack of affordable units citywide	Covid recovery and extended timelines - no anticipated adjustments to housing need projections	

next steps

Share SCAG methodology and RHNA for surrounding cities	Share ppt presentation

policies to address local housing needs

Vigorous emphasis on affordable homeownership production and preservation	Goals of enabling people to continue living in BP while also enjoying opportunities to build equity and increase economic mobility	Maintain small town feel
Housing compatible to the surrounding area(s)/ neighborhoods	✔ Preserve single family neighborhoods	Clear development standards
Lease to own programs	First time home buyer incentives/ down payment assistance	Local preference
Consider inclusionary housing	Review development fees	Partnerships with local non-profit developers
✔ Multi-use high density development - around transit and downtown areas	CBDG/HOME funds	Consider in-lieu fee option
Provide a blend of income levels	Update to the Downtown Specific Plan	Mitigate effects of ADUs on signle family neighborhoods
Fast-track development process for small res buildings/ affordable housing	Prioritize usable open space - Flexibility for developers	Adaptive reuse and redevelopment
Maintain integrity of existing residential neighborhoods (single-family, higher density, etc.)	Amended ADU ordinance/ ADU study is underway	SGVCOG conducted a stakeholder input process - highlighted challenges around housing development which are now being addressed with the support of the Regional Housing Trust Fund. Reference for additional resources.
Partner with community organizations and organizers to spread the word about EJ survey	Tie ADUs to income levels, create more affordable housing	Consider tiny homes
There are several incentives ADU programs that require only a few years of commitment that are established in LA County	Project Homekey	Tiny homes might be better for transitional, emergency housing while making arrangements for permanent housing. To get people off the street right away. Much better than shelters which lack privacy and security.

appendix b

SITES INVENTORY

Table H-B.1: Vacant Land Inventory – R1 Zone

APN	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8546-026-009	Single-Family Residential	R1	8.7	0.2	--	Vacant	2	Yes	None	No	No	No	Above Moderate
8546-026-014	Single-Family Residential	R1	8.7	0.2	--	Vacant	2	Yes	None	No	No	No	Above Moderate
8546-026-058	Single-Family Residential	R1	8.7	0.2	--	Vacant	2	Yes	None	No	No	No	Above Moderate
8550-006-034	Single-Family Residential	R1	8.7	0.1	Yes	Vacant	1	Yes	None	No	No	No	Above Moderate
8550-006-035	Single-Family Residential	R1	8.7	0.1		Vacant	1	Yes	None	No	No	No	Above Moderate
8550-017-030	Single-Family Residential	R1	8.7	0.1	--	Vacant	1	Yes	None	No	No	No	Above Moderate
8556-005-011	Single-Family Residential	R1	8.7	0.1	--	Vacant	1	Yes	None	No	No	No	Above Moderate

Table H-B.2: Residential Opportunity Sites – Underutilized R3 Zone

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8460-005-018	Multi-Family Residential	R3	20	0.6	Yes	4 dwelling unit	21	Yes	None	No	Yes	No	Moderate
8460-005-035	Multi-Family Residential	R3	20	0.6		1 dwelling unit		Yes	None	No	Yes	No	Moderate
8542-004-001	Multi-Family Residential	R3	20	0.2	--	1 dwelling unit	3	Yes	None	Yes	Yes	No	Moderate
8542-004-004	Multi-Family Residential	R3	20	0.1	--	1 dwelling unit	2	Yes	None	Yes	Yes	No	Moderate
8542-004-009	Multi-Family Residential	R3	20	0.5	--	1 dwelling unit	8	Yes	None	Yes	Yes	No	Moderate
8542-008-017	Multi-Family Residential	R3	20	0.3	--	1 dwelling unit	5	Yes	None	Yes	Yes	No	Moderate
8544-026-016	Multi-Family Residential	R3	20	0.4	Yes	2 dwelling unit	12	Yes	None	Yes	Yes	No	Moderate
8544-026-017	Multi-Family Residential	R3	20	0.3		3 dwelling unit		Yes	None	Yes	Yes	No	Moderate
8544-026-019	Multi-Family Residential	R3	20	0.2	--	2 dwelling unit	4	Yes	None	Yes	Yes	No	Moderate
8544-026-021	Multi-Family Residential	R3	20	0.3	--	2 dwelling unit	5	Yes	None	Yes	Yes	No	Moderate
8554-005-009	Multi-Family Residential	R3	20	0.3	Yes	1 dwelling unit	10	Yes	None	No	Yes	No	Moderate
8554-005-010	Multi-Family Residential	R3	20	0.3		1 dwelling unit		Yes	None	No	Yes	No	Moderate
8558-004-907	Multi-Family Residential	R3	20	1.9	--	Light industrial	35	Yes	None	No	Yes	No	Moderate

Table H-B.3: Mixed-Use Opportunity Sites

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8543-019-001	Mixed Use	MU-2	30	1.3	Site A	Commercial	70	Yes	None	2.8	1963	• Older structure • Small scale uses • Large parking lot • Low FAR (0.17) • Potential for cons.	No	Yes	Yes	Low
8543-019-004	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	1.4	1951	• Older structure • Small scale uses • Large parking lot • Low FAR (0.24) • Potential for cons.	No	Yes	Yes	Low
8543-019-005	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	5.0	1961	• Older structure • Small scale uses • Potential for cons.	No	Yes	Yes	Low
8543-019-006	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	0.7	1939	• Older structure • Small scale uses • Large parking lot • Low FAR (0.14) • Potential for cons.	No	Yes	Yes	Low
8543-019-034	Mixed Use	MU-2	30	0.3		Commercial		Yes	None	0.6	1950	• Older structure • Small scale uses • Low ILR • Potential for cons.	No	Yes	Yes	Low
8543-019-037	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	0.03	1954	• Older structure • Small scale uses • Low ILR • Potential for cons.	No	Yes	Yes	Low
8543-019-038	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	3.3	1928	• Older structure • Small scale uses • Potential for cons.	No	Yes	Yes	Very Low
8415-009-026	Mixed Use	MU-2	30	0.3	Site B	Commercial	21	Yes	None	0.4	1954	• Older structure • Small scale uses • Low ILR • Large parking lot • Low FAR (0.04) • Potential for cons.	No	Yes	Yes	Very Low
8415-009-027	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	0.0	1970	• Older structure • Small scale uses • Low ILR • Potential for cons.	No	Yes	Yes	Very Low

8415-009-028	Mixed Use	MU-2	30	0.2		Commercial		Yes	None	1.3	1943	• Older structure • Small scale uses • Potential for cons.	No	Yes	Yes	Very Low
8415-009-029	Mixed Use	MU-2	30	0.2		1 dwelling unit		Yes	None	0.9	1948	• Older structure • Double capacity • Potential for cons.	No	Yes	Yes	Very Low
8415-011-002	Mixed Use	MU-2	30	0.2	Site C	1 dwelling unit	25	Yes	None	0.1	1921	• Older structure • Double capacity • Potential for cons. • Low ILR	No	Yes	Yes	Very Low
8415-011-007	Mixed Use	MU-2	30	0.5		Vacant		Yes	None	0.2	--		No	Yes	No	Very Low
8415-011-028	Mixed Use	MU-2	30	0.2		Vacant		Yes	None	0.0	--		No	Yes	No	Very Low
8415-009-033	Mixed Use	MU-2	30	0.2	Site D	Commercial	18	Yes	None	0.0	--	• Large parking lot • Potential for cons.	No	Yes	Yes	Very Low
8415-009-034	Mixed Use	MU-2	30	0.5		Commercial		Yes	None	0.0	--	• Large parking lot • Potential for cons.	No	Yes	Yes	Very Low
8550-010-041	Mixed Use	MU-2	30	0.5	Site E	Vacant	14	Yes	None	Yes	--		No	No	No	Low

Table H-B.4: Downtown Baldwin Park Specific Plan

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Potential Lot Consolidation	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8544-018-047	Downtown TOD Specific Plan	DT Edge	40	6.4	Commercial	--	237	Yes	None	2.3	1965	• Older structure • Small scale uses • Large Parking lot • Low FAR (0.08) • Developer interest	No	Yes	No	Moderate
8544-020-901	Downtown TOD Specific Plan	DT Edge	40	0.7	Parking lot	--	26	Yes	None	0.0	--	• Large Parking lot • Low ILR • Near new mixed use residential development	No	No	No	Above Moderate
8544-025-900	Downtown TOD Specific Plan	DT Edge	40	0.6	Library	--	22	Yes	None	0.0	--	• Large Parking lot • Low ILR • Near new residential development	Yes	Yes	No	Above Moderate
8554-001-017	Downtown TOD Specific Plan	DT Corridor	40	0.5	Commercial	--	17	Yes	None	1.5	1985	• Older structure • Large Parking lot • Near new mixed use residential development	No	No	No	Above Moderate

Table H-B.4: Downtown Baldwin Park Specific Plan

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Potential Lot Consolidation	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8544-021-008	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial	Yes	24	Yes	None	1.2	1926	• Older structure • Small scale uses • Near new mixed use residential development • Potential for lot cons.	No	No	No	Above Moderate
8544-021-009	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.1	1928		No	No	No	Above Moderate
8544-021-011	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.5	1947		No	No	No	Above Moderate
8544-021-012	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.7	1947		No	No	No	Above Moderate
8544-021-013	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.6	1963		No	No	No	Above Moderate
8544-021-014	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	3.3	1949		No	No	No	Above Moderate
8544-021-015	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.5	1948		No	No	No	Above Moderate
8544-021-016	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.7	1930		No	No	No	Above Moderate
8544-021-017	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	7.9	1928		No	No	No	Above Moderate
8544-021-023	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.7	1989		No	No	No	Above Moderate
8553-010-001	Downtown TOD Specific Plan	DT Corridor	40	0.03	Commercial	Yes	63	Yes	None	0.0	--	• Older structures • Small scale uses • Large parking lot • Near new mixed use residential development • Potential for lot cons.	No	No	No	Above Moderate
8553-010-002	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	1.0	1940		No	No	No	Above Moderate
8553-010-003	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	0.3	1976		No	No	No	Above Moderate
8553-010-004	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	2.1	1967		No	No	No	Above Moderate
8553-010-016	Downtown TOD Specific Plan	DT Corridor	40	0.7	Commercial			Yes	None	1.0	1961		No	No	No	Above Moderate
8553-010-018	Downtown TOD Specific Plan	DT Corridor	40	0.7	Commercial			Yes	None	1.9	1973		No	No	No	Above Moderate
8554-001-018	Downtown TOD Specific Plan	DT Corridor	40	0.7	Commercial	Yes	33	Yes	None	2.2	1998	• Older structures • Small scale uses • Large parking lot • Adjacent new mixed use residential development • Potential for lot cons.	No	Yes	No	Above Moderate
8554-001-019	Downtown TOD Specific Plan	DT Corridor	40	0.2	Commercial			Yes	None	3.8	2005		No	Yes	No	Above Moderate

Table H-B.4: Downtown Baldwin Park Specific Plan

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Potential Lot Consolidation	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8553-011-002	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial	Yes	77	Yes	None	4.6	1926	• Older structures • Small scale uses • Near new mixed use residential development • Potential for lot cons. • Developer interest for some parcels	No	No	No	Above Moderate
8553-011-003	Downtown TOD Specific Plan	DT Core	40	0.3	Commercial			Yes	None	1.1	1930		No	No	No	Above Moderate
8553-011-004	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	1.4	1939		No	No	No	Above Moderate
8553-011-005	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.3	1952		No	No	No	Above Moderate
8553-011-006	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	0.8	1946		No	No	No	Above Moderate
8553-011-007	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	1.4	1943		No	No	No	Above Moderate
8553-011-008	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	1.5	1930		No	No	No	Above Moderate
8553-011-009	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	1.6	1950		No	No	No	Above Moderate
8553-011-010	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	0.9	1951		No	No	No	Above Moderate
8553-011-011	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	2.7	1951		No	No	No	Above Moderate
8553-011-012	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.6	1930		No	No	No	Above Moderate
8553-011-019	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	2.3	1924		No	No	No	Above Moderate
8553-011-021	Downtown TOD Specific Plan	DT Core	40	0.03	Commercial			Yes	None	0.0	--		No	No	No	Above Moderate
8553-011-023	Downtown TOD Specific Plan	DT Core	40	0.3	Commercial			Yes	None	1.2	1925		No	No	No	Above Moderate
8554-002-001	Downtown TOD Specific Plan	DT Corridor	40	0.3	Light industrial	Yes	103	Yes	None	0.6	1951	• Older structures • Near new mixed use residential development • Potential for lot cons	No	No	No	Above Moderate
8554-002-007	Downtown TOD Specific Plan	DT Corridor	40	0.5	Light industrial			Yes	None	0.1	1939		No	No	No	Above Moderate
8554-002-008	Downtown TOD Specific Plan	DT Corridor	40	0.4	Light industrial			Yes	None	1.5	1989		No	No	No	Above Moderate
8554-002-030	Downtown TOD Specific Plan	DT Corridor	40	0.3	Light industrial			Yes	None	0.4	1991		No	No	No	Above Moderate
8554-002-032	Downtown TOD Specific Plan	DT Corridor	40	0.6	Light industrial			Yes	None	4.2	2001		No	No	No	Above Moderate
8554-002-033	Downtown TOD Specific Plan	DT Corridor	40	0.6	Light industrial			Yes	None	1.9	1983		No	No	No	Above Moderate

Table H-B.4: Downtown Baldwin Park Specific Plan

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Potential Lot Consolidation	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8544-019-002	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial	Yes	43	Yes	None	1.8	1948	• Older structures • Near new mixed use residential development • Potential for lot cons	No	No	No	Above Moderate
8544-019-003	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial			Yes	None	2.2	1947		No	No	No	Above Moderate
8544-019-004	Downtown TOD Specific Plan	DT Edge	40	0.4	Commercial			Yes	None	1.0	1956		No	No	No	Above Moderate
8544-019-169	Downtown TOD Specific Plan	DT Edge	40	0.3	Commercial			Yes	None	1.4	--		No	No	No	Above Moderate
8544-020-006	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial	Yes	41	Yes	None	1.3	1947	• Older structures • Near new mixed use residential development • Potential for lot cons	No	No	No	Above Moderate
8544-020-007	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	4.4	1946		No	No	No	Above Moderate
8544-020-008	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.2	1948		No	No	No	Above Moderate
8544-020-009	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	2.0	1926		No	No	No	Above Moderate
8544-020-010	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.1	1970		No	No	No	Above Moderate
8544-020-011	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.6	1926		No	No	No	Above Moderate
8544-020-012	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	1.0	1929		No	No	No	Above Moderate
8544-020-013	Downtown TOD Specific Plan	DT Core	40	0.1	Commercial			Yes	None	0.6	1930		No	No	No	Above Moderate
8544-020-019	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	0.7	1962		No	No	No	Above Moderate
8544-020-020	Downtown TOD Specific Plan	DT Core	40	0.4	Commercial			Yes	None	1.2	1949		No	No	No	Above Moderate
8544-023-021	Downtown TOD Specific Plan	DT Corridor	40	2.2	Commercial	Yes	281	Yes	None	2.9	1956	• Older structure • Small scale uses • Low ILR • Large parking lot • Near new mixed use residential development • Potential for lot cons. • Developer interest	No	No	No	Above Moderate
8544-023-035	Downtown TOD Specific Plan	DT Corridor	40	0.4	Commercial			Yes	None	0.0	1977		No	No	No	Above Moderate
8544-023-037	Downtown TOD Specific Plan	DT Corridor	40	2.2	Commercial			Yes	None	1.1	1959		No	No	No	Above Moderate
8544-023-041	Downtown TOD Specific Plan	DT Corridor	40	1.1	Commercial			Yes	None	0.8	1962		No	No	No	Above Moderate
8544-023-042	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	0.1	1961		No	No	No	Above Moderate
8544-023-043	Downtown TOD Specific Plan	DT Corridor	40	0.3	Commercial			Yes	None	4.3	1961		No	No	No	Above Moderate

Table H-B.4: Downtown Baldwin Park Specific Plan

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Potential Lot Consolidation	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8544-023-044	Downtown TOD Specific Plan	DT Corridor	40	0.5	Commercial			Yes	None	0.1	1961		No	No	No	Above Moderate
8544-023-070	Downtown TOD Specific Plan	DT Corridor	40	0.4	Commercial			Yes	None	0.0	--		No	No	No	Above Moderate
8544-023-071	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	0.0	--		No	No	No	Above Moderate
8544-023-072	Downtown TOD Specific Plan	DT Corridor	40	0.2	Commercial			Yes	None	0.0	--		No	No	No	Above Moderate
8544-023-073	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	0.0	--		No	No	No	Above Moderate
8437-003-001	Downtown TOD Specific Plan	DT Edge	40	0.4	Gas station	Yes	75	Yes	None	0.9	1963	• Older structure • Small scale uses • Large parking lot • Near new mixed use residential development • Potential for lot cons.	No	Yes	No	Above Moderate
8437-003-002	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial			Yes	None	1.4	1962		No	Yes	No	Above Moderate
8437-003-003	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial			Yes	None	0.7	1965		No	Yes	No	Above Moderate
8437-003-004	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial			Yes	None	0.7	1963		No	Yes	No	Above Moderate
8437-003-027	Downtown TOD Specific Plan	DT Edge	40	0.9	Commercial			Yes	None	2.3	1960		No	Yes	No	Above Moderate
8437-003-028	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial			Yes	None	0.1	1960		No	Yes	No	Above Moderate
8437-003-029	Downtown TOD Specific Plan	DT Edge	40	0.1	Commercial			Yes	None	2.9	1951		No	Yes	No	Above Moderate
8437-004-059	Downtown TOD Specific Plan	DT Edge	40	0.2	Commercial	Yes	491	Yes	None	0.9	1946	• Older structures • Small scale uses • Low ILR • Large parking lot • Near new mixed use residential development • Potential for lot cons. Developer interest	No	Yes	No	Very Low
8437-004-060	Downtown TOD Specific Plan	DT Edge	40	1.1	Commercial			Yes	None	3.8	1989		No	Yes	No	Very Low
8437-004-061	Downtown TOD Specific Plan	DT Edge	40	2.6	Commercial			Yes	None	0.3	1989		No	Yes	No	Very Low
8437-004-062	Downtown TOD Specific Plan	DT Corridor	40	1.8	Commercial			Yes	None	0.8	1989		No	Yes	No	Very Low
8437-004-063	Downtown TOD Specific Plan	DT Corridor	40	0.1	Commercial			Yes	None	0.1	1990		No	Yes	No	Very Low
8437-004-064	Downtown TOD Specific Plan	DT Corridor	40	2.5	Commercial			Yes	None	2.6	1989		No	Yes	No	Very Low
8437-004-065	Downtown TOD Specific Plan	DT Corridor	40	0.4	Commercial			Yes	None	6.1	1990		No	Yes	No	Very Low
8437-004-066	Downtown TOD Specific Plan	DT Corridor	40	0.6	Commercial			Yes	None	3.3	1989		No	Yes	No	Very Low

Table H-B.4: Downtown Baldwin Park Specific Plan

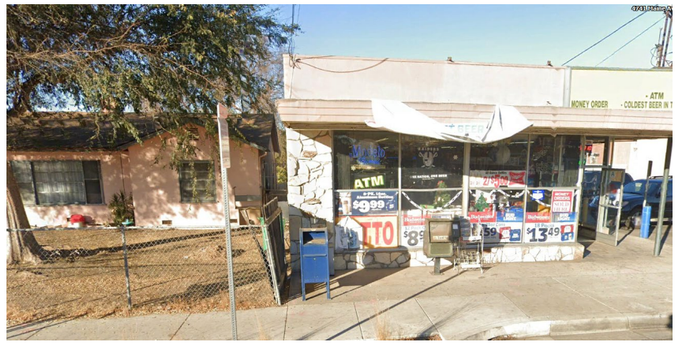
Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Potential Lot Consolidation	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	ILR	Year Built	Underutilized Criteria	Used 4th Cycle?	Used 5th Cycle?	Subject to AB1397	Affordability Level
8437-004-068	Downtown TOD Specific Plan	DT Core	40	1.0	Commercial			Yes	None	0.3	1973		No	Yes	No	Very Low
8437-004-069	Downtown TOD Specific Plan	DT Core	40	1.3	Commercial			Yes	None	3.7	1989		No	Yes	No	Very Low
8437-004-070	Downtown TOD Specific Plan	DT Core	40	0.2	Commercial			Yes	None	3.8	1929		No	Yes	No	Very Low
8437-004-959	Downtown TOD Specific Plan	DT Corridor	40	0.8	Commercial			Yes	None	--	--		No	Yes	No	Very Low
8437-004-067	Downtown TOD Specific Plan	DT Core	40	0.7	Commercial			Yes	None	1.3	1989		No	Yes	No	Very Low
8554-009-015	Downtown TOD Specific Plan	DT Edge	40	0.1	1 dwelling unit	Yes	48	Yes	None	0.5	1948	• Older structures • Small scale uses • Large parking lot • Near new mixed use residential development • Potential for lot cons. • Double capacity	No	Yes	No	Above Moderate
8554-009-016	Downtown TOD Specific Plan	DT Edge	40	0.1	2 dwelling unit			Yes	None	0.8	1947		No	Yes	No	Above Moderate
8554-009-027	Downtown TOD Specific Plan	DT Edge	40	0.3	Light industrial			Yes	None	1.5	1932		No	Yes	No	Above Moderate
8554-009-900	Downtown TOD Specific Plan	DT Edge	40	0.7	Public use			Yes	None	0.0	--		No	No	No	Above Moderate
8553-009-033	Downtown TOD Specific Plan	DT Corridor	40	0.5	Commercial	Yes	54	Yes	None	3.0	1977	• Older structures • Small scale uses • Large parking lot	No	No	No	Above Moderate
8553-009-037	Downtown TOD Specific Plan	DT Corridor	40	0.9	Commercial			Yes	None	--	2009		No	No	No	Above Moderate
8554-001-012	Downtown TOD Specific Plan	DT Corridor	40	0.2	Commercial	Yes	22	Yes	None	0.7	1924	• Older structures • Small scale uses • Large parking lot • Adjacent new mixed use residential development	No	No	No	Above Moderate
8554-001-910	Downtown TOD Specific Plan	DT Corridor	40	0.2	Parking lot			Yes	None	0.0	--		No	No	No	Above Moderate
8554-001-011	Downtown TOD Specific Plan	DT Corridor	40	0.2	Commercial			Yes	None	0.3	1933		No	No	No	Above Moderate

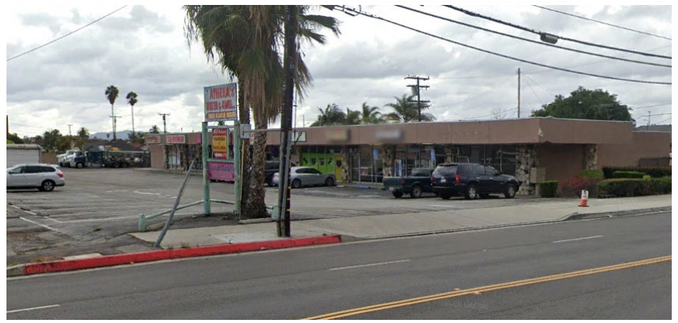
Table H-B.5: Residential Opportunity Sites – Sites Owned by Religious Institutions

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Used 4th Cycle?	Used 5th Cycle?	Subject to AB 1397?	Affordability Level
8544-023-028	Downtown TOD Specific Plan	DT Edge	40	0.4	--	Church parking lot	16	Yes	None	Yes	Yes	No	Very Low
8553-023-013	Downtown TOD Specific Plan	DT Corridor	40	0.6	--	Church parking lot	23	Yes	None	No	No	No	Very Low
8438-015-105	Multi-Family Residential	R3	20	0.8	--	Church parking lot	15	Yes	None	No	No	No	Moderate
8544-031-034	Multi-Family Residential	R3	20	0.8	--	Church parking lot	14	Yes	None	Yes	Yes	No	Moderate

Figure H-B.1: Underutilized Sites to Accommodate Low Income Housing





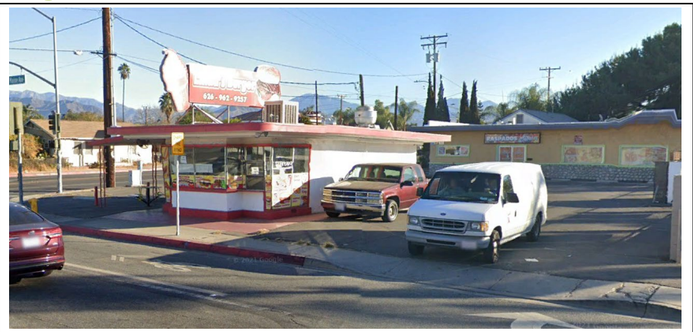


Site A

APN:

8543-019-001; 8543-019-004; 8543-019-005; 8543-019-006; 8543-019-034; 8543-019-037; 8543-019-038

Notes: Low ILR; built before 1990; large parking lot.





Site B

APN:

8415-009-026; 8415-009-027; 8415-009-028; 8415-009-029

Notes: Notes: Low ILR; built before 1990; large parking lot.



Site C

APN:

8415-011-002; 8415-011-007; 8415-011-028

Notes: Low ILR, one SFR potential to more than double capacity, adjacent to vacant parcels.

Figure H-B.1: Underutilized Sites to Accommodate Low Income Housing



Site D

APN:

8415-009-033; 8415-009-034

Notes: Low ILR; built before 1990; large parking lot.





Value Plus Marketplace

APN:

8544-023-021; 8544-023-035; 8544-023-037; 8544-023-041; 8544-023-042; 8544-023-043; 8544-023-044; 8544-023-070; 8544-023-071; 8544-023-072; 8544-023-073

Notes: Low ILR; built before 1990; large parking lot, interest in redevelopment





Park Plaza

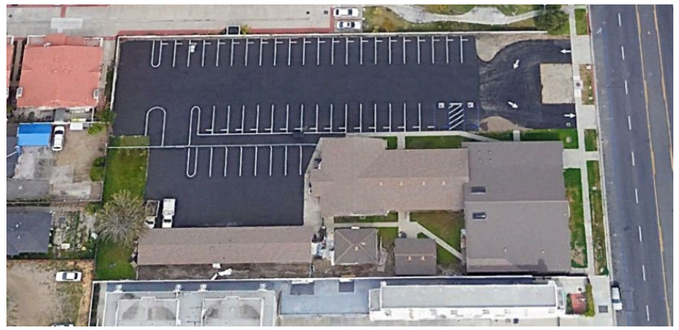
APN:

8437-004-059; 8437-004-060; 8437-004-061; 8437-004-062; 8437-004-063; 8437-004-064; 8437-004-065; 8437-004-066; 8437-004-068; 8437-004-069; 8437-004-070; 8437-004-959; 8437-004-067

Notes: Built before 1990, large parking lot, interest in redevelopment, in close proximity to Metrolink station, nearby newly constructed multi-family mixed-use development (ROEM development)

Figure H-B.1: Underutilized Sites to Accommodate Low Income Housing





APN:
8544-023-028

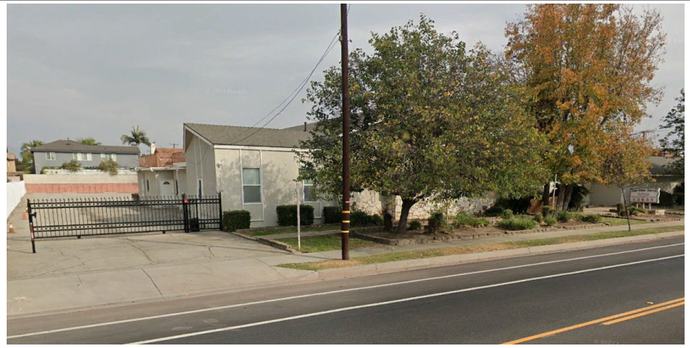
Notes: Religious institution, parking lot is 0.43 acres, Downtown Baldwin Park SP zone





APN:
8553-023-013

Notes: Religious institution, parking lot is 0.6 acres, Downtown Baldwin Park SP zone





APN:
8438-015-105

Notes: Religious institution, parking lot is 0.8 acres, R3 zone