CITY OF IRWINDALE GENERAL PLAN
Section 3
Housing Element

City of Irwindale

Field Code Changed

5050 North Irwindale Avenue
Irwindale, California 91706

Adopted by City Council on _____________

PLANNING PERIOD: OCTOBER 2013 – OCTOBER 2021

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SECTION 3.1: INTRODUCTION TO THE ELEMENT

3.1.1 PURPOSE AND AUTHORITY

The State Legislature requires that every county and city in California prepare and maintain a housing element to identify strategies that will be effective in conserving, rehabilitating, and promoting the development of housing to meet existing and projected needs. The Legislature and the California Department of Housing, and Community Development (HCD) have established specific guidelines concerning the preparation of housing elements. In compliance with this mandate, the City of Irwindale (City) adopted its first housing element in 1973. In 1977, the Legislature revised the housing element guidelines requiring the elements to undergo review and updating every five years. In the case of this 2014 to 2021 update, if the Housing Element is approved by HCD and the jurisdiction's legislative body by October 1, 2013, the update goes to an eight year cycle[1]. The intent of the State Legislature, with regard to Section 65581 of the Government Code, is to accomplish the following objectives as part of the preparation and implementation of housing elements:

- To ensure that local governments recognize their responsibility in contributing to the attainment of the State's goals for housing;
- To ensure that local governments prepare and implement housing elements, which along with corresponding Federal and State programs, will move towards the attainment of the State's housing goals;
- To assist each locality in determining what is required to enable the community to meet the existing housing need and future housing demand; and
- To ensure that local governments cooperate with other public agencies in order to address the region's housing needs.

According to Section 65583 of the Government Code, a housing element must consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." The State requires that housing elements contain the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and

[1] Government Code Section 65588(e)(4) requires a jurisdiction to adopt a housing element no later than 120 days from the date the housing element is due. A 120-day extension may be granted by HCD. The 120-day deadline does not mandate the adopted housing element be submitted to HCD, reviewed by HCD, or found in compliance by HCD.

- A program that establishes an eight-year schedule of actions the community intends to implement as a means to achieve the goals and objectives of the housing element.

Within the past several decades, the State Legislature has focused increased attention on housing-related issues in California. This attention is due to the State's continued population growth, particularly in the urban areas. This significant growth has placed increased demands on the existing housing resources and has accelerated the need for new housing, especially affordable housing. While California in general and Southern California in particular are among the fastest-growing regions in the country, the cost for housing is considerably higher compared to other areas of the nation.

This Housing Element has been prepared in compliance with Section 65580 *et seq.* of the Government Code and addresses the following major issue areas:

- An identification of the City's current and projected housing needs;
- An identification of strategies that will enable the City to accommodate the identified needs;
- An identification of housing policies and programs with respect to housing; and
- An identification of specific actions the City intends to undertake to enable it to accommodate the identified needs.

The primary goal of this Housing Element is to promote the development of new housing to meet the existing and projected demand while preserving the existing residential neighborhoods in the City.

3.1.2 FORMAT AND SCOPE

The California Government Code states the following, "the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies." This Housing Element contains goals and policies that both complement and support the other elements of the General Plan. The provision of new housing is also related to the policies of the Community Development (land use) Element that indicates the specific location, density, and standards for residential development. Projected housing needs can only be achieved within the framework established by both the Community Development (land use) and Housing Elements. Therefore, the two elements support each other in the common goal of achieving sound development, balanced growth, and new housing opportunities.

The Government Code (Section 65585) also requires that all housing elements prepared by local governments be submitted to HCD for review. HCD in turn, must submit comments to the City regarding the element's conformance to State law.

The State Legislature understands the importance of local housing elements in implementing statewide goals that will promote the development of decent and suitable housing for all persons. The Legislature also recognizes the importance of providing affordable housing to households with low or moderate incomes. The State's housing element requirements are based on the following concerns (Government Code Section 65581):

- Local governments should recognize their responsibilities in contributing to the attainment of the State's housing goals;
- Cities and counties should prepare and implement housing elements that are coordinated with State and Federal efforts in achieving the State's housing goals;
- Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals; and
- Local governments must cooperate with other agencies to address regional housing needs.

The State's housing element requirements, and the sections of this Housing Element that address those requirements, are summarized in Table 3-1.

TABLE 3-1: STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Government Code Section	Reference in Housing Element
Analysis of employment trends.	65583.a	Section 3.2.2.2
Projection and quantification of existing and projected housing needs for all income groups.	65583.a	Section 3.2.4
Analysis and documentation of City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing stock condition.	65583.a	Section 3.2.2
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	65583.a	Section 3.3
Analysis of existing and potential government constraints upon the maintenance, improvement, or development of housing for all income levels.	65583.a	Section 3.4
Analysis of existing and potential non-governmental constraints upon maintenance, improvement, or development of housing for all income levels.	65583.a	Section 3.4
Analysis concerning the needs of the homeless.	65583.a	Section 3.2.3.5
Analysis of special housing needs, handicapped, elderly, large families, farm workers and female-headed households.	65583.a	Section 3.2.3
Analysis of opportunities for energy conservation with respect to residential development.	65583.a	Section 3.4.5
Publicly assisted housing developments.	65583.a	Section 3.4.4
Units at risk of conversion to market rate housing.	65583.a	Section 3.4.4
Identification of the City's goal relative to the maintenance improvement, and development of housing.	65583.a	Section 3.5
Quantified objectives and policies relative to the maintenance, improvement, and development of housing.	65583.b	Section 3.5
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	65583.c(1)	Section 3.3
Policies to assist in the development of adequate housing to meet the needs of Extremely Low- to Moderate-Income households.	65583.c(2)	Section 3.5
Policies that identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in the City.	65583.c(3)	Section 3.5
Policies to conserve and improve the condition of the existing affordable housing stock.	65583.c(4)	Section 3.5
Policies to promote equal access to housing for all groups.	65583.c(5)	Section 3.5
Policies to preserve the existing Low-Income housing stock.	65583.c(6)	Section 3.5
Description of the public participation program in the formulation of housing element goals, policies and programs.	65583.d	Section 3.1.3
Description of the Regional Housing Needs Assessment (RHNA) accomplishments during the previous planning period and the appropriateness of goals, objectives, and policies.	65583.e	Section 3.5.3
Review of the effectiveness of the past element, including the City's accomplishments during the previous planning period and the appropriateness of goals, objectives, and policies.	65583.1	Section 3.5.4

3.1.3 CITIZEN AND PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, “the manner of assuring citizen participation in the development and adoption of the housing element” must be described in the Housing Element. The process the City followed as a means to promote citizen participation consisted of the following:

- City staff conducted a public workshop to review preliminary housing element policies and programs. This workshop was held before the Planning Commission on May 15, 2013. Notices of the workshop were mailed to every resident in the City, as well as the following organizations that provide housing services to the City: Cory’s Kitchen; Pacific Clinics; Housing Rights Center; Beyond Shelter; and Habitat for Humanity.
- The Housing Coordinator presented the next phase of the City’s housing production program to the Irwindale City Council (Council) at a public meeting.
- ~~The Commission and Council reviewed the Draft Housing Element and received additional public input at public hearings. The Council then directed the draft Housing Element be transmitted to the State HCD for its final review and comment pursuant to the State requirements.~~
- Public notices of the abovementioned workshop and public hearings were posted at public facilities (the Civic Center, Library, and Post Office). Public hearing notices were published in the newspaper.

Throughout the course of the Housing Element’s implementation, the general public has been kept abreast of the Element’s implementation. Copies of the draft and final Housing Element were posted on the City’s website along with the other sections of the City’s General Plan. In addition, copies of the draft Housing Element were provided to the housing service providers along with pertinent information regarding public review and comment periods.

The City will make a concerted effort to keep all service providers apprised of the housing program’s implementation following the Housing Element’s adoption. Copies of requests for proposals, programs, ordinance revisions, and other pertinent materials will be sent to the service providers as a means of keeping them abreast of housing-related issues being considered by the City.

3.1.4 USE OF THE HOUSING ELEMENT

Following the adoption of the updated Housing Element, periodic review and updating of the City’s General Plan may be necessary to ensure internal consistency is maintained.

SECTION 3.2: HOUSING NEEDS REPORT

3.2.1 INTRODUCTION TO THE HOUSING PROFILE REPORT

The Housing Element is structured to reflect the “Housing Element Building Blocks” model development by the State Department of Housing and Community Development. Although a State-mandated document, the Housing Element is to be used as a guide for maintaining and creating housing opportunities for its existing residents and future generations.

This Section of the City’s Housing Element provides an overview of the demographic, housing, and socioeconomic characteristics of the City. The information contained in this Section indicates those trends that have occurred in the City in the years following incorporation in 1957. This Section of the Housing Element considers the following:

- ***Existing Housing Needs:*** an analysis of population and employment trends and documentation of projections and quantification of the City’s existing and projected housing needs for all income levels, an analysis of household characteristics, overpayment, overcrowding, and housing stock conditions.
- ***Special Housing Needs:*** an analysis of special housing needs associated with specific demographic and occupational groups including the elderly, disabled, female-headed households, large families, farmworkers, and homeless persons and families.
- ***Projected Housing Needs:*** an analysis of population and employment trends and documentation of projections and quantification of the City’s existing and projected housing needs for all income levels.

Multiple sources of data were used In order to address all aspects of State Housing Element Law. The use of multiple data sources can create inconsistencies due to methodologies of data collection, timeframe of the most current available data, and the specific purpose of the data. The primary source of data used in the compilation of demographic, housing, and socio-economic information for the City includes the American Community Survey (ACS) and 1990, 2000, and 2010 United States Census Bureau (Census). Where appropriate, the 2007-2011 American Community Survey by the U.S. Census Bureau, for 2011 demographic data is used to provide updated information on the City’s demographic and housing characteristics. Due to the small sample size, the ACS typically contains a large margin of error and the results are least accurate for detailed variables, therefore, ACS results are presented in this Housing Element only for variables that generally describe the community.

A number of additional sources were referred to and relied upon in the preparation of this Housing Element. These sources include:

- State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis;
- State of California Economic Development Department (EDD) was a source for labor statistics including employment and wage data;
- Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).
- Land use and housing condition surveys were conducted by the City of Irwindale during the preparation of this Housing Element;
- Dataquick for home sales; and
- Home Mortgage Disclosure Act for lending patterns for home purchase and home improvement loans.

3.2.2 POPULATION, EMPLOYMENT AND HOUSING CHARACTERISTICS

Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The following assessment includes an analysis of population and employment trends.

3.2.2.1 Population Characteristics

Government Code Section 65583(a)(1) requires an analysis of population trends including a discussion of the following:

- **Current population and recent trends;**
- **Description of amount and rate of population growth;**
- **Comparison of population and rates of growth to the countywide or regional total and to surrounding jurisdictions; and**
- **Population by age.**

Examination of demographic characteristics provides insight regarding the City's housing and community development needs. Factors such as population growth, age characteristics, and race/ethnicity all help to identify and determine the need for housing.

Population Growth

Incorporated in 1957, Irwindale's history has been rooted in its rich and abundant mineral resources. There are no disadvantaged unincorporated islands located in the City. A relatively small community of approximately 9.5 square miles in size, the City's industrial history and development patterns have been primarily shaped by the local mining industry and the abundance of both active and inactive quarries throughout the community. Given the abundance of natural resources and limited size of the city, Irwindale's population has remained small in comparison to adjacent jurisdictions and Los Angeles County as a whole. Irwindale has experienced a steady population growth since 1980, as summarized in Table 3-2, with its most significant growth occurring between 1990 and 2000. According to the American Community Survey[2], the City of Irwindale population was 1,525 in 2011, compared to 1,446 in 2000 (an increase of 5.5 percent since 2000).

TABLE 3-2: HISTORIC POPULATION GROWTH (1980-2011)

Year	Population	Change	% Change	Average Annual Growth
1980	1,030	--	--	--
1990	1,131	101	10%	1.0%
2000	1,446	315	28%	2.8%
2011	1,525	79	5%	0.5%

Sources: U.S. Census (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Although Irwindale continues to be a relatively small community in comparison to adjacent cities, it has experienced greater population growth than adjacent cities as summarized in Table 3-3. Irwindale comprised less than 1 percent of the Los Angeles County population in 2011.

[2] The American Community Survey is conducted by the U.S. Census Bureau. ACS is an on-going survey that provides data every year to provide communities the current information to plan investments and services. Information from the survey generates data that help determine how federal and state funds are distributed annually.

TABLE 3-3: POPULATION TRENDS - IRWINDALE & NEIGHBORING JURISDICTIONS (1980-2011)

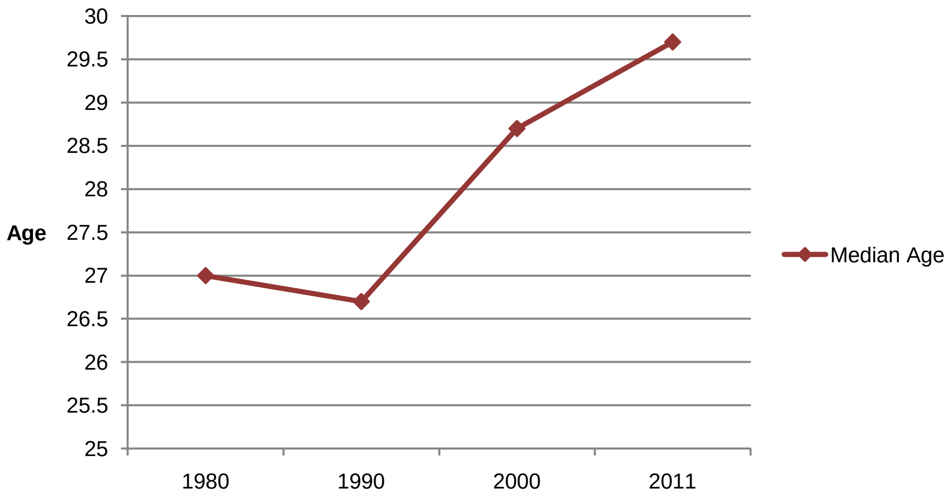
Jurisdiction	1980	1990	Change 1980-1990	% Change 1980-1990	2000	Change 1990-2000	% Change 1990-2000	2011	Change 2000-2011	% Change 2000-2011
Azusa	30,782	41,333	10,551	34.3%	44,712	3,379	8.2%	46,411	1,699	3.8%
Baldwin Park	50,554	69,330	18,776	37.1%	75,837	6,507	9.4%	75,571	(266)	-0.4%
Covina	35,584	43,207	7,623	21.4%	46,837	3,630	8.4%	47,897	1,060	2.3%
Duarte	16,766	20,688	3,922	23.4%	21,486	798	3.9%	21,381	(105)	-0.5%
El Monte	79,494	106,209	26,715	33.6%	115,965	9,756	9.2%	113,821	(2,144)	-1.8%
Irwindale	***1,030***	***1,131***	***101***	***9.8%***	***1,446***	***315***	***27.9%***	***1,525***	***79***	***5.5%***
Monrovia	30,534	35,761	5,227	17.1%	36,929	1,168	3.3%	36,691	(238)	-0.6%
Los Angeles County	7,472,761	8,863,164	1,390,403	18.6%	9,519,338	656,174	7.4%	9,834,410	315,072	3.3%

Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Population Age Characteristics

Although the City's population is younger overall, compared to the age of the County's population, the City residents continue to become more concentrated in the older age cohorts. According to the ACS, the median age in the City in 2011 was 29.7 years, significantly younger than the County average of 35.0 years, but continues to increase. Figure 3-1 depicts the trend of increase of age of the City's population based on the City's median age. Middle-age adults (ages 45 through 64) are currently the largest age group in the City and comprised approximately 15.2 percent of the City's population in 2011.

FIGURE 3-1: MEDIAN AGE



Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Although the City's median age is lower than the County's, the fastest growing segments of the City's population was the middle-age adults (55 through 64 years), which increased by 116.7 percent between 2000 and 2011 and young adults (ages 20 through 24), which increased by 88.5 percent. The aging population will increase the demand for a wider range of housing opportunities and community services.

TABLE 3-4: AGE CHARACTERISTICS (2011)

Age	2011	%
Under 5	154	10.1%
5 - 9	96	6.3%
10 - 14	108	7.1%
15 - 19	113	7.4%
20 - 24	181	11.9%
25 - 34	155	10.2%
35 - 44	226	14.8%
45 - 54	232	15.2%
55 - 64	117	7.7%
65+	143	9.4%
Total	**1,525**	**100.0%**

Source: U.S. Census Bureau 2007-2011 American Community Survey

TABLE 3-5: AGE CHARACTERISTICS (1980-2011)

Age	1980	1990	Change 1980-1990	% Change 1980-1990	2000	Change 1990-2000	% Change 1990-2000	2011	Change 2000-2011	% Change 2000-2011
Under 5	116	109	(7)	-6.0%	124	15	13.8%	154	30	24.2%
5 - 9	106	90	(16)	-15.1%	147	57	63.3%	96	(51)	-34.7%
10 - 14	104	118	14	13.5%	145	27	22.9%	108	(37)	-25.5%
15 - 19	101	118	17	16.8%	116	(2)	-1.7%	113	(3)	-2.6%
20 - 24	129	96	(33)	-25.6%	96	-	0.0%	181	85	88.5%
25 - 34	166	214	48	28.9%	234	20	9.3%	155	(79)	-33.8%
35 - 44	109	143	34	31.2%	228	85	59.4%	226	(2)	-0.9%
45 - 54	95	96	1	1.1%	138	42	43.8%	232	94	68.1%
55 - 64	67	66	(1)	-1.5%	54	(12)	-18.2%	117	63	116.7%
65+	57	81	24	42.1%	117	117	144.4%	143	26	22.2%
Total	**1,050**	**1,131**	**81**	**7.7%**	**1,399**	**268**	**23.7%**	**1,525**	**126**	**9.0%**

Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Race and Ethnicity

The ACS also includes an enumeration of race and ethnicity. Race refers to the racial composition of a population such as Asian or Black. As indicated in Table 3-6, there are few racial minorities living in the City. According to the ACS, in 2011 approximately 49.1 percent of the City's population was classified as White, while 1.0 percent was classified as African-American, 1.4 percent as Asian or Pacific Islander, and 4.0 percent as American Native or Alaska Native.

Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and Asians. Hispanics accounted for 92.5 percent of the City's total population.

TABLE 3-6: RACE AND ETHNICITY (1990-2011)

Race/Ethnicity	1990 # Persons	1990 % Persons	2000 # Persons	2000 % Persons	Change 1990-2000	% Change 1990-2000	2011 # Persons	2011 % Persons	Change 2000-2011	% Change 2000-2011
White	604	53.4%	680	47.0%	76	12.6%	749	49.1%	69	10.1%
Black or African-American	26	2.3%	6	0.4%	(20)	-76.9%	15	1.0%	9	150.0%
Asian or Pacific Islander	25	2.2%	26	1.8%	1	4.0%	21	1.4%	(5)	-19.2%
American Indian or Alaska Native	0	0.0%	27	1.9%	27	2700.0%	61	4.0%	34	125.9%
Other	473	41.8%	644	44.5%	171	36.2%	662	43.4%	18	2.8%
Two or More Races	3	0.3%	63	4.4%	60	2000.0%	17	1.1%	(46)	-73.0%
Total	**1,131**	**100.0%**	**1,446**	**100.0%**	**315**	**27.9%**	**1,525**	**100.0%**	**79**	**196.6%**
Hispanic	943	83.4%	1,277	88.3%	334	35.4%	1,411	92.5%	134	10.5%

Sources: U.S. Census Bureau 2000; U.S. Census Bureau 2007-2011 American Community Survey

3.2.2.2 Employment and Economic Trends and Characteristics

Government Code Section 65583(a)(1) requires an analysis of employment trends including a discussion of the following:

- **Employment by industry trends;**
- **Recent and anticipated changes in employment and impacts on the housing market;**
- **Opportunities for promoting and improving jobs-housing balance;**
- **Identification of larger employers in the city and typical types of jobs and earnings; and**
- **Discussion of wage ranges of major employers and employment sectors and relative housing needs.**

According to employment data from the State of California Employment Development Department, the unemployment rate for the City as of December 2012 was 14.3 percent, compared to 10.2 percent for the County. At that time, there were 100 persons in the City actively seeking employment, out of a total labor force of 700 persons.[3] According to employment estimates and projections developed by SCAG, there were 13,400 jobs in the City in 2008.[4] The City's employment is projected to experience a decline as indicated in Table 3-7. The SCAG projections indicate that 9,414 jobs will be added in the City between 2010 and 2025. It is important to note that a majority of people who work in the City do not live in Irwindale. The City's employment base draws employees from adjacent jurisdictions in Los Angeles County as well as Riverside and San Bernardino Counties.

[3] California Employment Development Department. *Labor Force Data for Sub-County Areas: 2000 Benchmark*. March 7, 2013.

[4] Southern California Association of Governments. *Regional Transportation Plan Growth Projections, 2012 Adopted Growth Forecast.*.

TABLE 3-7: EMPLOYMENT PROJECTIONS

Year	No. of Jobs	Change in Jobs	% Change
2008	13,400	--	--
2020	11,500	(1,900)	-14.2%
2035	12,300	800	7.0%

Source: SCAG Growth Forecast

Several manufacturing firms are the top employers in Irwindale, including Ready Pac Produce and Miller Coors Brewing Company.

TABLE 3-8: TOP EMPLOYERS IN IRWINDALE

Company	Category	# of Employees
Ready Pac Produce	Manufacturing	1,700
Charter Communications	Office	970
Décor-ative Specialties	Manufacturing	800
Miller Coors Brewing Company	Manufacturing	750
CA Community News	Office	400
Total		**4,620**

Total Number of Irwindale Businesses:	700
Total Employment:	40,000

Source: City of Irwindale (March 13, 2013)

Although none of the mining companies are top employers (see Tables 3-8 and 3-9), Irwindale has historically been a mining city. Many of the City's larger mining properties available for residential, commercial, and industrial development will be available for redevelopment in the next 10 to 15 years. The City anticipates that these properties will attract new businesses and support job growth locally and regionally.

A resident's employment has an important impact on housing needs as it typically results in an increase of housing demand. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. The City's resident's primary employment industries are concentrated in industrial industries with approximately 19.1 percent of employment concentrated in the manufacturing industry according to the 2011 ACS.

TABLE 3-9: IRWINDALE RESIDENT EMPLOYMENT BY INDUSTRY (2011)

Industry Type	No.	%
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas	6	1.3%
Construction	42	9.4%
Manufacturing	85	19.1%
Wholesale Trade	25	5.6%
Retail Trade	54	12.1%
Transportation, Warehousing, and Utilities	16	3.6%
Information	6	1.3%
Finance, Insurance, Real Estate	38	8.5%
Professional, Scientific, Management, Administration	10	2.2%
Educational, Health and Social Services	60	13.5%
Arts, Entertainment, Recreation, and Services	52	11.7%
Other Services	14	3.1%
Public Administration	38	8.5%
Total	**446**	**100.0%**

Source: U.S. Census Bureau 2007-2011 American Community Survey

Table 3-10 presents the average salary by industry in 2012 for Los Angeles County. According to the California Employment Development Department, the average worker salary in the Los Angeles-Long Beach-Glendale Metropolitan District was $52,381 in 2012. Jobs in the legal and management fields had the highest wages, Food preparation and serving and farming, fishing, and forestry fields had the lowest average annual salary.

TABLE 3-10: ANNUAL AVERAGE SALARY BY INDUSTRY (2012)

Employment Category	Los Angeles County[1]
Legal	$ 130,323
Management	124,479
Architecture and Engineering	91,631
Art, Design, Entertainment, Sports, and Media	87,709
Computer and Mathematical	84,420
Healthcare Practitioners and Technical	84,066
Business and Financial Operations	74,802
Life, Physical, and Social Sciences	73,770
Education, Training, and Library	59,891
Construction and Extraction	52,784
Community and Social Services	52,735
Protective Service	52,595
Installation, Maintenance, and Repair	48,264
Sales	40,620
Office and Administrative Support	38,110
Transportation and Material Moving	33,839
Production	32,269
Healthcare Support	29,930
Personal Care and Service	27,415
Building and Grounds Cleaning and Maintenance	27,353
Farming, Fishing, and Forestry	26,132
Food Preparation and Serving	22,019

[1] Los Angeles-Long Beach-Glendale Metropolitan District (MD)

Source: California Employment Development Department, Occupational Wage Survey (1st Quarter 2012)

3.2.2.3 Household Growth

Government Code Section 65583(a)(2) requires an analysis of household characteristics including a discussion of the following:

- **Number of households by tenure;**
- **Changes in proportion of renter and owner households;**
- **Households trends relating to needed housing types;**
- **Numerical annual household growth;**
- **How the housing needs of owners and renters are being met; and**
- **Number of renters in single-family units versus multi-family units.**

The U.S. Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, a family related through marriage or blood, and/or unrelated individuals living together. As summarized in Table 3-11, the City experienced the most significant household growth between 1990 and 2000, an annual growth of 2.6 percent. Since 2000, household growth has become stagnant with an annual growth of just 0.2 percent.

TABLE 3-11: HOUSEHOLD GROWTH TRENDS (1990-2011)

Year	# Households	Change	% Change	Average Annual Growth
1990	290	--	--	--
2000	365	75	25.9%	2.6%
2011	372	7	1.9%	0.2%

Sources: U.S. Census Bureau (1990-2000); U.S. Census Bureau 2007-2011 American Community Survey

As discussed in the Population Growth Section, the City has experienced significant growth since the 1990s due to both an increase in the average household size and new residential construction. Table 3-12 compares the trends in the average household size for Los Angeles County with those of the City since 1980. As indicated in Table 3-12, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In the City, the average household size between 1980 and 2011 increased by 0.29 persons per unit.

TABLE 3-12: HOUSEHOLD SIZE (PERSONS/UNIT)

Year	Los Angeles County	Irwindale
1980	2.26	3.80
1990	2.40	3.90
2000	2.98	3.96
2011	3.03	4.09
Change (1980-2011)	0.77	0.29

Source: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

Housing Tenure

The distribution of owner- and renter-occupied units (or tenure) within a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, as ownership housing is much less likely to turn over than rental units. Housing cost burden is typically more prevalent amongst renters. The ability or choice to own or rent a home is related to household income, composition, and age of the householder.

Table 3-13 summarizes housing tenure statistics for 1980 through 2011 in the City. The percentage of owner-occupied units in the City continues to increase. Approximately 68.8 percent of the residential units in the City were owner-occupied in 2011 according to the ACS.

TABLE 3-13: HOUSING TENURE (1980-2011)

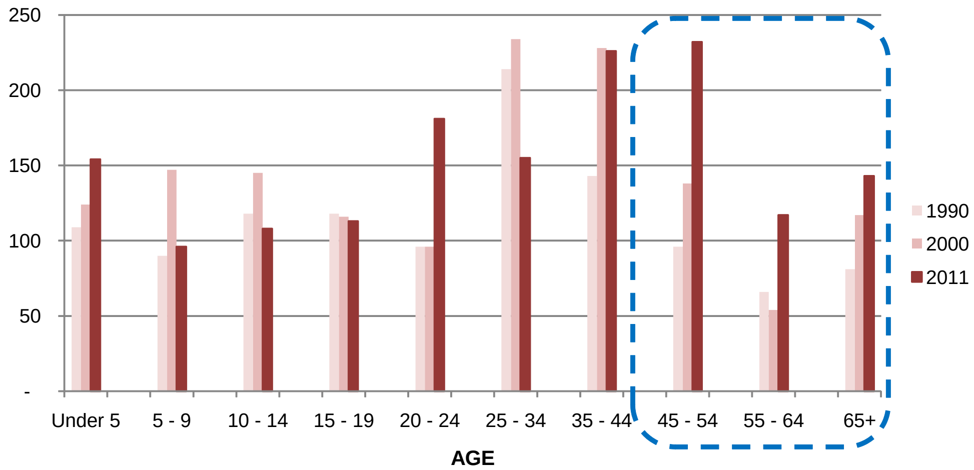
	Owner Occupied		Renter Occupied		
Year	**# Units**	**% Units**	**# Units**	**% Units**	**Total**
1980	140	54.9%	115	45.1%	255
1990	157	58.1%	113	41.9%	270
2000[1]	231	63.3%	134	36.7%	365
2011	256	68.8%	116	31.2%	372

[1] 13 units were unoccupied (vacant) at the time of the 2000 census.

Sources: U.S. Census Bureau (1980-2000); U.S. Census Bureau 2007-2011 American Community Survey

The number of households and composition has changed significantly in Irwindale between 1990 and 2011. As summarized in Table 3-14, the number of households in the City continues to increase, although the City experienced greater growth between 1990 and 2001 (25.9 percent) than between 2000 and 2011 (1.9 percent). The City's household composition changed significantly, with a decline in family households with children by approximately 27.2 percent between 2000 and 2011. The changing demographics of the City is further illustrated upon review of the City's age cohorts as summarized in Figure 3-2 (see Table 3-5), as the number of persons under the age of 18 with the exception of those under the age of 5 continues to decline.

FIGURE 3-2: CHANGE IN AGE COHORT



Sources: U.S. Census Bureau (1990-2000); U.S. Census Bureau 2007-2011 American Community Survey

TABLE 3-14: HOUSEHOLD TYPE

	1990		2000		Change	% Change	2011		Change	% Change
Household by Type	**# HHs**	**%**	**# HHs**	**%**	**1990-2000**	**1990-2000**	**# HHs**	**%**	**2000-2011**	**2000-2011**
Total Households	290	--	365	--	75	25.9%	372	--	7	1.9%
Family Households	255	87.9%	293	80.3%	38	14.9%	301	80.9%	8	2.7%
Married-With Children	118	40.7%	136	37.3%	18	15.3%	99	26.6%	-37	-27.2%
Married No Children	56	19.3%	62	17.0%	6	10.7%	81	21.8%	19	30.6%
Other Families[1]	81	27.9%	95	26.0%	14	17.3%	121	32.5%	26	27.4%
Non-Family Households	35	12.1%	72	19.7%	37	105.7%	71	19.1%	-1	-1.4%
Average Household Size	3.87		3.96		0.09	2.3%	4.09		0.13	3.3%
Average Family Size	3.99		4.35		0.36	9.0%	4.48		0.13	3.0%

[1] No spouse present

Sources: U.S. Census Bureau (1990-2000); U.S. Census Bureau 2007-2011 American Community Survey

3.2.2.4 Overpayment and Overcrowding

Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

Overpaying

Government Code Section 65583(a) requires an analysis and documentation of level of payment compared to ability to pay including a discussion of the following:

- **Total households including the number of lower-income households, by tenure, paying more than 30 percent of their income for housing and the number of households who pay 50 percent or more of their gross income for housing;**
- **Where possible, identify households most significantly impacted by cost burdens (large families, seniors, etc.); and**
- **Identify potential resources and programs to address the need.**

The cost for housing has increased significantly in the past five years throughout the Southern California region. Historically, the Census and other service agencies have indicated that those households that pay in excess of 30 percent of their total income for housing are overpaying. The resulting effect of this overpayment is that these households may not have the finances required for other necessities such as food, clothing, education, medical insurance, transportation, or other basic needs.

As summarized in Table 3-15, 46 of the City's households (12.3 percent) were spending more than 30 percent of their incomes to cover housing costs in 2011 according to the ACS. Housing overpayment was most prevalent among owner-occupied households earning over $50,000 per year.

TABLE 3-15: HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME

Income Range	Total HHs #	Total HHs %	0-20% of HH Income #	0-20% of HH Income %	20-29% of HH Income #	20-29% of HH Income %	30%+ of HH Income #	30%+ of HH Income %
Owner-Occupied Units								
$0 - 19,999	15	5.9%	-	0.0%	-	0.0%	1	5.9%
$20,000 - 34,999	27	10.5%	1	3.1%	1	2.3%	1	5.1%
$35,000 - 49,999	34	13.3%	2	4.7%	2	5.9%	1	2.7%
$50,000+	180	70.3%	59	32.8%	31	17.5%	36	19.9%
	256	***100.0%***	***61***	***40.6%***	***34***	***25.7%***	***39***	***33.6%***
Renter-Occupied Units								
$0 - 19,999	23	19.8%	1	2.6%	1	5.2%	2	9.5%
$20,000 - 34,999	24	20.7%	-	0.0%	1	2.6%	4	16.4%
$35,000 - 49,999	17	14.7%	-	0.0%	2	11.2%	1	3.4%
$50,000+	52	44.8%	7	12.9%	14	26.8%	-	0.0%
	116	***100.0%***	***7***	***15.5%***	***18***	***45.8%***	***7***	***29.3%***

Source: U.S. Census Bureau 2007-2011 American Community Survey

HUD's Fair Market Rent (FMR) as indicated in Table 3-16, shows that rents for two, three, and four-bedroom units experienced an increase followed by a decline in the mid-1990s. This trend was largely due to the economic recession the region experienced in the early 1990s.

The HUD-formulated Fair Market Rent (FMR) schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the FMRs for each SMSA.[5]

5 United States Department of Housing and Urban Development 2000

TABLE 3-16: HUD FAIR MARKET RENT: LOS ANGELES-LONG BEACH SMSA

Year[1]	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
1980	$ 291	$ 343	$ 380	$ 420
1983	$ 463	$ 538	$ 710	$ 816
1988	$ 588	$ 684	$ 876	$ 990
1990	$ 615	$ 715	$ 916	$ 1,035
1995	$ 695	$ 855	$ 1,154	$ 1,416
1996	$ 675	$ 854	$ 1,153	$ 1,375
1997	$ 583	$ 737	$ 995	$ 1,187
1998	$ 592	$ 749	$ 1,011	$ 1,206
1999	$ 605	$ 766	$ 1,033	$ 1,233
2000	$ 605	$ 766	$ 1,033	$ 1,233
2001	$ 618	$ 782	$ 1,055	$ 1,260
2002	$ 650	$ 823	$ 1,110	$ 1,325
2003	$ 764	$ 967	$ 1,305	$ 1,558
2004	$ 807	$ 1,021	$ 1,378	$ 1,646
2005	$ 900	$ 1,124	$ 1,510	$ 1,816
2006	$ 852	$ 1,189	$ 1,597	$ 1,921
2007	$ 1,016	$ 1,269	$ 1,704	$ 2,051
2009	$ 1,090	$ 1,361	$ 1,828	$ 2,199
2010	$ 1,137	$ 1,420	$ 1,907	$ 2,295
2011	$ 1,173	$ 1,465	$ 1,967	$ 2,367
2012	$ 1,159	$ 1,447	$ 1,943	$ 2,338
2013	$ 1,101	$ 1,421	$ 1,921	$ 2,140

[1] By fiscal year

Source: U.S. Department of Housing and Urban Development

Household income is an important consideration when evaluating housing needs because a low income typically constrains people's ability to obtain adequate housing. According to the ACS, the median household income in 2011 in the City was $65,455, 16 percent higher than the Countywide median income of $56,266. According to the ACS, 222 persons or approximately 14.6 percent of the City's population, were living below the poverty level in 2011. Of this figure, 211 persons (95.0 percent) were under 65 years of age while 11 persons were 65 years of age or older.

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

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

- Severe housing cost burden, including utilities, exceeding 50% of gross income.

49% of the owner households had a housing cost burden of more than 50%. The overpayment data by income for the City is summarized in Table 3-17.

TABLE 3-17: HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

Household by Type, Income, and Housing Problem	Renters					Owners				
	Elderly[1]	Small Families	Large Families	All Other	Total	Elderly[1]	Small Families	Large Families	All Other	Total
Extremely Low Income (0-30% AMI)	25	4	10	0	39	10	0	0	0	10
% With Any Housing Problem	40.0%	100.0%	100.0%	N/A	61.5%	100.0%	N/A	N/A	N/A	100.0%
% With Cost Burden > 30%	40.0%	100.0%	100.0%	N/A	61.5%	100.0%	N/A	N/A	N/A	100.0%
%With Cost Burden > 50%	40.0%	100.0%	100.0%	N/A	61.5%	0.0%	N/A	N/A	N/A	0.0%
Very Low Income (31-50% AMI)	4	0	30	10	44	20	0	0	0	20
With Any Housing Problem	0%	N/A	100.0%	100.0%	90.9%	0%	N/A	N/A	N/A	0%
With Cost Burden > 30%	0%	N/A	66.7%	100.0%	68.2%	0%	N/A	N/A	N/A	0%
With Cost Burden > 50%	0%	N/A	66.7%	0.0%	45.5%	0%	N/A	N/A	N/A	0%
Low Income (51-80% AMI)	0	20	0	4	24	10	14	4	0	28
With Any Housing Problem	N/A	0	N/A	100.0%	16.7%	0.0%	N/A	N/A	N/A	64.3%
With Cost Burden > 30%	N/A	0	N/A	100.0%	16.7%	0.0%	N/A	N/A	N/A	0.0%
With Cost Burden > 50%	N/A	0	N/A	0.0%	0.0%	10.0%	14.0%	4.0%	0.0%	28.0%
Moderate & Above Income (>80% AMI)	0	15	44	0	59	20	74	90	30	214
With Any Housing Problem	N/A	0.0%	100.0%	N/A	21.1%	0.0%	13.5%	33.3%	0.0%	18.7%
With Cost Burden > 30%	N/A	0.0%	0.0%	N/A	0.0%	0.0%	0.0%	11.1%	0.0%	4.7%
With Cost Burden > 50%	N/A	0.0%	0.0%	N/A	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Households	29	39	44	14	126	60	88	36.2	30	272
With Any Housing Problem	34.5%	10.3%	100.0%	100.0%	57.1%	16.7%	27.3%	10.6%	0.0%	25.0%
With Cost Burden > 30%	34.5%	10.3%	68.2%	100.0%	46.0%	16.7%	15.9%	0.0%	0.0%	12.5%
With Cost Burden > 50%	34.5%	10.3%	68.2%	0.0%	34.9%	0.0%	0.0%	0.0%	0.0%	0.0%

[1] Elderly households in CHAS are those headed by elderly persons 62 years of age or older.
[2] Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slighly form the 100.0% count due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2000

Overcrowding

> **Government Code Section 65583(a) requires an analysis and documentation of overcrowding including a discussion of the following:**
>
> - **The number of households by tenure type that live in overcrowded and severely overcrowded units; and**
> - **Identify potential resources and programs to address identified needs.**

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the number of persons residing in the unit exceeds 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceeds 1.51 persons per room.

According to the ACS, the average household size for owner-occupied units was 4.52 persons per unit and 3.13 persons per rental unit in 2011. Comparable figures for Los Angeles County were 3.18 persons per owner-occupied unit and 2.81 persons per renter-occupied unit. Table 3-18 provides a breakdown in the number of overcrowded units that were identified by the U.S. Census Bureau in 2000 and the ACS in 2011.

Of the 372 occupied housing units identified in the 2011 ACS, 35 units were identified as being overcrowded (9.4 percent of the City's total number of occupied units) and 16 units (4.3 percent of the total occupied units in the City) were identified as being severely overcrowded. Table 3-18 provides a breakdown of overcrowding according to housing tenure. In addition, the ACS estimated the City's average household size in 2011 was 4.09.

TABLE 3-18: OVERCROWDED HOUSING UNITS (2000 & 2011)

	2000			2011		
Category	**Rental Units**	**Owner Units**	**Total**	**Rental Units**	**Owner Units**	**Total**
Number of Overcrowded Units	11	33	44	4	31	35
Percent of Overcrowded Units	2.7%	8.2%	10.9%	3.4%	12.1%	9.4%
Number of Severely Overcrowded Units	16	11	27	4	12	16
Percentage of Severely Overcrowded Units	4.0%	2.7%	6.7%	3.4%	4.7%	4.3%
Total Number of Units	404			372		

Sources: U.S. Census Bureau (2000); U.S. Census Bureau 2007-2011 American Community Survey

Resources and Programs

The City of Irwindale helps address overpayment and overcrowding by administering affordable homeownership and rental housing programs. Applicable City programs include the Substantial Rehabilitation Improvement Loan and Deferred Housing

Improvement Loan programs that provide financial assistance for bedroom and/or bathroom additions to alleviate overcrowding.

3.2.2.5 Extremely Low Income (ELI) Households Housing Needs

Government Code Section 65583(a)(1) requires "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households". Analysis should include:

- **Estimate of the number of existing households with Extremely Low-Income;**
- **Estimate of the number of projected households with Extremely Low-Incomes; and**
- **Assessment of the kind of housing available and suitable for Extremely Low- Income households (including Supportive Housing and Single-Room Occupancy (SROs) units) and whether existing zoning permits those housing types.**

There were approximately 49 households in the City that qualified as Extremely Low-Incomes ("ELI") in 2000 according to HUD's Comprehensive Housing Affordability Strategy (CHAS) (refer to Table 3-17). Households in this income category had incomes of less than 30 percent of the Area Median Income (AMI). Extremely Low-Income households primarily consist of households with minimum wage earners, persons with disabilities, and elderly households on Social Security.

Extremely Low-Income households are the most often difficult to serve given the substantial subsidies required to make housing affordable to this income group. As identified in Table 3-17, 79.6 percent of the City's Extremely Low-Income households are renters and 61.5 percent of these households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). All owner Extremely Low-Income households faced housing problems. In addition, 71.4 percent of Extremely Low-Income households are elderly.[6]

As discussed in the Projected Housing Needs Section and identified in Table 3-32, the City has a projected housing need of 2 units for Extremely Low-Income households[7].

---

[6] Elderly households in CHAS are those headed by elderly persons 62 years of age or older.

[7] AB 2634 mandates the calculation of the subset of the Very Low-Income regional need that constitutes the jurisdiction's need for Extremely Low-Income housing. Local agencies may calculate the projected housing need for ELI households by presuming 50% of Very Low-Income households qualify as ELI.

The City's existing affordable housing inventory includes units restricted for Extremely Low-Income households, some of which are age-restricted. Availability of affordable rental apartments is limited and prospective applicants are placed on an interest list. The prospective applicants on the interest list are then notified of vacancies and the application filing period.

Housing for Extremely Low-Income households is oftentimes provided by emergency shelters, transitional housing, or supportive housing. The City's Zoning Ordinance does not currently provide for these types of housing uses. The City intended to complete an amendment to the Zoning Ordinance to permit emergency shelters by 2014. The amendment has not yet been completed due to a lack of staff and financial resources due to a structural deficit to the City's General Fund since 2008. The City is currently processing a comprehensive update to the City's Zoning Ordinance to be completed in 2014.

There is currently a 26–unit residential development in the City that has 9 units for Extremely Low-Income senior households. The City also has 5 Extremely Low-Income housing units in other housing projects in the City.

3.2.2.6 Housing Stock Characteristics

Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

Housing Stock Conditions and Age

Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

- **Estimate of the number of substandard units (i.e. those in need of rehabilitation (repair) and those in need of replacement (demolition).**

This part of the Housing Needs Section is concerned with the age and condition of housing in the City. A physical condition survey of the City's housing stock was conducted by City staff in January 2013 to determine the overall condition of housing in the City. A random sample of 200 units (out of a total of 390 units) was drawn. Housing conditions were evaluated according to the following criteria:

- Minor Fix-Up, Paint - general housing improvement needed including paint and minor repairs. Typically, improvements can be and are usually completed by the property owner.
- Moderate Repairs - this category includes major repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.
- Major Repairs - In addition or in lieu of the above categories, this category of housing condition requires extensive repairs and/or renovation.
- Beyond Repair - This housing condition category applies to those structures where the cost of repair is estimated to exceed the value of the structure.

The results of the housing condition survey are shown in Table 3-19.

TABLE 3-19: RESULTS OF HOUSING CONDITION SURVEY (2007 & 2013)

	2007		2013		Change	% Change
Condition	**#**	**%**	**#**	**%**	**2007-2013**	**2007-2013**
Minor Repair	15	4.0%	16	8.0%	1	6.7%
Moderate Repair	12	3.2%	6	3.0%	(6)	-50.0%
Major Repair	10	2.7%	-	0.0%	(10)	-100.0%
Beyond Repair	6	1.6%	6	3.0%	-	0.0%
Total Units Sampled	**373**	**N/A**	**200**	**N/A**	**(173)**	**-46.4%**

Source: City of Irwindale

In addition to the field investigations, the Census data is another source that may be referred to in interpolating housing conditions in the City. The most widely referenced variable is "age of housing unit." The age of housing stock is commonly used by state and federal housing programs as a factor to estimate rehabilitation needs. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. However, this is not always the case, since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City.

Table 3-20 depicts the 2011 ACS data indicating the age of the housing units within the City. The table shows that just over 11.9 percent of the housing units identified in the 2011 ACS were constructed prior to 1939.

TABLE 3-20: AGE OF HOUSING STOCK (2011)

Year Unit Constructed	# Units[1]	% Units
2005 or Later	32	8.3%
2000 - 2004	13	3.4%
1990 - 1999	39	10.1%
1980 - 1989	56	14.5%
1970 - 1979	15	3.9%
1960 - 1969	68	17.6%
1950 - 1959	54	14.0%
1940 - 1949	63	16.3%
1939 or Earlier	46	11.9%
Total	**386**	**100.0%**

[1] As summarized in Table 3-21, DOF estimates 418 residential units as of 2012. The ACS data is an approximate.

Source: U.S. Census Bureau 2007-2011 American Community Survey

Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 3-20, a total of 163 units were constructed prior to 1960 according to the most recent ACS data. This represents 42.2 percent of the total housing units in the City.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the 2011 ACS, 24 units (6.5 percent of the City's total) did not use any form of heating fuel. The data also indicated that 3 units (0.8 percent) lacked any plumbing facilities and 3 units (0.8 percent) were identified as lacking any kitchen facilities.

Housing Stock

Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. Analysis should include:

- **Housing costs and affordability;**
- **Housing construction prices and trends;**
- **Housing units by type; and**
- **Vacancy rates.**

Single family residences are the dominant housing type in the City. According to the California Department of Finance, the City had a housing inventory of 418 units as of January 1, 2012 of which 92.6 percent (387 units) of the City's housing inventory was single family housing. Of this total, 371 units or 95.8 percent were occupied units. Table 3-21 summarizes the 2009 and 2012 DOF housing estimates for the City.

TABLE 3-21: HOUSING CHARACTERISTICS (2009 & 2012)

Unit Type	2009 #	2009 %	2012 #	2012 %	Change 2009-2012	% Change 2009-2012
1-Unit Detached	370	85.8%	387	92.6%	17	4.6%
1-Unit Attached	16	3.7%	10	2.4%	(6)	-37.5%
2-4 Units	13	3.0%	4	1.0%	(9)	-69.2%
5 Units+	24	5.6%	11	2.6%	(13)	-54.2%
Mobile Homes	8	1.9%	6	1.4%	(2)	-25.0%
Total	**431**	**100.0%**	**418**	**100.0%**	**(13)**	**-181.3%**

Source: California Department of Finance E-5 County/State Population and Housing Estimates

Home Values & Rents

The median home value and gross rent continues to increase since 1990 according to the U.S. Census Bureau and the ACS. As summarized in Table 3-22, both the median home value and gross rent significantly increased between 2000 and 2011, by approximately 117.2 and 108.3 percent respectively.

TABLE 3-22: MEDIAN HOME VALUES AND RENT (1990-2011)

	1990	2000	Change 1990-2000	% Change 1990-2000	2011	Change 2000-2011	% Change 2000-2011
Median Home Value	$ 149,038	$ 176,038	$ 27,000	18.1%	$ 382,300	$ 206,262	117.2%
Median Gross Rent	$ 507	$ 539	$ 32	6.3%	$ 1,123	$ 584	108.3%

Sources: U.S. Census Bureau (1990-2000), U.S. Cenus Bureau 2007-2011 American Community Survey

Home Sales Prices

Currently, approximately 59 acres are designated and used for residential uses. Table 3-23 provides a comparison of median prices for single family residences since December 2009.

TABLE 3-23: IRWINDALE SINGLE FAMILY MEDIAN HOME PRICES (2009-2012)

Area[1]	December 2009	December 2010	Change 2009-2010	% Change 2009-2010	December 2011	Change 2010-2011	% Change 2010-2011	December 2012	Change 2011-2012	% Change 2011-2012
Irwindale[2]	$ 263,000	$ 275,000	$ 12,000	4.6%	$ 269,500	$ (5,500)	-2.0%	$ 269,500	$ -	0.0%
91010	$ 285,000	$ 292,000	$ 7,000	2.5%	$ 312,000	$ 20,000	6.8%	$ 275,000	$ (37,000)	-11.9%
91706	$ 241,000	$ 258,000	$ 17,000	7.1%	$ 227,000	$ (31,000)	-12.0%	$ 264,000	$ 37,000	16.3%
Countywide	$ 340,000	$ 336,000	$ (4,000)	-1.2%	$ 310,000	$ (26,000)	-7.7%	$ 365,000	$ 55,000	17.7%

[1] Median home prices for the City of Irwindale are not available. Zip codes 91010 (Duarte) and 91706 (Baldwin Park) include portions of Irwindale.
[2] Irwindale is the median price of the 91010 and 91706 zip codes.

Source: DataQuick (2009-2012)

Vacancy Rates

Vacancy rates vary by tenure and often influence the cost of housing. As summarized in Table 3-24, the City's vacancy rate has remained consistently at approximately 4 percent which can be an indicator of a balance between housing supply and demand in the City.

TABLE 3-24: OCCUPANCY STATUS OF HOUSING UNITS

	1990		2000		2010	
	#	%	#	%	#	%
Occupied Units	290	96.0%	365	96.6%	374	95.9%
Vacant Units	12	4.0%	13	3.4%	16	4.1%
For Rent	6	2.0%	3	0.8%	3	0.8%
Rented or Sold, Not Occupied	3	1.0%	1	0.3%	1	0.3%
For Sale Only	1	0.3%	1	0.3%	2	0.5%
For Seasonal, Recreational, or Occasional Use	0	0.0%	1	0.3%	0	0.0%
For Migratory Workers	0	0.0%	0	0.0%	0	0.0%
Other Vacant	2	0.7%	7	1.9%	10	2.6%
Total Housing Units	**302**	**100.0%**	**378**	**100.0%**	**390**	**100.0%**

Sources: U.S. Census Bureau (1990-2010)

Housing Construction

Since 2008, the City issued two residential building permits for a total of 11 residential units.

3.2.3 SPECIAL HOUSING NEEDS

Government Code Section 65583(a)(7) requires an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. An analysis of each special needs group should include the following:

- **Number of persons or households in the special housing needs group, including tenure, where possible;**
- **Quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs; and**
- **Identification of potential program or policy options and resources to address the need.**

Special housing needs groups are those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs for groups such as handicapped, elderly, large families, farm workers, and families with female heads of households need to be considered.

3.2.3.1 Elderly

An analysis of elderly persons should include the following:

- **Number of elderly households by tenure;**
- **Number of seniors living at or under the poverty level;**
- **Listing of available resources and services addressing senior housing needs; and**
- **Identification of potential housing problems faced by the elderly and assessment of unmet needs.**

The population over 65 years of age is considered elderly and presents four main concerns:

- *Income*: people over 65 are usually retired and living on a fixed income and experience difficulty in maintaining adequate living arrangements due to increasing rental payments.
- *Health care*: due to higher rates of illness, health care is important.

- *Transportation*: many seniors use public transit.
- *Housing*: many seniors live alone and many rent.

According to the 2000 U.S. Census, of the 404 units occupied, 106 units had a householder 65 years of age or older as summarized in Table 3-25. As indicated previously, the elderly are among the fastest growing population group in the City. Trends toward an aging population indicate that there is likely to be a greater need and/or demand for housing units suitable for the elderly in the near-term.

TABLE 3-25: HOUSEHOLDERS BY TENURE BY AGE

Householder Age	Owners	Renters	Total
65 - 74 Years	43	9	**52**
75+ Years	32	22	**54**
Total	**75**	**31**	**106**

Note: 2000 data is the most current City-specific data available.

Source: U.S. Bureau of the Census 2000

Affordable housing for elderly persons includes housing that is wheelchair accessible, energy efficient, equipped with elevators and a number of safety and accessibility features such as door handles, emergency pull cords, rails in bathrooms, walk-in tubs with no-slip coating, and colors to heighten vision. Table 3-26 summarizes the City's population that is below the poverty level in 2011 according to the ACS. Persons at or below the poverty level are primarily between 18 to 64 years old (123 persons). Less than one percent (0.07 percent) of total population that is considered elderly is below the poverty level. As summarized in Table 3-17, 20 elderly households reported having a housing problem in 2000 according to CHAS data[8]. These elderly households are reported to have extremely low incomes.

TABLE 3-26: POPULATION BELOW POVERTY LEVEL (2011)

Age	Total Population	Total Below Poverty Level	% Below Poverty Level
Under 18 Years	428	88	20.6%
18 to 64 Years	954	123	12.9%
65 Years and Over	143	11	7.7%
Total	**1,525**	**222**	**14.6%**

Source: U.S. Census Bureau 2007-2011 American Community Survey

8 Elderly households in CHAS are those headed by elderly persons 62 years of age or older.

Programs and Resources for Elderly Population

There is currently a 26–unit residential development in the City that has restricted rents affordable to Extremely Low-, Very Low-, Low- and Moderate-Income senior households.

As discussed in Section 3.5.2 Housing Programs, the City intends to amend some of the housing programs (Programs Nos. 1 through 7) to provide financial assistance for the rehabilitation of units to accommodate the growing senior population.

3.2.3.2 Persons with Disabilities (Including Developmental Disabilities)

An analysis of persons with disabilities should include the following:

- **Discussion of resources, including existing housing and services for persons with disabilities;**
- **Housing types which can accommodate persons with disabilities and discuss zoning and capacity available to facilitate these housing types; and**

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Physical disabilities can hinder access to conventional housing units. Mental and developmental disabilities can affect a person's ability to keep their housing. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments, and social, education, and medical support to address developmental and mental impairments.

The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. A more detailed description of each disability is provided below:

- Sensory disability: Refers to blindness, deafness or severe vision or hearing impairment.
- Physical disability: Refers to a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental disability: Refers to a mental condition lasting more than six months that impairs learning, remembering, or concentrating.

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- Self-care disability: Refers to a condition that restricts the ability to dress, bathe, or get around inside the home.
- Go-outside-home: Refers to a condition that restricts the ability to go outside the home alone to shop or visit a doctor's office.
- Employment disability: Refers to a condition that restricts the ability to work at a job or business.

The San Gabriel/'Pomona Regional Center is the center for the developmentally disabled that serves Irwindale. According to Center staff, a total of 178 clients from the 91706 zip code were served by the Center last year. The 91706 zip code encompasses most of Irwindale and all of Baldwin Park. If the 178 clients are divided between the two cities as a proportion of their total populations, an estimated four irwindale residents were served by the Center.

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Table 3-27 summarizes the number and proportion of City residents with a physical or mental disability in 2000[9]. According to the U.S. Census, approximately 17.5 percent (230 persons) of the City's population in 2000 that was 5 years or older reported to have a physical and/or mental disability with 10.2 percent of the disabled population between the ages of 16 and 64 years. Of those reported to have a disability, 54 persons between the ages of 21 and 64 were employed.

TABLE 3-27: DISABLED PERSONS BY AGE (2000)

Age Group	# Persons	% of Total Population
5 - 15 years	13	1.0%
16 - 64 years	134	10.2%
65 years +	83	6.3%
Total with a Disability	**230**	**17.5%**
Total Population 5 years+	1,312	--

Note: Includes physical and/or mental disability; 2000 data is the most current City-specific data available.

Source: U.S. Census Bureau (2000)

The disabilities affecting City residents are summarized in Table 3-28. Although 230 persons in the City are recorded to have a disability, some residents are affected by more than one disability. There were 545 disabilities tallied in 2000 by the U.S. Census with more disabilities recorded for residents between the ages of 5 and 64. Of the total disabilities recorded, physical disabilities was the highest disability recorded with 129 persons or 23.7 percent of the total disabilities recorded.

[9] Disability status was not recorded in the U.S. Census for children younger than five years of age.

TABLE 3-28: DISABILITY TYPES (2000)

Disability Type	#	%
Disabilities for Ages 5-64	***321***	***58.9%***
Sensory Disability	52	16.2%
Physical Disablity	65	20.2%
Mental Disablity	42	13.1%
Self-Care Disablity	30	9.3%
Go-Outside-Home Disability	50	15.6%
Employment Disability	82	25.5%
Disabilities for Ages 65+	***224***	***41.1%***
Sensory Disability	0	0.0%
Physical Disablity	64	28.6%
Mental Disablity	50	22.3%
Self-Care Disablity	52	23.2%
Go-Outside-Home Disability	58	25.9%
Total Disabilities[1]	**545**	**100.0%**

[1] Total disabilities tallied. Persons may have more than one disability.

Note: 2000 data is the most current City-specific data available.

Source: U.S. Bureau of the Census (2000)

Housing Needs of Persons with Disabilities

Disabled persons have special needs when it comes to housing. Often, these households are occupied by elderly persons as discussed previously. Door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and may be beyond the reach of lower income households. The lack of such housing is even more pronounced when it comes to market-rate rental units. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) generally has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.

The City complies with all ADA and Title 24 requirements. These requirements permit the City to make exceptions to the existing zoning requirements for households containing a disabled individual. All of the City's housing rehabilitation programs have as a first priority the provision of facilities for handicapped access.

The definition of "family" in the Zoning Ordinance is as follows: "Persons, related by blood, marriage or adoption, living together as a single housekeeping unit in an apartment or dwelling unit. Family also includes a group of persons, including roomers unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a single dwelling unit." This definition is in compliance with State law.

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Programs for Disabled Population

The City has a multiple-family affordable senior housing project (Las Casitas). The second and final phase of this project (10 units) was recently completed. All of these units are equipped for handicap access (e.g., wide doors; step-in showers, ability to install grab bars in the bathrooms; and ability to convert the kitchen for wheelchair access). The City has also recently adopted a Reasonable Accommodation ordinance,
In addition, the City's housing rehabilitation loan and grant programs can be used to make reasonable accommodation improvements.

As discussed in Section 3.5.2 Housing Programs, the City intends to amend some of the housing programs (Programs Nos. 1 through 7) to provide financial assistance in the rehabilitation of units to accommodate the growing senior population.

3.2.3.3 Large Families/Households

An analysis of large families/households should include the following:

- **Number of large families/households with lower-incomes;**
- **Number of large families/households by tenure;**
- **Housing stock by number of bedrooms; and**
- **Analysis of the impacts on large families/household families where the housing market does not meet the needs.**

According to HCD and HUD's definition, the term "large family" refers to a family containing five or more persons. Large households have special housing needs due to income and the lack of available, affordable, and adequately sized housing. To save for necessities such as food, clothing, and medical care, low and moderate income large households tend to reside in smaller units, often resulting in overcrowding.

According to the U.S. Census Bureau, large families/households accounted for approximately 34 percent of the City's households in 1980, 35 percent (92 households) in 1990, and 37 percent (136 households) in 2000. Table 3-29 summarizes the number of large families/households in the City by tenure in 2011 according the ACS. In 2011, there were 136 large families/households in the City or 36.5 percent of total households. Furthermore, 113 of the 136 large-family households (83.1 percent) reside in owner-occupied units. The City's housing production program gives priority to current City residents as a measure directly tailored to address the issue of existing overcrowding.

TABLE 3-29: HOUSEHOLD SIZE BY TENURE (2011)

	1-4 Persons		5+ Persons		Total	
Tenure	**#**	**%**	**#**	**%**	**#**	**%**
Owner	143	60.6%	113	83.1%	256	68.8%
Renter	93	39.4%	23	16.9%	116	31.2%
Total	236	100.0%	136	100.0%	372	100.0%

Source: U.S. Census Bureau 2007-2011 American Community Survey

The City's housing stock by tenure and number of bedrooms as recorded by the ACS in 2011 is summarized in Table 3-30. Just over 70 percent of the City's housing stock has three or more bedrooms, units which are more suitable for large-family households. Three or more bedroom units are concentrated in the owner-occupied housing stock (223 units or 87 percent).

TABLE 3-30: HOUSING TENURE BY BEDROOMS (2011)

	Owner-Ocupied Unit		Renter-Occupied Unit		Total	
	#	%	#	%	#	%
Studio/No Bedroom	4	1.6%	2	1.7%	6	1.6%
1-Bedroom	10	3.9%	32	27.6%	42	11.3%
2-Bedrooms	19	7.4%	39	33.6%	58	15.6%
3-Bedrooms	137	53.5%	30	25.9%	167	44.9%
4-Bedrooms	81	31.6%	13	11.2%	94	25.3%
5 or More Bedrooms	5	2.0%	0	0.0%	5	1.3%
Total	**256**	**100.0%**	**116**	**100.0%**	**372**	**100.0%**

Source: U.S. Census Bureau 2007-2011 American Community Survey

Resources and Programs

Housing assistance needs for large families/households include the City-administered Substantial Rehabilitation Improvement Loan and Deferred Housing Improvement Loan programs that provide financial assistance for bedroom and/or bathroom additions to alleviate overcrowding and the provision of adequately sized and affordable housing. Section 8 rental assistance is also available through the Los Angeles County Housing Authority to income-qualified large families/households, particularly those living in overcrowded conditions.

There are 99 units for Very Low-, Low-, and Moderate-Income households with 3 or 4 bedrooms, of which 61 units are 3 bedroom homes and 38 units are four bedroom homes.

3.2.3.4 Female Headed Households

An analysis of female headed households should include the following:

- **Number of female-headed households;**
- **Number of female-headed households with incomes below the poverty level;**
- **Households with and without children 18 years and younger; and**

Single-parent households are likely to have special needs for housing near day care and recreation facilities and need access to public transportation. Low income female heads of households with children experience an additional burden when combined with limited transportation resources. Low-income workers, especially female heads of households with children, have unique travel patterns that may prevent them from obtaining work far from home.

Female headed households generally refer to those households with a female that is a single-parent. The number of families in the City with female heads-of-households in the City increased from 44 households (17% of the total number of households in the City) in 1980 to 70 households (19.2% of the total households) in 2000 and 104 in 2011 according to the ACS. In addition, 59 households or 56.7 percent of the female heads-of-households in 2011 had children under 18 years old. More significantly, the same Census figures for 2000 indicate that 6 of the female headed households had incomes that were below the poverty level. More current detailed poverty data was not available at the time this analysis was written. The City's housing production programs give priority to current City residents as a measure directly tailored to address assistance for existing female headed households.

3.2.3.5 Homeless & People in Need of Emergency Shelter

An analysis of homeless and people in need of emergency shelter should include the following:

- **Estimate/count of the daily average number of persons lacking shelter;**
- **Number of the mentally ill, developmentally disabled, substance abusers, survivors of domestic violence, and other categories of homeless considered significant by the jurisdiction; and**
- **Inventory of the resources available including shelters, transitional housing and supportive housing units. The analysis should include the number, approximate location, and type of existing shelter beds, hotel/motel vouchers, and units of transitional housing available.**

There are two categories of need that should be considered in discussing those persons in need of emergency shelter; those requiring transient housing and those persons or families that are in need of short-term housing. Transient housing provides shelter usually on a nightly basis. Short-term housing usually includes a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment.

In 2008, the San Gabriel Valley Council of Governments (SGVCOG) completed a Regional Homeless Services Strategy (Homeless Strategy). The Strategy identifies the existing services for the homeless in the San Gabriel Valley, an assessment of the unmet needs of homeless residents, and the development of an integrated plan that addresses those unmet needs. The Homeless Strategy reports approximately 20 homeless persons in Irwindale[10].

According to service providers in the San Gabriel Valley:

[10] At the time the Homeless Strategy was completed.

- 61 percent of the San Gabriel Valley's homeless population are men and 39 percent are women;
- Families with children constitute 36 percent of the homeless population;
- More than one-third of the adults reported suffering from physical and/or mental disabilities;
- Nearly 8 percent of the homeless adults are veterans; and
- One third of single adults are "chronically homeless", meaning that they are disabled and have been homeless for more than one year or have experienced repeated stays in the streets, emergency shelters, or other temporary settings four or more times in the past three years.

The Homeless Strategy identified the following five year goals for the geographic area that included the City (Cluster Group 1):

- *Permanent Supportive Housing:* 47 units of permanent supportive housing developed in small projects, and 100 scattered-site rent-subsidized units leased in the private market.
- *Transitional Housing*: 40-60 beds for singles, scattered-site master leased short-term housing for 125 families.
- *Emergency Shelter:* 60-90 emergency shelter beds for singles.

Implementation of these goals will be led by a Valley-wide council made up of community and faith-based organizations and local government representatives which will centrally organize and coordinate the homeless service delivery system. The City participates in this council. In addition, the following public and private partners expressed commitments to providing financial and technical support to implement the goals: United Way of Greater Los Angeles; Corporation for Supportive Housing; Shelter Partnership, Inc.; San Gabriel Valley Consortium on Homelessness; Los Angeles Homeless Services Authority; the County of Los Angeles Board of Supervisors; County of Los Angeles Chief Executive Office, and the Los Angeles County Community Development Commission.

There are currently two homeless service providers located in the City. Cory's Kitchen provides food distribution and homeless prevention services such as classes in household budgeting, job interview training, job skills training, and counseling. The HOPE TAY (Transitional Age Youth) center at Pacific Clinics offers services to youth ages 16-25 that are homeless or at risk of becoming homeless.

The City Zoning Ordinance currently does not provide for emergency shelters, transitional housing, or supportive housing. The City intended to complete an amendment to the Zoning Ordinance to permit emergency shelters by 2012. An amendment was not completed due to a lack of staffing and financial resources due to a structural deficit to the City's General Fund since 2008. However, the City is currently processing a comprehensive update to the City's Zoning Ordinance to be completed in 2014. As a part of the comprehensive update, a land use matrix will be added to permit emergency shelters as a permitted use without a conditional use or other discretionary permit.

3.2.3.6 Farmworkers

Because of the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. As indicated in the preceding section, the City's population experienced a significant decline between the 1960 and 1970 Census. The City's population declined by 734 persons (a 48% decline) during this period. This decrease was due to the closing of a farm labor camp.[11]

According to the ACS, there were no City residents that were employed in the "Farming, Forestry, and Fishing" occupations (see Table 3-8). As such, the City has no need for farmworker housing and the affordable housing needs of those who held the "Farming, Forestry, and Fishing" occupations would be accommodated under the City's various affordable housing programs.

3.2.4 PROJECTED HOUSING NEEDS

3.2.4.1 Regional Housing Needs Assessment (RHNA)

The Housing Element shall contain a quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Government Code Section 65583(a)(1)).

State law requires that a community provide an adequate number of sites to allow for and facilitate the production of the City's regional share of housing for all income levels. HCD assigns a numeric regional housing goal to the Southern California Association of Governments for the Southern California region which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties pursuant to Section 65584 of the Government Code. SCAG allocates the housing goal in individual city and county jurisdictions in the region. The SCAG allocations were derived from population, housing, and employment projections. The housing needs are categorized according to household income groups. The incomes are based upon percentages of the area

[11] City of Irwindale. *City of Irwindale Housing Element*. 1986.

median household income for the larger Los Angeles County region. The categories include the following:

- *Extremely Low-Income* households refer to those households with incomes 30% or less of the median household income, adjusted for family size, for Los Angeles County;
- *Very Low-Income* households refer to those households with incomes of 50% or less of the median household income, adjusted for family size, for Los Angeles County;
- *Low-Income households* earn over 50% and up to 80% of the Los Angeles County median, adjusted for family size;
- *Moderate-Income* households have annual incomes ranging from 80% to up to 120% of the Los Angeles County median adjusted for family size; and,
- *Above-Moderate Income* households with incomes greater than 120% of the Los Angeles County median income, adjusted for family size.

The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period. Under State law adequate sites are those with appropriate zoning and development standards, with services and facilities needed to facilitate and encourage the development of a variety of housing types for all income types. The analysis included in this section begins with a discussion of the City's current (2008-2014) and future planning period (2014-2021) RHNA, followed by a discussion of the City's strategies to accommodate the RHNA goals.

RHNA for 2008-2014 Planning Period

The current RHNA period uses January 1, 2006 as the baseline for growth projections for the 2008-2014 period as adopted by SCAG on July 12, 2007. SCAG's 2008-2014 RHNA planning period estimated the future housing construction need for the City during this period at 67 residential units. Between January 2006 and May 2012, 46 housing units have been constructed in Irwindale of which 39 units have affordability restrictions.[12] Table 3-31 summarizes the City's RHNA for the period and progress in achieving these goals. Units provided to date include:

- 29 units constructed in the Mountain-Meridian Planning Area of which 22 units are restricted to affordable incomes;
- 9 units constructed with the Las Casitas Phase II project, all the units are age and income-restricted; and

[12] Most of these units are in the Mountain-Meridian Planning Area.

- 8 net new units constructed by Mayans Development (16 units total). Construction of these units will begin in 2013.

TABLE 3-31: REGIONAL HOUSING NEEDS ALLOCATION (2008-2014)

Income Category	# Units Required	# Units Provided to Date	Remaining Units to be Provided[1]
Extremely Low[2]	8	8	0
Very Low	8	7	1
Low	11	14	0
Moderate	11	10	1
Above Moderate	29	7	22
Total	**67**	**46**	**24**

[1] Although 11 Low-Income units were required for the City's RHNA during the period, 14 Low-Income units were actually produced, an excess of 3 Low-Income units which will carryover to the following RHNA period.

[2] AB 2634 mandates the calculation of the subset of the Very Low Income regional need that constitutes the jurisdiction's need for Extremely Low Income (ELI) housing. Local agencies may calculate the projected housing need for ELI households by presuming 50% of Very Low Income households qualify as ELI.

Source: Southern California Association of Governments, 2007

The remaining units will be provided through upcoming City housing projects as described in Section 3.3 (Site and Inventory Analysis).

RHNA for 2013-2021 Planning Period

The future regional allocation for the 2013-2021 planning period was adopted for the SCAG region on October 4, 2012 and further approved by HCD on November 26, 2012. SCAG's 2013-2021 RHNA estimated the seven-year future housing construction need for the City at 15 units (refer to Table 3-32, where the housing needs for the selected income groups are shown). The RHNA allocation calls for these 15 units to be constructed between October 15, 2013 and October 1, 2021. Of the 15 housing units to be constructed to accommodate the City's projected future need, 2 units should be allocated to Extremely Low-Income households, 2 units should be allocated to Very Low-Income households, 2 units should be provided for Low-Income households, 2 units should be provided for Moderate-Income households, and 7 units should be provided for households with Above Moderate-Incomes.

TABLE 3-32: PROJECTED HOUSING NEEDS

Income Category	# Units Required for 2014-2021 Planning Period	# Units Provided to Date[1]	Remaining Units to be Provided
Extremely Low[2]	2	0	2
Very Low	2	0	2
Low	2	3	0
Moderate	2	0	2
Above Moderate	7	0	7
Total	**15**	**3**	**13**

[1] Units provided are extra units produced in the prior RHNA period that may used to fulfill a future RHNA period requirement.

[2] AB 2634 mandates the calculation of the subset of the Very Low Income regional need that constitutes the jurisdiction's need for Extremely Low Income (ELI) housing. Local agencies may calculate the projected housing need for ELI households by presuming 50% of Very Low Income households qualify as ELI.

Source: Southern California Association of Governments, 2012

As summarized in Table 3-31, 14 Low-Income units were produced during the 2008-2014 RHNA period, resulting in a carry-over of three Low-Income units[13] that may be credited into the following RHNA period. Therefore, the City's remaining RHNA to be fulfilled for the 2013-2021 period is 6 units for Low-Income households, and 7 units for Above Moderate-Income households. The remaining units will be provided through upcoming City housing projects as described in the Section 3.3 (Site and Inventory Analysis).

The Housing Authority ensures the long-term affordability of units by requiring a deed restriction on all affordable units.

13 These units are located in Phase II of the Las Casitas senior housing project. Since they were recently completed, they have not yet been reported to the State Department of Finance.

SECTION 3.3 SITE AND INVENTORY ANALYSIS

Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period.

Government Code Section 65583.2(c) requires a demonstration that the projected residential development capacity of the sites identified can realistically be achieved.

- **Determine whether each site can accommodate some portion of the regional housing need by income level; and**
- **Include a description of methodology used to estimate the realistic capacity.**

3.3.1 POTENTIAL SITES FOR NEW HOUSING

The Housing Element must include an inventory of resources and constraints affecting housing development. Therefore, the City must prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and conduct an analysis of the relationship of zoning and public facilities and services to those sites.

A potential housing site may only be classified as "unsuitable" based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The development capacity of the potential housing development sites was determined by first calculating the total site area and then calculating the *theoretical capacity* possible under the applicable General Plan land use designation. The theoretical capacity was then adjusted downward 20% to take into account other variables that would limit densities (infrastructure, streets, storm drainage, etc.). The resulting *effective density* or net developable area was then used to calculate the potential build-out capacity of a development site. It should be pointed out that the most recent development in the City that has been approved and/or constructed was based on calculations corresponding to the effective capacity definition.

The Mountain Avenue-Shrode Street properties (Site Nos. 1 and 2) are anticipated to be available for new residential development during the RHNA planning period. One of the properties (Site No. 1) is owned by the Irwindale Successor Agency, the other property is privately owned. A program has been put in place (see Program No. 11) to target the acquisition of the privately-owned property during the planning period. Monies are available from Housing Authority Funds to purchase these properties for consolidation and redevelopment. These sites are identified in the Housing Element Appendix.

The Manning Pit (Site No. 3) is a 34-acre former aggregate mining pit located in the southeastern portion of the City. The property was purchased by the dissolved Irwindale Community Redevelopment Agency in 2007 and intended for future redevelopment including residential and non-residential land uses. The Manning Pit is currently owned by the City of Irwindale Successor Agency. Pursuant to the non-residential property disposition requirements of the Health and Safety Code for the dissolution of redevelopment agencies, upon approval from the Department of Finance, the Successor Agency is required to dispose of the property in the near future. The Successor Agency will either transfer or sell 3-acres of the Manning Pit to the Housing Authority for residential development. The Manning Pit is currently zoned M-2 (Heavy Manufacturing). The 3-acre portion designated for residential will be re-zoned to include the Planned Development (PD) Overlay zone which would permit a maximum density of 21 dwelling units per acre, for the maximum development of 63 dwelling units. With the development of Manning Pit alone, the City will ***exceed*** their RHNA requirements for the 2008-2014 and 2014-2021 periods ***without*** any reliance on vacant or underutilized properties or the participation of private property owners.

TABLE 3-33: POTENTIAL SITES FOR NEW HOUSING

Site #	APN	Street	Zone	General Plan Designation	Current Land Use	Owner	Parcel Size (SF)	Potential Capacity (Units)
1	8534-001-901	Mountain Avenue	C1 - Neighborhood Commercial	Residential	Vacant	Irwindale Successor Agency	16,008	8
2	8534-001-039	Mountain Avenue	C1 - Neighborhood Commercial	Residential	Commercial Business	Private Owner	14,095	
3	8417-034-911	Allen Drive	M2 - Heavy Manufacturing	Industrial/ Business Park	Former Mining Pit	Irwindale Successor Agency	130,680	63
Total							**30,103**	**71**

Source: City of Irwindale

3.3.2 VACANT LAND AND UNDERUTILIZED SITES

The inventory sites that have potential for residential developed can include non-vacant and underutilized sites (Section 65583.2(b)(3)). Describe the methodology used to establish the development potential within the planning period including:

- **Existing uses may constitute an impediment to additional residential development;**
- **Development trends;**
- **Market conditions; and**
- **Availability of regulatory and/or other incentives such as expedited permit processing and fee waivers/deferrals.**

State law requires that jurisdictions demonstrate that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. An underutilized site includes properties with potential for recycling, scattered sites suitable for assembly, publicly-owned surplus land, and portions of blighted areas with abandoned or vacant buildings, areas with mixed-use potential, and substandard or irregular lots which could be consolidated.

There are a number of residentially-zoned privately-owned properties in the City that are either vacant or underutilized with the potential for residential development. Tables 3-34 and 3-35 identify properties in the City that are currently vacant or underutilized and owned by private property owners. Of the underutilized sites (see Table 3-35), all of the houses on these sites are older, having been built between 1910 and 1944. Many of the structures exhibit signs of deferred maintenance and the need for substantial rehabilitation or replacement, making these older homes good candidates for redevelopment. If all of these sites (both vacant and underutilized) were to be developed, a total of 29 net new units could be developed, based on a minimum lot size of 5,000 square feet.

TABLE 3-34: PRIVATELY OWNED VACANT SITES

Site #	APN	Street	Zone	General Plan Designation	Parcel Size (SF)	Potential Capacity (Units)
4	8417-029-048	Calle del Norte	R1 - Residential	Residential	7,883	1
5	8417-031-029	Calle de Paseo	A1 - Agricultural	Residential	10,350	2
6	8417-031-045	Central Street	A1 - Agricultural	Residential	10,120	2
7	8417-032-049	Pepper Tree Lane	A1 - Agricultural	Residential	7,186	1
8	8417-032-063	Pepper Tree Lane	A1 - Agricultural	Residential	1,000	2
9	8417-033-018	Martinez Street	A1 - Agricultural	Residential	23,690	4
10	8417-031-049	Central Street	A1 - Agricultural	Residential	9,749	1
11	8417-032-004	Central Street	A1 - Agricultural	Residential	11,010	2
Total					**80,988**	**15**

Source: City of Irwindale

TABLE 3-35: PRIVATELY OWNED UNDERUTILIZED SITES

Site #	APN	Street	Zone	General Plan Designation	Parcel Size (SF)	Potential Capacity (Units)
12	8417-033-005	Irwindale Avenue	C3 - Residential Commercial	Residential	12,369	2
13	8417-032-047	Irwindale Avenue	A1 - Agricultural	Residential	17,543	3
14	8417-032-065	Central Street	A1 - Agricultural	Residential	24,639	3
15	8417-029-015	Ayon Avenue	A1 - Agricultural	Residential	16,990	3
16	8417-029-014	Ayon Avenue	C3 - Residential Commercial	Residential	17,957	3
Total					**89,498**	**14**

Source: City of Irwindale

It is not uncommon in the City for properties that have been in families for generations to be subdivided and developed by the owners. Between 2005 and 2008, six parcel maps for the subdivision of existing residential properties have been processed by private owners that would result in 7 net new units. Requests to construct residential units on these properties have not been submitted and the City is uncertain as to whether the properties will be developed during the 2013-2021 planning period. The City will continue to confer with the private property owners regarding plans to develop the properties; until the property owners indicate their intention to develop additional units, the City has not included these properties as contributing to the City's RHNA goals. The City will also continue to confer with private property owners regarding the development or possibility of the Irwindale Housing Authority's acquisition, subject to available financial resources, of vacant and/or underutilized properties identified in Tables 3-34 and 3-35. Aerial photographs of each of the candidate infill sites are provided in the Housing Element Appendix. There are no known environmental constraints on these properties.

An additional source of new housing development, especially affordable housing, is related to the provision of second units on residential properties currently developed with a single-family residence. The City recently amended its *Second Unit Ordinance* to ensure its conformance with current State law. This amended Ordinance and the attendant implementation program encourages the development of new second units in the future. Over the past year since the Second Unit Ordinance was adopted, no applications for second units have been submitted. During the current planning period, one second unit per year is anticipated to be constructed, although market trends could affect this estimate in the future. The City has developed a program to market and promote the Second Unit Ordinance to residents (see Program No. 8).

3.3.3 ZONING APPROPRIATE FOR LOWER INCOME HOUSEHOLDS

The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households (Section 65583.2(c)(3)(A) & (B). The analysis must describe the following:

- **Market demands and trends;**
- **Financial feasibility; and**
- **Information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households.**

The City's Zoning Ordinance includes two land use designations and one overlay zone that permit the development of higher density residential development. The R-2 zone (light-multiple residential) requires a minimum land area size of 3,000 square feet per unit which translates into a development density of 14 units per acre. The R-3 (medium-multiple residential) zone district requires a minimum land area of 2,000 square feet per unit that translates into a development density of 21 units per acre. The PD Overlay zone district requires a minimum land area of 2,000 square feet per unit that translates into a development density of 21 units per acre. For projects that are affordable (non-market rate), the developer may take advantage of a density bonus of up to 35% and development incentives to further increase the potential development density.

The most recent higher density development in the City was the Las Casitas Senior Housing development, an Extremely Low- to Moderate-Income age-restricted apartment project. The project was approved for 26 units on 33,710 square feet of land, with a density of 33.6 dwelling units per acre. Phase 1 of the project, which consists of 16 units was completed in 1996 and Phase 2 was completed in 2012 consisting of 10 units. The project includes 9 Extremely Low-Income; 6 Very Low-Income; 5 Low-Income; 5 Moderate-Income households, and a manager's unit.

3.3.4 ENVIRONMENTAL CONSTRAINTS

Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction and the documentation for which has been made available to the jurisdiction.

- **Any known environmental features that have the potential to impact the development viability of the sites;**
- **Status of the sites regarding environmental determinations; and**
- **Housing element policies or objectives that will result in outcomes with environmental benefits.**

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. The City is relatively flat and does not consist of any known environmental features that have the potential to impact the development viability of identified sites.

3.3.5 ADEQUATE INFRASTRUCTURE

Government Code Section 65583.2(b)(5) requires a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. The analysis must describe the following:

- **General description of the public infrastructure necessary to serve housing development;**
- **How infrastructure capacity associated with the identified development potential can be accommodated;**
- **Whether housing development potential would require expansion or improvement of existing facilities or new infrastructure development; and**
- **Information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households.**

Lack of infrastructure and public services can constrain the development of housing. Costs to extend infrastructure or to provide public services can deter the construction of housing, negatively impact the cost of housing, and the timing of development. The City has adequate domestic water service, public wastewater lines, roads, schools, trash, public facilities, parks and recreation, fire and police services for the level of development projected by the City.

3.3.6 ZONING FOR A VARIETY OF HOUSING TYPES

Government Code Section 65583 requires the housing element to identify adequate sites for a variety of housing types including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

3.3.6.1 Emergency Shelters, Transitional Housing, and Supportive Housing

State law requires local jurisdictions to identify at least one zone that permits emergency shelters without discretionary review. Jurisdictions may apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate a minimum of one year-round shelter. Development standards must be objective and encourage and facilitate the development of or conversion of an existing building to an emergency shelter.

California Health and Safety Code Section 50675.2 defines “transitional housing” and “transitional housing development” as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing may include group quarters with beds, single-family homes, and multi-family apartments and typically offer case management and support services to help return people to independent living.

California Health and Safety Code Section 50675.14(b) defines supportive housing as housing with no limit on length of stay that is occupied by a target population, and is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services.

The City’s Zoning Ordinance currently does not provide for emergency shelters, transitional housing, or supportive housing. The City intended to complete an amendment to the Zoning Ordinance to permit these land uses by 2012. Due to a lack of staffing and financial resources because of a structural deficit to the City's General Fund since 2008, an amendment to the Zoning Ordinance was not completed. However, the City is currently processing a comprehensive update to the City's Zoning Ordinance to be completed in 2014. As a part of the comprehensive update, a land use matrix will be added to permit emergency shelters, transitional housing, and supportive housing as a permitted use without a conditional use or other discretionary permit.

Although the comprehensive update remains to be completed, the Zoning Ordinance was amended to include provisions for the density bonus and reasonable accommodation. This amendment was adopted on May 8, 2013 (Ordinance No. 669).

The City of Irwindale is in compliance with the Employee Housing Act (CA Health & Safety Code Sections 17021.5 and 17021.6) in that the City's Zoning Ordinance does not place any restrictions on employee housing.

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SECTION 3.4 CONSTRAINTS TO HOUSING DEVELOPMENT

The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards, processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting the housing needs.

Many factors may affect the type, timing, and cost of new housing construction. The State requires that housing elements identify those variables that may constrain the development of new housing. The constraints considered in this Element include the following:

- *Governmental Constraints* refer to those actions undertaken by the government that may restrict or otherwise impede the development of new housing, especially affordable housing; and
- *Market Constraints* refers to economic factors (land values, construction costs, interest rates, etc.) that may restrict or otherwise impede the development of new housing, especially affordable housing.

3.4.1 GOVERNMENTAL CONSTRAINTS: PERMITS AND FEES

An analysis of permit and fee constraints should include the following:

Fees:

- **Identify and analyze permit processing and planning fees, and development impact fees and exactions and how they have been established relative to statutory requirements;**
- **Identify exactions such as land dedication requirements and other exactions imposed on development;**
- **Describe other sources of public finance used to balance development fees assessed for individual projects. Estimate and analyze total development fees imposed by the city by unit type;**
- **Include information on how fees are collected; and**
- **Identify any policies or efforts to moderate high fee impacts for housing for lower-income households.**

Permits:

- **Describe and analyze the types of permits, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district;**
- **Describe and analyze the total permit and entitlement process for a typical single-family unit, subdivision, and multifamily project. Description should include typical processes required for single-family and multi-family projects and an estimate of total typical time necessary to complete the entitlement process;**
- **Describe and analyze the permit requirements and process for emergency shelters, transitional housing, supportive housing, single-room occupancy units, and farmworker housing;**
- **Describe and analyze all permits applicable to residential development;**
- **Where discretionary approval from the local legislative bodies is required for permitted uses and how the standards of decision-making promote development certainty; and**

Local governments may unintentionally influence the cost of housing through land use controls, building codes, code enforcement, fee processing requirements, requirements pertaining to on- and off-site improvements, and taxes. The fees considered herein include fees for electrical connection, fire flow requirements, sewer construction, water connection, plan checks, building permits, and school impact fees. The fees charged in the City[14] are identified below in Table 3-36.

[14] Based on most recent (2008) City-sponsored housing project.

TABLE 3-36: PLANNING AND DEVELOPMENT FEES

Processing Fees	Fee
Variance	$ 300
Zoning Change	$ 800
General Plan Amendment	$ 1,000
Parcel/Tract Map	$800 + $60/Lot
Plan Check and Building Permit Fee	$3.26 - 3.43/SF
School Impact Fee	$2.14 - 2.24/SF
Sewer Connection Fee	$ 2,490
Fire Flow Test	$ 100
Electricity	$ 0.21/SF
Plumbing	$ 216.80
Water	$ 118

Source: City of Irwindale

In general, the planning and development fees are lower than those of surrounding communities, and the amount of time devoted to the processing of new development is consistent with that of the surrounding communities. Plan check for the processing of building permits for residential projects is generally two to three weeks, depending on the City's workload. The City's Department of Planning and Community Development processes expedited plan checks for projects at no extra charge. The majority of residential developments are processed administratively as opposed to discretionary permits which require a public hearing. Residential projects that require a variance, subdivision, zone change, and/ or general plan amendment are considered discretionary permits and require a public hearing. For discretionary permits, there is an initial internal review period of 30 days. Once the application is deemed complete, it is then forwarded for the prescribed public review and noticing period. The Planning Commission is the approving body for a variance request. The entire approval process for a variance typically requires two to three months to complete. The Planning Commission and the City Council are the approving bodies for all of the other discretionary permits identified above. The entire approval process for these permits typically requires three to four months to complete. The timelines for discretionary permits are outlined in Table 3-37.

Not all projects require discretionary permits. If more than one discretionary permit is required for a project, the permits can be processed concurrently. The City works closely with developers to expedite approval procedures to minimize time constraints to development. Through the comprehensive Zoning Code update anticipated to be completed by the end of 2014, the City will consider eliminating the requirement for two public hearings for parcel maps and subdivision maps (refer to Program No. 9). Eliminating a public hearing will reduce processing times by 2 to 4 weeks.

TABLE 3-37: TIMELINES FOR DISCRETIONARY PERMITS

Permit	Typical Processing Time	Approval Body
Variance	8 - 12 Weeks	Planning Commission
Zone Change	12 - 16 Weeks	Planning Commission/City Council
General Plan Amendment	12 - 16 Weeks	Planning Commission/City Council
Parcel Map	12 - 16 Weeks	Planning Commission/City Council
Subdivision Map	12 - 16 Weeks	Planning Commission/City Council

Source: City of Irwindale

Building codes are applied to new construction, and are monitored and inspected under the City's building permit process. There are no extraordinary regulations applied by the City that would hinder future housing developments. The City contracts with Los Angeles County for building plan check reviews and the City has adopted the County Building Code for its use (the Los Angeles County Building Code, 1999 Edition title 26 of the Los Angeles County Code). The Los Angeles County Uniform Building Code as it applies to the City is consistent with the Uniform Building Code. There have been several revisions to the Building Code since 1999. Overall, the fees collected as part of the development review and implementation account for well below 10% of the entire development cost. In addition, the fees are the same for both single-family and multiple-family developments. Code Enforcement activities related to housing are based upon complaints reported by members of the public. The City has also undertaken a number of other initiatives that were beneficial in terms of removing governmental constraints:

- The City adopted a Second Unit Ordinance that is in conformance with current State requirements. This Ordinance is being promoted with a brochure that is available at City Hall and is also posted on the City's website.
- Design review is not required for any residential development.
- The City recently adopted a Density Bonus Ordinance to encourage the development of affordable housing and is in conformance with current State density bonus law.
- The City recently adopted a Reasonable Accommodation Ordinance for housing intended for persons with disabilities.

The City provides on- and off-site improvements for City sponsored projects. These improvements may include, but are not limited to, utility connections for water and sewer lines, fire hydrants, relocation of utility lines, on-site drainage improvements, and roadway curbs and gutters along the site frontage. In addition, no new or existing residential development is burdened with special assessments or Mello-Roos districts. The infrastructure improvements for all of the housing units constructed in the City since 1986 have been paid for by the now dissolved Irwindale Community Redevelopment Agency. Future improvements for affordable housing projects will be funded by the Housing Authority.

All of the off-site improvements are installed pursuant to Los Angeles County standards. In addition, the plan check services are provided by Los Angeles County personnel. According to the City's Municipal Code, all public roadways and related roadway improvements must conform in workmanship and materials with those specifications of the Los Angeles County (Standard Specification for the Construction of Street Lighting Systems and Appurtenances in the County of Los Angeles, California) as approved by the County Board of Supervisors.

3.4.2 GOVERNMENTAL CONSTRAINTS: LAND USE CONTROLS

An analysis of land use controls should include the following:

- **Identify all relevant land-use controls;**
- **Discussion of impacts on the cost and supply of housing and evaluate the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities; and**
- **Determination whether land use controls constrain the development of multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.**

The most significant constraint on housing production in the community is related to the availability of land and other environmental factors. The Community Development (land use) Element included in the General Plan indicates the location and extent of residential development permitted in the City. The City's Land Use Map is provided in Figure 3-3. The City Zoning Ordinance further defines the types of housing that is permitted. Each residential zone is described according to the type of permitted residential use, the minimum lot size, the maximum development density, and the parking requirements. The City's history of developing affordable housing demonstrates the appropriateness of current density standards and requirements. A total of 106 affordable housing units have been constructed since 1986, representing approximately 20 percent of the City's total housing stock. The City's Zoning Ordinance contains three residential zone districts and two additional zone districts that permit residential uses. These zone districts include the following:

- *R-1: Single Family Residential*. This zone district (which also includes the A-1 zone) is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts. Second units are also permitted in this zone. This zone permits a maximum density of 8 dwelling units per acre.
- *R-2: Light-Multiple Residential.* In addition to permitting those uses permitted under

the R-1 zoning, this district also permits two units on a lot. This zone permits a maximum density of 14 dwelling units per acre.

- *R-3: Heavy-/Multiple Residential.* This zone district permits multiple family development including apartments and condominiums. The Las Casitas Senior Housing development is the only area of the City that is zoned R-3. This zone permits a maximum density of 21 dwelling units per acre.
- *PD: Planned Development District.* This zone encourages a creative and more efficient approach to the use of land by allowing innovative residential development that serves a variety of household types. This overlay zone permits a maximum density of 21 dwelling units per acre.

Table 3-38 indicates the specific development standards for those zone districts that permit residential development. The Table indicates various development standards such as setbacks, parking requirements, minimum lot size requirements as well as permitted uses. The Table only considers those zone districts that permit some form of residential development. The majority of the residential areas in the City are presently zoned as A-1 (agricultural) although most of the actual development reflects smaller lot single-family developments. One of the major programs that will be undertaken following this Housing Element update is a comprehensive Zoning Ordinance revision. At that time, both the map and Ordinance will be amended to reflect the Land Use Element development standards. As is indicated in the Table, residential development is permitted in the Commercial (C-3) zone.

TABLE 3-38: DEVELOPMENT STANDARDS AND PERMITTED USES IN RESIDENTIAL ZONES

	Development Standard/ Land Use	R-1 Single Family	R-2 Light-Multiple Family	R-3 Heavy-Multiple Family	A-1 Agricultural	C-3 Heavy Commercial	PD Planned Development
Development Standards	Required Lot Area (SF)	5,000	3,000	6,000	5,000	5,000	43,560 (1 Acre)
	Minimum Unit Size	None	None	600 SF	40% of Lot	50% of Lot	A Specific Plan or Development Ageement would set forth the appropriate development standards
	Open Space	Incl. in yard area	300 SF/Unit	100 SF/Unit	N/A	N/A	
	Building Height (Ft.)	35	35	35	35	45	
	Front Yard Setback (Ft.)	20	20	15	20	5	
	Side Yard Setback	5	5	5	5	20	
	Rear Yard Setback	15	15	10	15	20	
	Minimum Parking	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	
	Guest Parking	None	None	None	None	None	
Permitted Uses	Single-Family	Permitted	Permitted	Permitted	Permitted	Permitted	A Specific Plan or Development Agreement would set forth the appropriate development standards
	Second Unit	Permitted	Permitted	Not Permitted	Permitted	Not Permitted	
	Duplex	Not Permitted	Permitted	Permitted	Not Permitted	Permitted	
	Multiple-Family	Not Permitted	Not Permitted	Permitted	Not Permitted	Permitted	
	Transitional & Supportive Housing	Permitted	Permitted	Permitted	Permitted	Permitted	

Source: Irwindale Zoning Ordinance (Title 17)

"Permitted" in the above table means allowed as a use by right.

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If a Variance is required for a housing project, a public hearing before the Planning Commission is required. A Variance typically takes approximately 2 months to process. The following standard findings are required for a Variance:

- That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of such property, such as size, shape, topography location or surroundings, which are not applicable to other properties similarly situated;
- That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question;
- That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent property; and
- That the granting of the variance will not adversely affect the general intent and purpose of the Municipal Code.

For an affordable housing project, instead of processing a Variance, a development incentive(s) may be requested pursuant to the City's Density Bonus Ordinance. This eliminates the need for a public hearing, allowing faster processing of such projects and incentivizing the development of housing for all income levels.

A Zone Change and General Plan Amendment require public hearings before both the Planning Commission and City Council. These permits typically take approximately 3 months to process. The following findings are required for a Zone Change and General Plan Amendment:

- The site is or will be adequate in size, shape, topography, location, and other factors to accommodate the use and development;
- Adequate street access and traffic capacity are or will be available to serve the proposed development and anticipated development in the surrounding area;
- Adequate utilities and public services are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area;
- The use and development will be compatible with the existing and intended character of the area; and
- The proposed use will not be materially detrimental to the public welfare or injurious to the adjacent properties.

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The City does not require a Conditional Use Permit or design review for residential projects.

Approximately 59.67 acres of the City's total land area is designated for residential development. The Town Center neighborhood, located near the Civic Center and Parque del Norte, represents the greatest concentration of homes in the City with 232 housing units. The majority of the remaining residential neighborhoods are located in the vicinity of the Civic Center area (in the Southeast Planning Area), in the Northwest Planning Area near the City of Duarte, along Vincent Avenue in the Southeast Planning Area, and along Park Avenue near Baldwin Park. Overall, there are six distinct residential neighborhoods found in the City. These neighborhoods are shown in Figure 3-4 and include the following.

- *Town Center Neighborhood.* This neighborhood is located in the Southeast Planning Area, near the Civic Center, and Irwindale Park. This neighborhood is bounded by Arrow Highway on the north and Irwindale Avenue on the west. The Town Center neighborhood is the largest residential neighborhood found within the City with 216 single-family homes and 16 multiple-family units. These multiple-family units are contained within the Las Casitas senior housing development. The single-family homes occupy approximately 33. 9 acres.
- *Hidalgo/Juarez Neighborhood.* This neighborhood is located along Hidalgo Street and Juarez Street, west of the Town Center neighborhood. This residential neighborhood is located within the Southeast Planning Area, south of Arrow Highway and west of Irwindale Avenue. Within this neighborhood, are 49 homes occupying approximately 5.64 acres. A total of 27 homes are located along Juarez Street while 22 units are located along Hidalgo Street.
- *Nora/Fraijo Neighborhood.* The Nora/Fraijo neighborhood is also located in the Southeast Planning Area, north of Cypress Street between Azusa Canyon Road and Irwindale Avenue. This approximately 8.5-acre neighborhood is comprised of 39 single-family residences.
- *Mountain/Meridian Neighborhood.* This neighborhood occupies 6.16 acres and is located in the City's northwestern-most corner, in the Northwest Planning Area. There are 64 single-family homes in this area, 49 of which were constructed by the former Irwindale Community Redevelopment Agency.
- *Morada Street Neighborhood.* This neighborhood is located north of Arrow Highway and just over ½ mile east of Irwindale Avenue. This small neighborhood, consisting of 2.7 acres, includes 20 single-family homes located along Morada Street and 4 homes on the property just to the east of Morada.
- *Park Avenue Neighborhood.* This neighborhood is located in the Southeast Planning Area, along a segment of Azusa Canyon Road. Five single-family homes are clustered together along a short segment of Azusa Canyon Road. This area, in its entirety, is zoned M-1 (Light-Industrial), thus making the properties legal non-conforming.

FIGURE 3-3: GENERAL PLAN LAND USE MAP

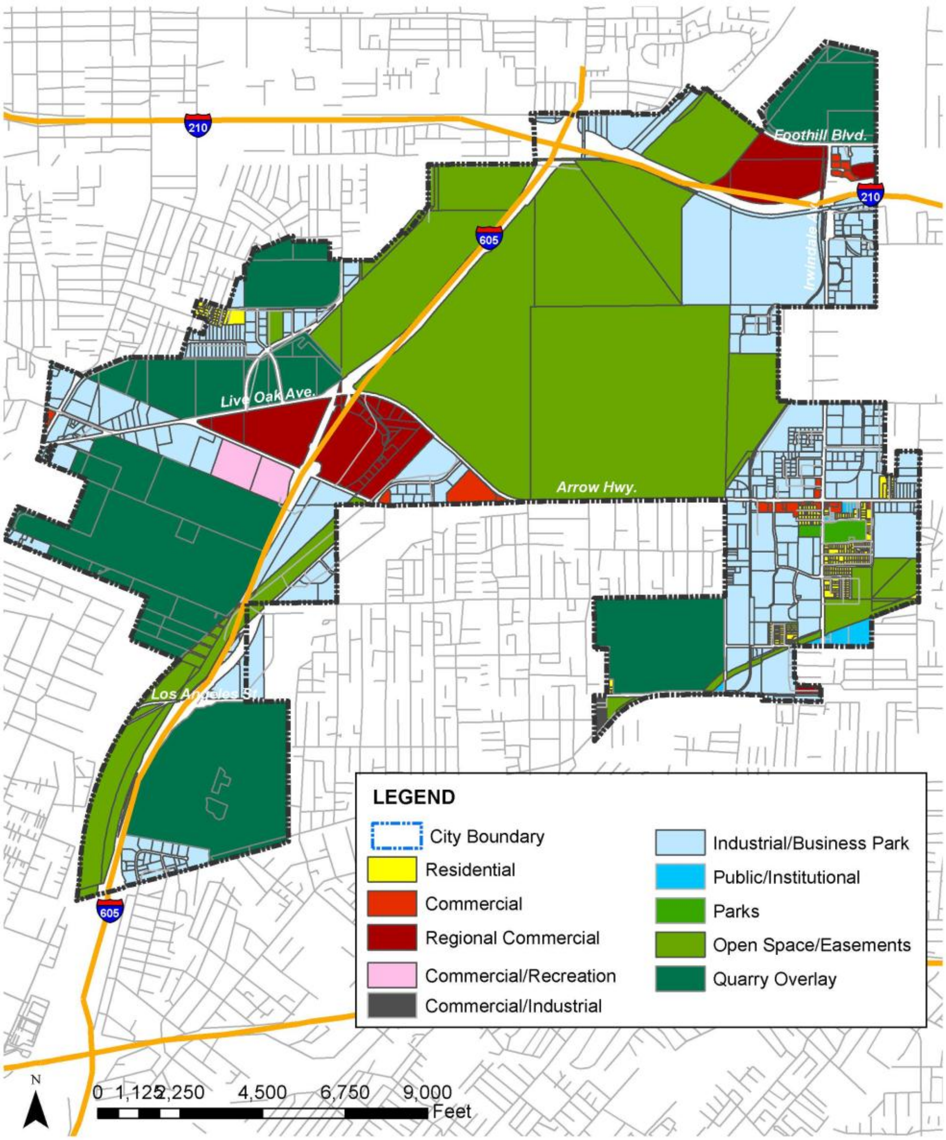
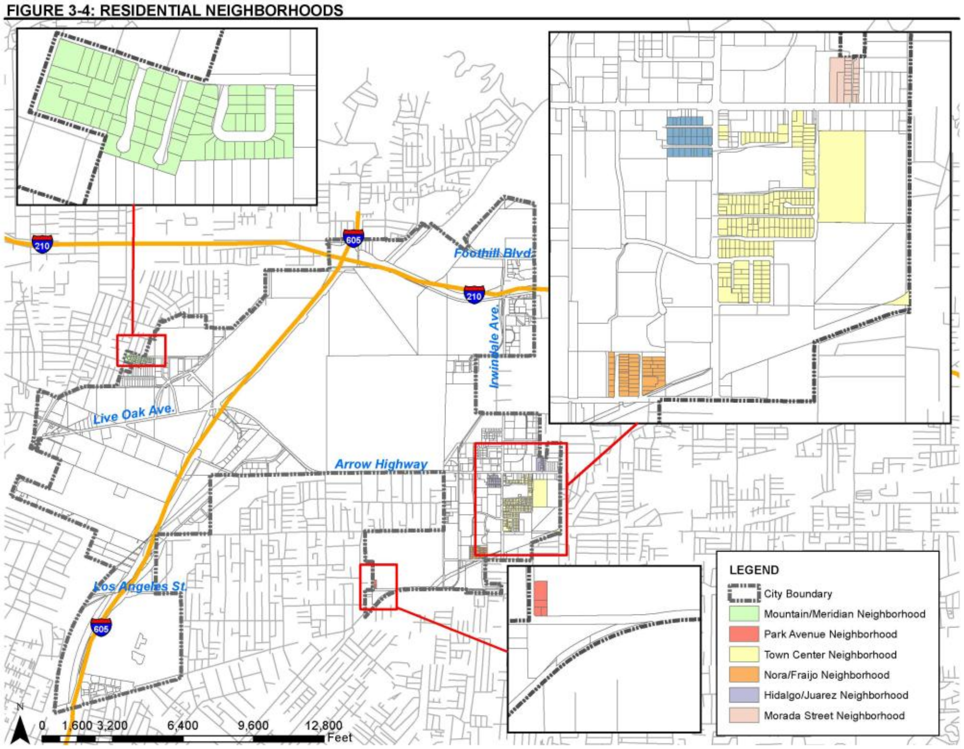


FIGURE 3-4: RESIDENTIAL NEIGHBORHOODS



3.4.3 MARKET CONSTRAINTS

Market constraints include local housing cost components, such as the availability and cost of land, as well as cost of construction. These constraints are often out of the City's control, and can result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically infeasible for developers.

Land Costs

Land costs for vacant land can range from $35.00 to $54.00 per square foot[15]. While the City has vacant land, much of it is not ready to be redeveloped with either residential or non-residential land uses. These properties are former mining properties which would need to be reclaimed prior to reuse. The reclamation process takes approximately five to twenty-five years, depending on the site.

Few vacant lots remain in the City. Future residential development will primarily occur as infill developments and redevelopment of existing underutilized properties. Developing on previously developed properties is often times more expensive than developing on vacant land given the higher site acquisition and demolition costs. However, development on vacant land requires added costs related to infrastructure.

Construction Costs

The national average for construction costs ranges from $105.93 to $113.10 per square foot. Construction costs vary according to the type of development, type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. Multiple family housing tends to be less expensive to construct than single-family residential on a per unit basis due to economies of scale. The International Conference of Building Officials provides estimates for the average cost of labor and materials for typical Type V wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required State and local building codes.

Availability of Financing

The availability of financing may impact the ability of a household to purchase housing or make improvements to existing housing. Under the Home Mortgage Disclosure Act, lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data was compiled by census tract (Census Tract 4046.00) which generally encompasses the entire City

15 Source: San Gabriel Valley Council of Governments

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boundary. Table 3-39 summarizes information on loan applications in 2011 in the City's boundaries that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or deemed incomplete. In 2011, approximately 54.5 percent of home loans applied for in the City were approved.

TABLE 3-39: DISPOSITION OF HOME LOANS (2011)

Loan Type	Total # Applicants	# Approved[1]	# Denied	# Other[2]
Government-Backed Purchase[3]	2	1	1	0
Conventional Loan	3	2	1	0
Refinance	27	14	5	8
Home Improvement	1	1	0	0

[1] "Approved" includes applications approved and originated and applications approved but not accepted by the applicant.
[2] "Other" includes files closed for incompleteness and applications withdrawn.
[3] Includes FHA, FSA/RHS & VA home purchase loans

Source: Home Mortgage Disclosure Act (HMDA), 2011

Conventional Home Purchase Loans

In 2011, 5 households applied for conventional loans to purchase homes in Irwindale, of which 2 were for government-backed loans. The overall loan approval rate was 60.0 percent in comparison to the Los Angeles-Long Beach-Glendale MSA/MD of 72.5 percent. In order to be eligible for government-backed loans, residents must meet the established income standards, maximum home values, and other requirements.

Refinance Loans

The majority of loan applications submitted by Irwindale residents in 2011 were for refinancing their existing home loans. In 2011, 27 applications were submitted and 14 applications (51.9 percent) were approved in comparison to 64.9 percent approved in the MSA/MD.

Home Improvement Loans

The ability to maintain housing can often depend on the ability of households to obtain home improvement loans for repairs and upgrades. To assist lower income households in making improvements to their homes, the City offers assistance through rehabilitation programs, which provides financial assistance to low and moderate income households for approved home improvement projects. This program assists homeowners in need of health and safety, building code, and accessibility-related repairs. As identified in Table

3-39, the application submitted for a home improvement loan by an Irwindale household was approved in 2011; the MSA/MD's approval rating in 2011 was 53.7 percent.

3.4.4 PUBLIC HOUSING AND THE RISK OF CONVERSION

Government Code Section 65583(a)(8) requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage pre-payment, or expiration of restrictions on use.

- **Inventory of at-risk units – identification of development by project name and address, governmental assistance received, earliest possible date of change from low-income use, and number of elderly and non-elderly units that could be lost.**

There are presently no public housing units at risk of conversion in the City. However, in the last five years, two units that had affordability covenants with the former Irwindale Community Redevelopment Agency have gone into foreclosure. The Housing Authority monitors defaults and foreclosures in the City and takes action to assist these homeowners by exercising its option to purchase the units in accordance with the rights in the Housing Authority's affordability covenants, by paying off the mortgages and retaining the unit for the Housing Authority's affordable housing stock. The Housing Authority also attempts to investigate the availability of other homes, not subject to Redevelopment Agency or Housing Authority affordability covenants, which are at risk of foreclosure. The Agency either considers purchasing such homes, where economically reasonable, for inclusion in a future housing development for restricted-income families or refers the homeowner to a counseling service (HOPE NOW) to assist them with keeping their home. HOPE NOW is a non-profit alliance between counselors, mortgage companies, investors, and other mortgage market participants. This alliance maximizes outreach efforts to homeowners in distress to help them stay in their homes and creates a unified, coordinated plan to reach and help as many homeowners as possible.

3.4.5 OPPORTUNITIES FOR ENERGY CONSERVATION

Government Code Section 65583(a)(7) requires an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs including an analysis of opportunities for energy conservation with respect to residential.

- **Inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development.**

In recent years the cost of fuel has become increasingly more expensive and homeowners have become more aware of energy-conserving measures. The most readily available energy conservation alternatives are easily installed in new homes. As in many cities, the older homes in the City were constructed with little concern for energy conservation. However, there are numerous energy-conserving measures that can be retrofitted into older units that conserve the use of non-renewable fuels and save money.

To conserve heat generated by gas or oil-fired heating units and minimize the loss of heat, older homes can be insulated in the attic and exterior walls. Windows and exterior doors can be fitted with airtight devices, caulking, or other available means. To conserve electricity and minimize costs, a properly-designed and installed skylight is a helpful addition to existing housing.

Solar energy is practical, cost-effective, and an environmentally sound method used to heat and cool a house. With proper design, this resource provides for cooling in the summer and heating in the winter. Solar heating can also be used to heat domestic water. Although solar energy is an unlimited resource that remains readily available, retrofitting older units may be too costly for the average homeowner in the City. The City will encourage the use of solar energy devices as well as other alternative energy sources for new residential construction.

Water conservation techniques can save a family thousands of gallons of water per year. The cost associated with these measures is minimal. There are many over-the-counter plumbing products that eliminate waste by restricting the volume of water flow from faucets, shower heads, toilets, sprinklers, etc. By repairing dripping faucets and using water more conservatively, a family can save water and money. The local water company can provide brochures that explain many of the water conservation measures. The Southern California Edison Company provides free energy audits to local residents on request. Energy audits are extremely valuable in pinpointing specific areas in the home that are responsible for energy losses. The inspection results in specific recommendations to remedy energy inefficiency. In addition, all City sponsored projects have tankless water heaters, energy star appliances, low flow toilets, and double paned windows. For the current planning period, the City has a new program to promote energy efficiency to residents. The purpose of this program is to educate residents about energy and water conservation and provide them with resources to retrofit their homes. This program will also be used for City sponsored housing projects. In addition, City sponsored housing projects will be required to exceed Title 24 requirements for energy conservation. As part of this program, new housing sponsored by the City will be required to exceed Title 24 requirements and use green and sustainable building materials and construction methods to the extent feasible. (see Program No. 9). This program is related to the proposed Green Building Grant and Loan Program – Program No. 10.

SECTION 3.5 HOUSING ELEMENT POLICIES & PROGRAMS

3.5.1 HOUSING ELEMENT POLICIES

State law requires that those "actions and policies included in the housing program" address five key issue areas. As a result, the policies and programs that are incorporated into the City's Housing Element update will address the following issue areas:

- *Housing Conservation* - the conservation of the existing affordable housing;
- *New Housing Development* - the City's strategy for providing assistance towards the development of affordable housing;
- *Available Sites* - the City's program to provide adequate sites for the development of new housing;
- *Removal of Governmental Constraints* - the manner in which the City will remove governmental constraints as necessary; and
- *Equal Housing* – how the City intends to promote equal housing opportunities.

3.5.1.1 Housing Conservation

The City will remain committed to on-going efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing through implementation of the following policies:

Housing Element Policy 1. The City of Irwindale will continue to maintain and conserve the character of its existing residential neighborhoods.

Housing Element Policy 2. The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.

Housing Element Policy 3. The City of Irwindale will continue to promote the maintenance of existing housing units and residential properties.

Housing Element Policy 4**.** The City of Irwindale will promote the preservation and maintenance of affordable housing.

3.5.1.2 New Housing Development

The City will continue to assist in the development of new housing for all income groups through implementation of the following policies:

Housing Element Policy 5**.** The City of Irwindale will encourage the development of additional Extremely Low-, Very Low-, Low-, and Moderate-Income housing.

Housing Element Policy 6**.** The City of Irwindale will ensure that future Low- and Moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.

3.5.1.3 Available Sites

The City will continue its commitment to identify sites for potential residential development, as a means to achieve a variety and diversity of housing types through implementation of the following policies:

Housing Element Policy 7. The City of Irwindale will work with developers to identify opportunities for new residential development.

Housing Element Policy 8. The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.

Housing Element Policy 9. The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth can be served by public services and infrastructure.

Housing Element Policy 10. The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.

3.5.1.4 Removal of Governmental Constraints

The City will continue to remain committed to the removal of governmental constraints that may affect the viability of new residential development through implementation of the following policies:

Housing Element Policy 11**.** The City of Irwindale will continue to evaluate ways in which the development review process may be streamlined.

Housing Element Policy 12. The City of Irwindale will continue to work with other agencies and the quarry owners to facilitate their timely reuse.

Housing Element Policy 13**.** The City of Irwindale will continue to promote "one-stop" services to those seeking to develop or rehabilitate housing in the City.

Housing Element Policy 14. The City of Irwindale will continue to evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the “Livable Cities” Program.

3.5.1.5 Equal Housing

The City will continue to promote equal housing opportunities through the implementation of the following policies:

Housing Element Policy 15. The City of Irwindale will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Housing Element Policy 16. The City of Irwindale will continue to support a diversity of housing types to accommodate existing and future needs.

Housing Element Policy 17. The City of Irwindale will continue to work with other cities and public agencies to promote fair housing.

Housing Element Policy 18. The City of Irwindale will continue to promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.

Housing Element Policy 19. The City of Irwindale will continue to support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.

SECTION 3.5.2 HOUSING PROGRAMS

HOUSING REHABILITATION PROGRAMS FOR OWNER-OCCUPIED PROPERTIES

The City will continue implementing its Housing Rehabilitation Program for owner-occupied units. The following programs are currently offered (collectively referred to as “Rehabilitation Program”):

- Housing Grants for Very Low Income
- Deferred Housing Improvement Loans
- Substantial Rehabilitation Improvement Loan

The homeowner costs associated with processing the Rehabilitation Program application (such as title policy, escrow, notary, recording documents, appraisals, loan processing fee, and credit reports) would be paid for from the Rehabilitation Program proceeds. If a Rehabilitation Program application is cancelled during the application process, any funds expended by the Housing Authority in conjunction with the Program application (i.e. appraisal cost) are to be reimbursed by the property owner. All work conducted under the Program is performed with approved building permits and by state licensed contractors.

As discussed in the Housing Needs Section, the City's elderly population is increasing, resulting in changing resident needs. The City will be modifying these Rehabilitation Programs to permit improvements to accommodate the needs of the elderly and disabled such as wheelchair accessibility, door handles, emergency pull cords, rails in bathrooms, walk-in tubs with no-slip coating, colors to heighten vision.

Program No. 1: Housing Grants for Extremely- and Very Low-Income ("Grants Program")

The goal of the Grants Program is to provide Very Low-Income residents with sufficient funds to repair housing deficiencies to address exterior deterioration, as well as conditions that could affect the resident's health and safety. Under the Grants Program, grants are provided in amounts of up to $25,000 for Extremely Low-, and Very Low-Income single-family homeowners. No interest rate is charged on the grants. These grants are intended to first address health and safety issues and exterior deterioration and then other improvements that would improve the character and overall living environment of the housing unit.

The home to be improved must be the primary residence of the person(s) applying for the grant. The grant may not be combined with any other type of program assistance. Applicants may only receive one grant during a 10-year period and the recipient must retain possession of the property for at least a 12-month term or the grant must be repaid in full. The Housing Authority safeguards its investment of the grant funds by requiring that the property owner enter into an affordability covenant, in the form of a trust deed for a 10-year period. The grant obligation would be forgiven in equal amounts (1/10 of the Grant amount) over a 10-year period. If the property is sold during the 10-year period to another qualified recipient, the covenant can be transferred to the new owner. If the property is sold before the end of the 10-year period to a non-qualified purchaser or is no longer in compliance or the new owner did not want to assume the covenant (trust deed), the remaining grant obligation plus interest and penalties would become due and payable to the Housing Authority (the proceeds would be returned to the Housing Authority Fund). The grant proceeds may be used for rehabilitation activities in the following order of priority.

- *First Priority.* Electrical, plumbing, heating, and air conditioning, and structural deficiencies that are in violation of current building codes. Correction of any safety problems not covered by codes, such as broken windows, lack of window screens, doors and the provision of facilities for handicapped access.
- *Second Priority.* New roofs, rain gutters, conversion of carports to garages, garage

and entry door replacement, fencing replacement, and driveway/walk-way repairs.

- *Third Priority.* Repainting, replacing dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- *Fourth Priority.* Upgrade door and window locks, installing security lighting and doors and security-related fencing.
- *Fifth Priority.* Heating and cooling system replacement/upgrades, install insulation, ceiling fans, weather stripping, water heater replacement, and low flow plumbing fixtures.
- *Sixth Priority.* Interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid grade tile or Formica, replacement of inoperative lighting fixtures etc.

The quantified objectives for this Grant Program are summarized below:

Status/Timing of Implementation – This program is ongoing and will continue throughout the Planning Period.

Funding Source – Irwindale Housing Authority.

Implementation Responsibility – Housing Coordinator

Quantified Objective – 7 grants between 2014-2021 (3 Extremely Low-Income and 2 Very Low-Income and 2 Moderate-Income)

Program No. 2: Deferred Housing Improvement Loans ("Deferred Loans Program")

The goal of the Deferred Loans Program is to provide Extremely Low- to Moderate-Income residents with sufficient funds to address health and safety deficiencies and exterior deterioration of their properties, and if funds are available, to fund other needed improvements that will improve the quality of their lives through a deferred two percent interest loan.

Deferred Loan amounts are provided in a maximum amount that is less than 25% of the property's after rehabilitation value not to exceed $60,000 for extremely low-, very low-, low-, and moderate-income persons or households. Deferred loans are funded to first address health and safety issues and exterior deterioration, and secondly, other improvements that would improve the general character and living environment of the housing unit, including providing room additions to alleviate overcrowding. The 2% simple interest is accrued and if the home is held or the 10-year covenant period both principal and interest are forgiven in full.

The Housing Authority safeguards its investment of deferred loans by requiring that the homeowner enter into all affordability covenants in the form of a trust deed or promissory note to secure the 10-year obligation. The loan obligation, including accrued interest, would be forgiven equally over a 10-year period. Affordability covenants are recorded against the property and apply to all subsequent purchasers. If the property is sold before the end of the 10 year period to a non-qualified purchaser or the owner fails to occupy the property as their principal residence, the homeowner shall repay to the housing fund the remaining loan obligation including principal and interest.

Permitted uses for the Deferred Loan funds include the following:

- *First Priority.* Correction of code violations including electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.
- *Second Priority.* Improvements that will alleviate overcrowding (as defined in the United States Department of Housing and Urban Development Public Housing Occupancy Handbook) including the funding of bedroom addition(s) to alleviate overcrowding. Additionally, if a second bathroom does not exist in a home of four bedrooms or more and each bedroom is occupied, an additional bathroom may be provided.
- *Third Priority.* Includes various exterior improvements including new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway/walkway repairs.
- *Fourth Priority.* Cosmetic improvements that include repainting, replacing dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- *Fifth Priority.* Security improvements including upgrading of door land and window locks, installing security lighting and doors and security-related fencing.
- *Sixth Priority*. Energy efficiency improvements including heating and cooling system replacement and/or upgrades, insulation installation, ceiling fans, weather stripping, water heater replacement and low flow fixtures.
- *Seventh Priority.* Interior improvements including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – This program is ongoing and will continue throughout the Planning Period.

Funding Source –Irwindale Housing Authority.

Implementation Responsibility – Housing Coordinator

Quantified Objective - 7 additional loans processed between 2014-2021 (3 Extremely Low-Income and 2 Very Low-Income and 2 Moderate-Income)

Program No, 3: Substantial Rehabilitation Housing Improvement Loan Program (SR Loans)

The goal of the SR Loans is to provide the necessary funds for the substantial rehabilitation of units that are owned and occupied by extremely low-, very low-, low-, and moderate-income households. The SR Loans are available to homeowners that have extremely low-, very low-, low-, or moderate-incomes. The home to be improved must be the primary residence of the person or persons applying for the SR Loan. Under this program, SR Loan amounts shall be provided in amounts of a minimum of 25% of the after rehabilitation value up to a maximum of $135,000 for extremely low-, very low-, low-, and moderate-income households. The loan has a 3% interest rate.

The SR Loans are funded to address severe cases of` deterioration and/or overcrowding. Loan proceeds must be used to first address health and safety issues, overcrowding, and exterior deterioration, and secondly, other improvements that would improve the general character and living environment of the housing unit, including room additions as a means to alleviate overcrowding. Funds can also be used to abate illegal garage conversions.

The SR Loan may not be combined with any other type of program assistance. Applicants may only receive one SR Loan during a 45-year period and the recipient must hold the property for a 12-month term or the Loan must be repaid in full with interest. The Housing Authority safeguards its investment of SR loans by requiring that the homeowner also enter into an affordability covenant, in the form of a trust deed/promissory note to secure the 45-year affordability obligation. The SR Loan obligation, including accrued interest, would be forgiven equally over a 20-year period. Affordability covenants are recorded against the property and shall apply to all subsequent purchasers. If the property becomes non-compliant by being sold before the end of the 45-year period to a non-qualified purchaser or the owner fails to occupy the property as their principal residence, the Homeowner shall repay to the Housing Authority the remaining SR Loan obligation, plus a percentage of the increased equity the property owner realized as a result of the SR Loan plus any interest that would have accrued on the loan plus applicable penalties. SR Loan proceeds may be used for substantial rehabilitation activities in the following order of priority:

- *First Priority.* Correction of code violations including electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.

- *Second Priority.* Improvements that will alleviate overcrowding (as defined in the United States Department of Housing and Urban Development Public Housing Occupancy Handbook) including the funding of bedroom addition(s) to alleviate overcrowding. Additionally, if a second bathroom does not exist in a home of four bedrooms or more and each bedroom is occupied, an additional bathroom may be provided.
- *Third Priority.* Includes various exterior improvements including new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway/walkway repairs.
- *Fourth Priority.* Cosmetic improvements that include repainting, replacing dried or broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.
- *Fifth Priority.* Security improvements including upgrading of door and window locks, installing security lighting, and doors and security-related fencing.
- *Sixth Priority.* Energy efficiency improvements including heating and cooling system replacement and/or upgrades, insulation installation, ceiling fans, weather stripping, water heater replacement and low flow plumbing fixtures.
- *Seventh Priority.* Interior improvements including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – This program is ongoing and will continue throughout the Planning Period.

Funding Source – Irwindale Housing Authority.

Implementation Responsibility – Housing Coordinator

Quantified Objective - 7 additional loans processed between 2014-2021 (3 Extremely Low-Income and 2 Very Low-Income and 2 Moderate-Income)

HOUSING REHABILITATION PROGRAMS FOR RENTAL UNITS

The City will continue implementing its Housing Rehabilitation Program for rental units. Two such programs are currently offered and include the Below Market Rate Loans for Tenant Occupied Units (BMR Loans) and the Substantial Rehabilitation Below Market Rate Loans for Tenant Occupied Units (SR-BMR Loans). The Housing Authority imposes provisions under the BMR and SR-BMR loans to assure the funds are used to increase or preserve the availability of affordable housing by tailoring the loans to alleviate substandard conditions. For example. improvements that are not to be funded by the loan proceeds include indoor and outdoor fireplaces, pools, Jacuzzis, hardwood flooring, expensive counter tops, washers, dryers, barbecue pits. flower boxes, greenhouses, family rooms, new patios or deck construction, decorative planters, custom concrete work on driveways and walkways, detached workshops, and other non-permanent structures and improvements considered to be a luxury as determined by the Executive Director. All work conducted under the Loan shall be performed with approved building permits and by state licensed contractors.

Program No. 4: Below Market-Rate Loans for Tenant Occupied Units

The purpose of this program is to ensure that renters live in safe and sanitary conditions. Under this program, the Housing Authority provides loans to property owners for general improvements to renter-occupied dwelling units. The maximum loan amounts are $25,000 per unit, not to exceed a total of $100,000. The loan amount must be less than 25% of the after rehabilitation value and the qualification is based upon tenant's income being less than 120% of County median income (51% of the units must qualify). Owners who have breached or violated any affordability covenant of any loan or grant provided by the Housing Authority at any time shall not be eligible to receive a BMR Loan. This program will provide Below Market Rate Loans with interest rates of 6% per annum. BMR Loan funds are to be used to first address health and safety issues and exterior deterioration, and secondly, other improvements that would improve the general character and living environment or the housing unit. Funds will be recaptured by monthly payments secured by a Deed of Trust. The BMR Loan may not be combined with any other programs. An agreement must be signed by the owner to rent the units at affordable rental rates for a period of 15 years. The ICRA will monitor rental rate affordability and tenant income on an annual basis. Loan proceeds may be used for substantial rehabilitation activities in the following order of priority.

- *First Priority.* The correction of electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.
- *Second Priority.* The refurbishment of exterior items such as new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway and walkway repairs.
- *Third Priority.* Exterior cosmetic improvements including the replacement of dried or

broken landscape materials and/or inoperable irrigation systems, and replacing broken or damaged awning improvements.

- *Fourth Priority.* Security improvements including the upgrading of door and window locks, installing security lighting and doors, and security related fencing.
- *Fifth Priority.* Improvements that will promote energy efficiency and conservation including new cooling and heating systems, the installation of insulation, ceiling fans, weather stripping, water heater replacement, and low flow plumbing fixtures.
- *Sixth Priority.* Interior improvements that will improve necessary living conditions including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – This program is ongoing and will continue throughout the Planning Period.

Funding Source –Irwindale Housing Authority .

Implementation Responsibility – Housing Coordinator

Quantified Objective **-** 1 additional loan processed between 2014-2021

Program No. 5: Substantial Rehabilitation Below Market Rate Loans for Tenant Occupied Units

The purpose of this program is to ensure that renters live in decent, safe and sanitary conditions. The Below Market Rate Loans for Tenant Occupied Units Program provides loans to property owners for general improvements to rented-occupied dwelling units. Maximum loan amounts are $25,000 per unit, not to exceed a total of $100,000; the loan amount must constitute 25% or more of the after rehabilitation value of the property and an affordability covenant of 55 years is required. Qualification is based upon tenant's income being less than that of the County median income (51% of units must qualify). Owners who have breached or violated any affordability covenant of any loan or grant provided by the Housing Authority at any time shall not be eligible to receive a SR-BMR Loan. This program will provide Below Market Rate Loans with interest rates of 6% per annum. SR-BMR Loan funds are to used to first address health and safety issues and exterior deterioration, and secondly, other improvements that would improve the general character and living environment of the housing unit. Funds will be recaptured by monthly payments Secured by a Deed of Trust. The SR-BMR Loan may not be combined with any other programs. An agreement must be signed by the owner to rent the units at affordable rental rates for a period of 55 years. The Housing

Authority will monitor rental rate affordability and tenant income level annually as provided for in the CRL. At any time during the term of the SR-BMR Loan, the Housing Authority may require, and the owner and renters shall provide, proof and confirmation of such information.

To safeguard the Housing Authority's investment, the property owner must enter into an affordability covenant, in the form of a trust deed/ promissory note to secure the 55 year affordability obligation to rent at least 51% of the units to persons or families of low to moderate income and to maintain affordable rents on all of the property units. Affordability covenants are recorded against the property and shall apply to all subsequent purchasers for the term of the covenant, unless released pursuant to state law. If the property owner fails to comply with the loan terms including that 51% of the units be occupied by low to moderate income persons, then the outstanding loan principal plus any interest must be repaid to the Housing Fund along with any applicable penalties. Loan proceeds may be used for substantial rehabilitation activities in the following order of priority.

- First Priority. The correction of code violations including electrical, plumbing, heating and air conditioning, and structural building deficiencies that are in violation of current building codes. Correct planning or zoning code violations, such as illegal garage conversions. Correction of any safety problems not covered by codes, such as broken windows, doors and the provision of facilities for handicapped access.
- Second Priority. The refurbishment of exterior items including new roofs, rain gutters, conversion of carports to garages, garage and entry door replacement, fencing replacement, and driveway and walkway repairs.
- Third Priority. Exterior cosmetic improvements including replacing landscape materials, inoperable irrigation systems, and replacing broken or damaged awning improvements.
- Fourth Priority. Security improvements including upgrade door and window locks, installing security lighting and doors and security-related fencing.
- Fifth Priority. Interior improvements that will improve necessary living conditions including interior paint, wall coverings, new flooring, repair of existing hardwood flooring, needed kitchen appliances (built in only), replacement of deteriorated kitchen or bathroom cabinets, replacement of counter tops with mid-grade tile or Formica, replacement of inoperative lighting fixtures etc. All such interior items would be allowed only at mid-grade quality.

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – This program is ongoing and will continue throughout the Planning Period.

Funding Source – Housing Authority

Implementation Responsibility – Housing Coordinator

Quantified Objective - 1 additional loan processed between 2014-2021

NEW HOUSING PRODUCTION PROGRAMS

New housing production goals have been set by the Housing Authority to be accomplished during the years 2014 - 2021. These new production numbers are related to the actual need in the City as well as official data and allocations received from regional governing bodies. The new housing production programs include the following: the Zoning Program, the Infill Housing Program, and the Second Unit Program. These programs will be funded by the Housing Authority Fund and the programs oversight will be the responsibility of the City's Housing Coordinator.

Program No. 6: Zoning Program

This Program is a comprehensive review and revision to the City Zoning Ordinance to ensure that it implements land use and housing policy. As part of this Housing Element update, a number of issues emerged as potential governmental constraints that will be addressed in a comprehensive Zoning Ordinance revision. The revision will be comprehensive in scope though the following specific issues will be the focus of the review and revision.

- The Land Use Plan, included in the Community Development Element, reflects an expansion of residential land uses, with the western portion (three acres) of the Manning Pit designated for residential use. The Zoning Ordinance will be amended to reflect the changes that have occurred as part of the Housing Element update.
- •Among the revisions to the Ordinance is adding definitions for such uses as single room occupancy units, supportive housing, community care facilities, emergency shelters, and transitional housing. Such housing for special needs groups, including housing for individuals with disabilities, will be permitted without regard for distances between such housing or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the location of special need housing.
- The current Zoning Code permits manufactured housing on permanent foundations within all residential zones. The Zoning Code will be updated to further address mobile homes, single room occupancy (SRO) units, supportive housing, and community care facilities consistent with the requirements of State housing laws.
- The City recently updated its Second Unit Ordinance to ensure it is in conformance with the most recent changes in State law. The new Ordinance has been reviewed by HCD and has been found to be in compliance with State law. This Ordinance will be integrated into the new Zoning Ordinance. Staff has prepared a summary of the permit process for a second unit for the public. Hard copies of the summary are available at City Hall and it is also available on the City's website.

- On May 8, 2013, the City Council adopted Zoning Code Amendment No. 2-13 (Ordinance No. 669). This ordinance amended the Zoning Code to allow for density bonuses and reasonable accommodation. The City Zoning Ordinance currently does not provide for transitional and supportive housing. The City will modify the Zoning Ordinance to indicate that transitional and supportive housing uses will be permitted by right in all zones. Transitional and supportive housing will be subject only to those regulations that apply to other residential dwelling of the same type in the same zoning (i.e., multifamily in a multifamily zone).
- The City Zoning Ordinance will be revised to allow more variation from the application of its parking standards. Chapter 17.64 – Off-Street Parking will be amended to allow for a reduced number of parking spaces for unique uses such as senior housing projects and other housing for special needs households, including the disabled. Currently, the Zoning Ordinance requires two parking spaces for each dwelling unit, regardless of the number of bedrooms in the unit. The Zoning Ordinance will be revised to allow for flexible parking standards for studio and one-bedroom units.
- The City Zoning Ordinance currently does not permit emergency shelters. There is considerable variety in the types of shelters that could be operated in the City. The Zoning Ordinance will identify M-I (Light Manufacturing) zone as the zone where emergency shelters (including at least one year-round emergency shelter) will be allowed as a use by right, subject to written objective standards, such as stipulating the allowable length of stay; requiring security; and providing on-site management. No CUP or other discretionary permit will be required for such shelters. This zone will be appropriate for emergency shelters because all uses in the M-1 zone must be conducted in an enclosed building, no outdoor storage or activity is allowed. In addition, uses that are allowed in the City's commercial zones (i.e., less intense uses, such as offices and retail) are also allowed in the M-1 zone. Uses allowed in the M-1 zone include those that provide services to the homeless population, such as medical and dental clinics, employment services, and counseling services. All properties that are zoned M-1 are along major thoroughfares in the City (i.e., Irwindale Avenue, Arrow Highway, Azusa Canyon Road, and Cypress Street) that are served by public transit.

- There are currently two homeless service providers located in the City. Cory's Kitchen provides food distribution and homeless prevention services such as classes in household budgeting, job interview training, job skills training, and counseling. The HOPE TAY (Transitional Age Youth) center at Pacific Clinics offers services to youth ages 16-25 that are homeless or at risk of becoming homeless. There are two multi-service centers16 near the City of Irwindale: one in El Monte and one in West Covina. All of these facilities can be accessed via public transportation.

- The Appendix shows aerial photos of two groups of underutilized sites within the City that are zoned M-1. Each site is described below. In addition, there are a number of

[16] Also known as access centers, these centers generally function as "one stop shops" for homeless clients to access basic services and obtain referrals to off-site services.

existing buildings used as offices and warehouses that could be converted to emergency shelters.

4832-4954 Azusa Canyon Road – This area contains 14 separate parcels, consisting of a few nonconforming single-family residences and an assortment of outdoor storage and outdoor yard uses. The total area is approximately 10.8 acres. This area fronts on Azusa Canyon Road south of Arrow Highway, and is served by public transit.

Los Angeles Street and Park Avenue (southeast corner) – This 5.80acre site is owned by the Housing Authority and is served by public transit along Los Angeles Street.

- City staff will review the Zoning Ordinance to determine what incentives and/or regulations can be implemented as a means to promote new residential development consistent with the objectives of this Housing Element and the General Plan.
- Among the revisions to the Ordinance is adding definitions for such uses as single room occupancy units, supportive housing, community care facilities, emergency shelters, and transitional housing. Such housing for special needs groups, including housing for individuals with disabilities, will be permitted without regard for distances between such housing or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the location of special need housing.
- The City will rezone all residential A-1 property to R-1.

The Zoning Ordinance revision is critical in ensuring that the General Plan may be successfully implemented in addition to removing potential governmental constraints. The City is currently in the process of drafting the revised Zoning Ordinance. The City will make every effort to ensure that the comprehensive update of the Zoning Ordinance is completed by the end of 2014 .

Status/Timing of Implementation – The Zoning Ordinance revision (including all of the elements described previously) commenced in April 2009 and will be completed by 2014. The Program schedule consists of the following elements:

1. Initial Work Effort (RFP preparation, review bids, select consultant to assist the City) completed by June 2013.

2. Research and Analysis (review and preparation of Draft Zoning Ordinance) completed by winter 2014.

1. Review of Ordinance (Review of Draft Ordinance by staff and Planning Commission) completed by spring of 2014.

3. Adoption of Ordinance Public Hearings and Adoption) completed during summer/fall 2014

Funding Source – General Fund

Implementation Responsibility – Planning Department will be responsible for managing and overseeing the work program.

Quantified Objective – with the Planned Development Overlay, up to 63 units could be provided.

Program No. 7: In-Fill Housing Program

The City, through the Housing Authority, is very proactive in providing new opportunities for infill housing. Virtually all of the new housing that has been developed over the past ten years has been City-sponsored projects by the former Irwindale Community Redevelopment Agency and Housing Authority. All of the units that were identified in Table 3-31 as being provided during the current planning period (2008-2014) are Housing Authority assisted projects. This Infill Housing Program includes the following elements:

- *First Priority.* Prospective developers will be identified to construct new housing within the existing Housing Authority -owned infill sites. An inventory of the available parcels was completed and an RFP covering the development of all of the parcels was completed and sent to prospective developers. The Housing Authority anticipates entering into a Disposition and Development Agreement (DDA) with Mayans Development by December 2013 for the development of 13 new housing units and the rehabilitation of 2 existing residential units.
- *Second Priority.* The Housing Authority will establish a mechanism to acquire infill sites in the future. Contacts with local realtors will be made to indicate the Housing Authority's interest in buying certain properties. In addition, the Housing Authority will send out letters to owners of vacant property advising them of the Housing Authority's interest in acquiring the property. Similar outreach efforts will be made using the City's website.
- *Third Priority.* The City will establish a mechanism to ensure the affordability of infill residential developments through the use of a deed covenant. The covenant will guarantee a unit's affordability for a minimum period of 45-years.

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – Program has been established and is being implemented during this Planning Period.

Funding Source – The Program has been partially funded for this planning period. This Program will be fully funded upon receipt of repayment of an outstanding loan obligation.

Implementation Responsibility – Housing Coordinator

Quantified Objective –This Program was to be completed during the previous planning period, however due to the elimination of Redevelopment, a DDA for the project could not be executed. The Housing Authority is now serving as the Housing Successor Agency to the former ICRA and as such, the housing assets once owned by the ICRA's Low- and Moderate-Income Housing Fund have been transferred to the Housing Authority. In addition, the Housing Authority has also received $2.6 million in bond proceeds from the Agency. As a result of these two events, the City may now proceed with approving a DDA for the Infill Housing Project (8 net new units). Three of the five properties for this project will require parcel maps. The City is committed to processing these parcel maps in an expedited manner. These units are expected to be completed by the end of the fourth quarter of 2014.

Program No. 8: Promotion of Second Unit Ordinance

The Second Unit Ordinance was adopted in 2007. To date, no applications to construct a second unit have been submitted. The purpose of this program is to market and promote the ordinance to residents to encourage the production of second units. The process to approve a second unit is ministerial and has priority processing. There is no fee for processing the second unit application, although the regular building plan check fees do apply. The second unit may be either attached to or detached from the primary unit. Only one uncovered parking space is required for the second unit (the standard requirement for single-family units is two covered spaces).

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – A brochure explaining the ordinance was prepared and has been posted on the City's website; available at public counters; and mailed to all residents.

Funding Source – Program has been fully funded for this planning period.

Implementation Responsibility – Department of Planning and Community Development; Housing Coordinator

Quantified Objective – 1 new second unit per year (total of 5 units)

Program No. 9: Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects

The purpose of this program is to educate residents about energy and water conservation and provide them with resources to retrofit their homes. This program will also be used for City sponsored housing projects. In addition, City sponsored housing projects will be required to exceed Title 24 requirements for energy conservation. The City will consider the following as components of this program:

- Promote use of photovoltaic systems;
- Promote water-efficient landscaping and energy efficient irrigation systems;
- Develop energy conservation standards for street widths and landscaping of streets and parking lots to reduce heat loss and/or provide shade;
- Orient housing developments, where possible, to take advantage of natural day lighting;
- Promote permeable paving materials for cooling and water conservation;
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives;
- Apply for funds to assist residents with energy conservation retrofits and weatherization resources;
- Target local funds, including redevelopment resources and CDBG, to assist affordable housing developers incorporate energy efficient designs and features;
- Adopt policies and incentives to promote energy efficient retrofits prior to resale of homes;
- Streamline and expedite approval process for housing built using green building standards and specific energy standards;
- Partner with community services agencies to provide financial assistance for low income persons to offset the cost of weatherization and heating and cooling homes;
- Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances and public education about ideas to conserve energy;
- Provide incentives to build housing that exceeds Title 24 requirements;
- Promote standards that promote passive solar heating, overhangs on south facing windows, planting of deciduous trees on the west and south;
- Encourage installation of photovoltaic and “cool” roofs, solar water heating, and where appropriate wind turbines;
- Support building framing that promotes construction of tighter building envelops with maximum height and sky exposure plans and minimum setbacks;

- Provide incentives for the use of recycled and rapidly renewable building materials and ensure effective demolition and construction recycling;
- Require use of Energy Star appliances and materials;
- Promote instillation of efficient air conditioning and use of whole house fans and solar attic fans;
- Encourage use of upgraded insulation, advanced air infiltration reduction practices (air sealing), Low-E double-pane windows;
- Promote use of energy efficient lighting including fluorescent;
- Require use of Low or no-VOC paint, wood finishes, & adhesives; avoid products with added formaldehyde;
- Promote use of mechanical ventilation system, heat recovery ventilation unit, sealed-combustion furnace and water heater;
- Require range hood and bath fans to vent to outside and bath fans to be automatically controlled with a timer or humidistat;
- Require recycling a specified percentage of construction wastes;
- Promote use of recycled content aggregate for driveways; and
- Promote effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering).

The quantified objectives for this program are summarized below:

Status/Timing of Implementation – An educational brochure explaining energy and water conservation will be prepared and distributed by the spring of 2014. The City will sponsor a workshop with Southern California Edison and water providers to educate residents about their conservation programs. All future City sponsored projects will be required to exceed Title 24 requirements for energy conservation.

Funding Source – Program has been fully funded for this planning period.

Implementation Responsibility – Department of Planning and Community Development; Housing Coordinator

Quantified Objective – Energy Conservation - 5 new retrofitted units per year (total of 25 units)

Program No. 10: Proposed Green Building Grant Program

This Program will be patterned after the City' existing Housing Rehabilitation Programs, except that the sole priority will be to fund green building retrofits.

The quantified objectives for this Program are summarized below:

Status/Timing of Implementation – This program was to be established by the beginning of 2013, however, due to the elimination of redevelopment, this program will be established by the beginning of 2015.

Funding Source –Housing Authority; Southern California Gas Company

Implementation Responsibility – Housing Coordinator

Quantified Objective – 4 grants between 2015-2021

Program No. 11: Mountain Avenue and Shrode Street Residential Development

This program will track the status of the non-Housing Authority owned property in this location in order to acquire it for development of affordable housing.

Status/ Timing of Implementation – Staff will track the property on an ongoing basis.

Funding Source – Program has been fully funded for this planning period.

Implementation Responsibility – Housing Coordinator

Quantified Objective – The development of 8 units during this planning period.

Program No. 12: Priority for Water and Sewer (SB 1087)

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer service providers. Water and sewer service providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Local governments should also consult with water and sewer service providers during the development and update of the Housing Element.

Status/ Timing of Implementation – Staff will send public hearing notices for the Housing Element to the following water and sewer service providers: Valley County Water District; Cal-American Water Company; and Los Angeles County Sanitation District No. 22. Upon adoption of the Housing Element, staff will send a copy of the adopted element along with a summary quantification of the City's regional housing need allocation.

Funding Source – General Fund

Implementation Responsibility – Planning and Community Development Department

Quantitative Objective – NA

Program No. 13: Annual Review of General Plan Land Use and Conservation Elements (AB 162)

Per Chapter 369, Statutes of 2007 (AB 162), all cities and counties are required to amend the safety and conservation elements of the General Plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. AB 162 also requires cities and counties to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR). Any amendments to the safety, conservation, and/ or land use elements will require a review of the housing element for internal consistency which may in turn require an amendment to the housing element.

Status/ Timing of Implementation – As soon as the Housing Element has been adopted and annually hereafter, staff will review the safety, conservation, and land use elements of the General Plan to determine if amendments are necessary. If amendments are necessary, the housing element will be reviewed to ensure internal consistency.

Implementation Responsibility – Planning and Community Development Department

Quantitative Objective - NA

Program No. 14: Provision of Land Zoned for Multiple-Family Housing

Once the Manning Pit is filled, three acres on the western side of the property adjacent to Allen Drive will rezoned to residential with a Planned Development Overlay. The overlay will allow for development of housing at a density up to 21 units per acre.

Status/ Timing of Implementation – The Manning Pit will be rezoned within ~~six months of completion of filling~~ three years and 120 days into the 2013-2021 cycle.

Implementation Responsibility – Planning and Community Development Department

Quantitative Objective – up to 63 dwelling units

Program No. 15: Housing for Extremely Low-Income Households

This program will encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely low-income households through a variety of activities such as outreach to housing developers at least annually, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, reviewing and assigning a priority to local funding at least twice during the planning period and/ or offering conditional incentives beyond the density bonus provisions.

Status/ Timing of Implementation – Outreach to developers on at least an annual basis; review and assign a priority to local funding at least twice during the planning period.

Implementation Responsibility – Housing Coordinator

Quantitative Objective – New housing for extremely low-income households in support of the RHNA requirements.

EQUAL HOUSING PROGRAMS

The purpose of the programs included in this Section of the Housing Element is to ensure that fair housing practices are enforced in the City. The Fair Housing Program is designed to promote equal and fair housing practices.

Program No. 16: Fair Housing Program

All housing developed or rehabilitated by the Housing Authority requires that the property owner sign a non-discrimination agreement in case the unit is sold or leased. The City also maintains a website that includes a referral link for residents interested in the services provided by the Housing Rights Center. The City has expanded these efforts as part of an expanded fair housing program. The City has prepared a brochure which is available in City Hall, at the public library, in the community center, and on the City's website. During this implementation period, the brochure will be translated into Spanish for non-English speaking persons. This program includes the following elements:

- *First Priority.* The Housing Coordinator has engaged the services of Fair Housing Council of San Gabriel Valley as housing referral services provider to serve local residents.
- *Second Priority.* The services offered have been incorporated into the Housing Division's section of the City's website. A brief explanation of fair housing and discrimination laws is provided along with tenant rights.
- *Third Priority.* Brochure materials prepared by the City and/or the service provider is available at the counters in City Hall as well as the community center and on the City's website.

- *Fourth Priority.* The availability of the referral services and other pertinent information is published in the City's newsletter. An advertisement/announcement will continue to be provided in the newsletter on an annual basis.

The quantified objectives for this program are summarized below:

Timing of Implementation: The brochure will be translated into Spanish by the end of 2014.

Implementation Responsibility: The Housing Coordinator will be responsible for the program's ongoing implementation and for the translation of the brochure into Spanish.

Funding Source: Housing Authority

Objectives: Referrals will be made at such time residents request such service.

3.**Program No. 16 Reasonable Accommodation**

The City Council adopted a reasonable accommodation ordinance (Ordinance No. 669) in May, 2013.

First Priority. Brochure materials prepared by the City will be provided at the counters in City Hall, the Community Center, and the City website.

The quantified objectives for this program are summarized below:

Timing of Implementation. The brochure will be prepared and distributed by Spring 2014.

Implementation Responsibility. The Housing Coordinator will coordinate preparation of the brochure with the Planning Department. The City will provide this information to individuals with disabilities regarding reasonable accommodation policies, practices and procedures based on HCD's guidelines.

Funding Source. General Fund

Objectives. Referrals will be made at such time residents request such service.

Program No. 17: Units at Risk of Converting to Market Rate

Las Casitas, a senior housing project, has a total of 26 units, all of them affordable. The project is owned and managed by a private company. In order to ensure that the units remain affordable, the management company is required to annually recertify each tenant and provide a certification report to the Housing Authority.

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5.3 SUMMARY OF QUANTIFIED OBJECTIVES

Table 3-40 summarizes the City's quantified objectives and progress towards accomplishing the previous RHNA planning period (2008-2014) in the areas of new construction, rehabilitation, preservation and assistance by income level. Table 3-41 summarizes the City's quantified objectives for the 2014-2021 RHNA planning period.

TABLE 3-40: QUANTIFIED HOUSING OBJECTIVES FOR THE 2008-2014 PLANNING PERIOD

	New Housing Construction		Rehabilitated Housing		Conserved Housing	
Income Level	**Objective**	**Actual**	**Objective**	**Actual**	**Objective**	**Actual**
Extremely Low-Income	8	8	1	0	0	0
Very Low-Income	8	7	1	0	0	0
Low-Income	11	14	4	0	0	0
Moderate-Income	11	10	3	0	0	0
Above-Moderate Income	29	7	6	0	0	0
Total	**67**	**46**	**15**	**0**	**0**	**0**

TABLE 3-41: QUANTIFIED HOUSING OBJECTIVES FOR THE 2014-2021 PLANNING PERIOD

	New Housing Construction	Rehabilitated Housing	Conserved Housing
Income Level	**Objective**	**Objective**	**Objective**
Extremely Low-Income	2	1	0
Very Low-Income	2	1	0
Low-Income	2	4	0
Moderate-Income	2	3	0
Above-Moderate Income	7	6	0
Total	**15**	**15**	**0**

As discussed in Section 3.2.4 Projected Housing Needs, the City has achieved approximately 68.7 percent of its quantified housing objects pertaining to new housing construction for the 2008-2014 RHNA planning period. As discussed in Section 3.2.4, the City will ***accomplish*** their RHNA requirements for the 2008-2014 and 2014-2021 periods with the following projects:

- Mountain Avenue-Shrode Street – 8 Units
- Manning Pit – 63 Units

3.5.4 REVIEW OF THE PREVIOUS ELEMENT AND APPROPRIATENESS, EFFECTIVENESS, AND PROGRESS IN IMPLEMENTATION

The City last updated its Housing Element in 2011.[17] Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals.

Previous Housing Element Policies

The following policies were also included in the City's previously adopted Housing Element.

Housing Element Policy 1. The City of Irwindale will continue to maintain and conserve the character of its existing residential neighborhoods.

Housing Element Policy 2. The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.

Housing Element Policy 3. The City of Irwindale will continue to promote the maintenance of existing housing units and residential properties.

Housing Element Policy 4**.** The City of Irwindale will promote the preservation and maintenance of affordable housing.

Housing Element Policy 5**.** The City of Irwindale will encourage the development of additional extremely low- , very low-, low-, and moderate-income housing.

Housing Element Policy 6**.** The City of Irwindale will ensure that the adequacy of future low-and moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.

Housing Element Policy 7. The City of Irwindale will work with developers to identify opportunities for new residential development.

Housing Element Policy 8. The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.

Housing Element Policy 9. The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth can be served by public services and infrastructure.

Housing Element Policy 10. The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.

[17] The most recent General Plan Update was adopted June 25, 2008

Housing Element Policy 11**.** The City of Irwindale will continue to evaluate ways in which the development review process may be streamlined.

Housing Element Policy 12. The City of Irwindale will continue to work with other agencies and the quarry owners to facilitate their timely reuse.

Housing Element Policy 13**.** The City of Irwindale will continue to promote "one-stop" services to those seeking to develop or rehabilitate housing in the City.

Housing Element Policy 14. The City of Irwindale will continue to evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the "Livable Cities" Program.

Housing Element Policy 15. The City of Irwindale will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Housing Element Policy 16. The City of Irwindale will continue to support a diversity of housing types to accommodate existing and future needs.

Housing Element Policy 17. The City of Irwindale will continue to work with other cities and public agencies to promote fair housing.

Housing Element Policy 18**.** The City of Irwindale will continue to promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.

Housing Element Policy 19. The City of Irwindale will continue to support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.

Housing Element Policy 20. The City of Irwindale will encourage the use of sustainable and green building design, materials, and construction methods in new and existing housing.

Table 3-42 indicates the effectiveness of the previous Housing Element policies. The most recent update of the Housing Element was adopted on August 24, 2011. The left column restates the policy while the right column (under "Accomplishment") summarizes what has been done to date to address this policy.

TABLE 3-42: IMPLEMENTATION OF PREVIOUS HOUSING ELEMENT POLICIES

Policy #	Policy	Accomplishment
1	The City of Irwindale will continue to maintain and conserve the character of its existing residential neighborhoods.	The City maintains three housing rehabilitation programs for owner-occupied units and two programs for rental units.
2	The City of Irwindale will ensure that new residential development is compatible with surrounding residential development.	This is an ongoing activity.
3	The City of Irwindale will continue to promote the maintenance of existing housing units and residential properties.	The City maintains three housing rehabilitation programs for owner-occupied units and two programs for rental units.
4	The City of Irwindale will promote the preservation and maintenance of affordable housing.	The City implements this policy through its rehabilitation programs and new housing production programs.
5	The City of Irwindale will encourage the development of additional extremely low-, very low-, low-, and moderate-income housing.	To date during this planning period, the City has produced 29 new housing units – 22 affordable to extremely low- to moderate-income households, and 7 market rate homes.
6	The City of Irwindale will ensure that the adequacy of future low- and moderate-income housing sites, especially those for seniors, are located near shopping, transportation facilities, and services.	Most of the housing in the City is concentrated in an area south of Arrow Highway along Irwindale Avenue. This housing is accessible to retail uses along Arrow Highway, as well as mass transit along Arrow Highway and Irwindale Avenue.
7	The City of Irwindale will work with developers to identify opportunities for new residential development.	The City will enter into a Disposition and Development Agreement for the next phase of infill housing.
8	The City of Irwindale will consider potential opportunities for new residential development in those areas presently occupied by non-residential uses.	This is an ongoing activity.
9	The City of Irwindale will ensure that the rate of residential growth can be accommodated in light of the City's physical and economic constraints and that this growth	This is an ongoing activity.

	can be served by public services and infrastructure.	
10	The City of Irwindale will promote the development of new housing pursuant to the City's adopted land use policy.	This is an ongoing activity.
11	The City of Irwindale will continue to evaluate ways in which the development review process may be streamlined.	This is an ongoing activity.
12	The City of Irwindale will continue to work with other agencies and the quarry owners to facilitate their timely reuse.	Within the last six years, the City has processed new Conditional Use Permits for five quarries. These permits obligate the quarry owners to refill the quarries in a timely fashion once mining ceases.
13	The City of Irwindale will continue to promote "one-stop" services to those seeking to develop or rehabilitate housing in the City.	This is an ongoing activity.
14	The City of Irwindale will continue to evaluate various planning and design methods that promote unique subdivision concepts such as those contemplated as part of the "Livable Cities" Program.	This will be addressed through the comprehensive Zoning Code update.
15	The City of Irwindale will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	The City has engaged the services of the Fair Housing Council of San Gabriel Valley as the housing referral services provider to serve local residents. The services offered have been incorporated into the Housing Division's section of the City's website. A brief explanation of fair housing and discrimination laws is provided along with tenant rights. Brochure materials are available at the counters in City Hall as well as the Community Center and on the City's website.
16	The City of Irwindale will continue to support a diversity of housing types to accommodate existing and future needs.	This is an ongoing activity.
17	The City of Irwindale will continue to work with other cities and public agencies to promote fair housing.	See Policy 15 above.
18	The City of Irwindale will continue to promote the development of new housing that will accommodate the larger households associated with demographic and social trends in the region.	The City's housing rehabilitation programs allow for additions to relieve overcrowding.

19	The City of Irwindale will continue to support the development of housing that can accommodate those household members that have a physical disability, in accordance with State and Federal requirements.	This policy will be addressed as part of the comprehensive Zoning Code update.

Previous Housing Element Programs

The previous Housing Element included a number of programs for rehabilitation; the provision of new housing; and the provision of affordable housing. The programs that were included in the previous Housing Element are shown in Table 3-43, along with a description of the effectiveness of each program.

TABLE 3-43 IMPLEMENTATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Program Description	Description of Effectiveness
Housing Grants for Very Low-Income	Provide very low-income residents with sufficient funds to repair housing deficiencies that could affect the resident's health and safety. Grants are provided in amounts up to $25,000 for very low- and low-income households. The quantified objectives for this program were three grants.	Due to lack of demand, no grants were processed during the planning period.
Deferred Housing Improvement Loans	Provide extremely low- to moderate-income residents with sufficient funds to address health and safety deficiencies and exterior deterioration of the properties. If funds are available, fund other needed improvements that will improve the quality of their lives through a deferred two percent interest loan. Quantified obective was 7 loans.	Due to lack of demand, no grants were processed during the planning period.
Substantial Rehabilitation Housing Improvement Loan Program	The loans are available to homeowners that have incomes that are very low, low, or moderate. The loans are intended to address sever cases of deterioration and/ or overcrowding. The quantified objectives for this program were 57 loans.	Due to lack of demand, no loans were processed during the planning period.
Deferred Housing Improvement Loans	The goal of this program is to provide very low-, low, and moderate-income households with sufficient funds to address health and safety deficiencies. The quantified objectives for this program were 15 loans.	Due to lack of demand, no loans were processed during the planning period.
Below Market Rate Loans for Tenant-Occupied Units	Loans are provided to property owners for general improvements to renter-occupied units where the tenants' income is less than 120% of the County median income. The quantified objectives for this program were 1 loan.	Due to lack of demand, no loans were processed during the planning period.
Substantial Rehabilitation Below Market Rate Loans for Tenant-Occupied Units	Loans are provided to property owners for general improvements to renter-occupied units where the tenants' income is less than 51% of the County median income. The quantified objectives for this program were 1 loan.	Due to lack of demand, no loans were processed during the planning period.
General Plan and Zoning Program	A comprehensive review and revision to the Zoning Code to ensure that it implements land use and housing policy.	Due to staffing and workload, completion of this program has been delayed. Therefore, this program is continued into the current planning period.
In-Fill Housing Program	The quantitative objectives for this program were 16 units.	9 units were provided in Phase II of the Las Casitas senior housing project; and construction on 8 new units will start in 2013 as part of the infill housing project.

Promotion of Energy and Water Conservation	Educate residents about energy and water conservation and provide them with resources to retrofit their homes. Also used in City housing projects.	Due to the recession and the end of redevelopment, this program has not yet been implemented. No new City sponsored housing has been built.
Green Building Grant Program	Patterned after the City 's existing rehabilitation programs, except the sole priority is to fund green building retrofits. Objective was to provide 4 grants.	Due to the recession and the end of redevelopment, this program has not yet been implemented.
Mountain Avenue and Shrode Street	Track the status of the non-ICRA owned property in this location in order to acquire it for development of affordable housing. The ojective was to develop 8 units.	Due to the recession and the end of redevelopment, this program has not yet been implemented.
Annual Review of General Plan Land Use and Conservation Elements	All jurisdictions are required to amend the safety and conservation elements to inlcude analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. Any amendments to the safety, conservation, or land use elements will require a review of the housing element for internal consistency which may in turn require and amendment of the housing element.	There has been no change to the analysis and policies in the General Plan regarding flood hazard and flood management.
Reasonable Accommodation Program for Disabled	The City will ensure that its development requirements do not placean undue burden on disabled persons living or moving into the City.	The Zoning Ordinance was amended on May 8, 2013 (Ordinance No. 669) to provide for reasonable accommodation.
Fair Housing Program	All housing development or rehabilitated by the City requires that the property owner sign a non-discrimination agreement. The City maintains a website that includes a fair housing referral link. A brochure has been prepared and is available at City Hall, the Community Center, and the City website. All jurisdictions are required to amend the safety and conservation elements to inlcude analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. Any amendments to the safety, conservation	The fair housing brochure was to be translated into Spanish during this planning period. However, due to the recession and the end of redevelopment, the brochure has not yet been translated. The brochure will be translated during the 2013-2021 planning period. The Fair Housing Program is an ongoing program.
Housing for Extremely Low-Income Households	The City will encourage development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers at least annually, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, reviewing and assigning a priority for local funding at least twice during the planning period and/or offering conditional incentives beyond the density bonus provisions.	Due to the recession and the end of redevelopment, this program has not yet been implemented, and will be implemented during the next cycle.
Provision of Land Zoned for Multiple-Family Housing	City staff to conduct a land survey of City owned property to determine additional land that may be zoned for multiple-family housing (R-3, 21 units per acre) in support of the next RHNA cycle. Once the land has been identified, the City will determine if it is suitable for housing, and will consider R-3 zoning, subject to the approval fo the Planning Commission and City Council.	Due to the recession and the end of redevelopment, this program has not yet been implemented. However, the RHNA for the 2013 - 2021 cycle calls for eight affordable units to be constructed (4 Very Low, 2 Low, and 2 Moderate). All of these units can be provided with existing zoning and the proposed rezoning of the Manning Pit.
Priority for Water and Sewer (SB 1087)	Upon completion of an amended or adopted housing element, the local government is responsible for distributing a copy of the element to area water and sewer service providers.	The element was sent to water and sewer service providers on August 29, 2011. No comments were received from the water and sewer service providers.

Promotion of Second Unit Ordinance	Market and promote the ordinance to residents to encourage the production of second units.	A brochure was produced and is available at City Hall and on the City's webiste. Due to lack of demand, no second units were built during the planning period.
Town Center Development/ Manning Pit	The ICRA owns the northerly portion of the Manning Pit. Once the pit has been reclaimed and filled, up to 63 new homes will be constructed on this property.	Reclamation and fill of the site has recently begun. This property will be ready for development by 2015/ 2016. The property will be rezoned from Manufacturing to Residential once the Manning Pit has been filled.
Reasonable Accommodation Program for the Disabled	This program had the following components: review the current Zoning Code to determine the nature and extent of modifications needed to ensure that reasonable accommodation provisions are included; develop reasonable accommodation procedures; and provide a brochure at public counters.	A Reasonable Accommodation ordinance has been adopted. A brochure will be produced during the current planning period.

~~TABLE 3-43 IMPLEMENTATION OF PREVIOUS HOUSING ELEMENT PROGRAMS~~

~~Program~~	~~Program Description~~	~~Description of Effectiveness~~
~~Housing Grants for Very Low-Income~~	~~Provide very low-income residents with sufficient funds to repair housing deficiencies that could affect the resident's health and safety. Grants are provided in amounts up to $25,000 for very low- and low-income households. The quantified objectives for this program were three grants.~~	~~Due to lack of demand, no grants were processed during the planning period.~~
~~Substantial Rehabilitation Housing Improvement Loan Program~~	~~The loans are available to homeowners that have incomes that are very low, low, or moderate. The loans are intended to address sever cases of deterioration and/ or overcrowding. The quantified objectives for this program were 57 loans.~~	~~Due to lack of demand, no loans were processed during the planning period.~~
~~Deferred Housing Improvement Loans~~	~~The goal of this program is to provide very low-, low, and moderate-income households with sufficient funds to address health and safety deficiencies. The quantified objectives for this program were 15 loans.~~	~~Due to lack of demand, no loans were processed during the planning period.~~
~~Below Market Rate Loans for Tenant-Occupied Units~~	~~Loans are provided to property owners for general improvements to renter-occupied units where the tenants' income is less than 120% of the County median income. The quantified objectives for this program were 1 loan.~~	~~Due to lack of demand, no loans were processed during the planning period.~~

~~Substantial Rehabilitation Below Market Rate Loans for Tenant-Occupied Units~~	~~Loans are provided to property owners for general improvements to renter-occupied units where the tenants' income is less than 51% of the County median income. The quantified objectives for this program were 1 loan.~~	~~Due to lack of demand, no loans were processed during the planning period.~~
~~General Plan and Zoning Program~~	~~A comprehensive review and revision to the Zoning Code to ensure that it implements land use and housing policy.~~	~~Due to staffing and workload, completion of this program has been delayed. Therefore, this program is continued into the current planning period.~~
~~In-Fill Housing Program~~	~~The quantitative objectives for this program were 16 units.~~	~~9 units were provided in Phase II of the Las Casitas senior housing project; and construction on 8 new units will start in 2013 as part of the infill housing project.~~
~~Town Center Development/ Manning Pit~~	~~The ICRA owns the northerly portion of the Manning Pit. Once the pit has been reclaimed and filled, up to 63 new homes will be constructed on this property.~~	~~Reclamation and fill of the site has recently begun. This property will be ready for development by 2015/ 2016. The property will be rezoned from Manufacturing to Residential as part of the Zoning Code Update.~~
~~Fair Housing Program~~	~~This program is an expansion of City's efforts related to fair housing. The program had the following components: the City will engage the services of a housing referral service; information about fair housing and the fair housing program will be posted on the City's website; a brochure will be prepared and provided at public counters and; announcements about the program will be provided annually in the City's newsletter.~~	~~A Fair Housing brochure was prepared (attached) and sent to every resident in the City. The brochure is also available at public counters and is posted on the City's website. The brochure will be~~

		~~translated into Spanish during the current planning period.~~
~~Reasonable Accommodation Program for the Disabled~~	~~This program had the following components: review the current Zoning Code to determine the nature and extent of modifications needed to ensure that reasonable accommodation provisions are included; develop reasonable accommodation procedures; and provide a brochure at public counters.~~	~~A Reasonable Accommodation ordinance has been adopted. A brochure will be produced during the current planning period.~~

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