

REVISED DRAFT

# 2021-2029 Housing Element City of Irwindale

bae urban economics



July 22, 2025

# ACKNOWLEDGMENTS

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Lisa Chou, Associate Planner  
Jarrod Palmer, Assistant Planner  
Martin Romero, Associate Planner

## **CONSULTANT TEAM**

BAE Urban Economics, Inc.  
Environmental Science Associates (ESA)

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# 1. INTRODUCTION

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This is the City of Irwindale’s Sixth Cycle Housing Element, which provides a policy framework and implementation plan for addressing housing needs in Irwindale over the 2021 to 2029 Housing Element planning period. The Housing Element is a required component of the City’s General Plan and must be completed in accordance with requirements under State law, and is also a reflection of local needs and priorities related to housing.

Irwindale’s Housing Element functions within the context of the broader Southern California setting, where a dynamic economy and robust job growth create strong demand for housing, while a constrained supply of land, high construction costs, and other factors constrain the supply of housing. This creates challenges for providing an adequate supply of housing that is accessible to all economic segments of the community.

## Public Participation

### *Overview*

California Government Code (Section 65583[c][7]) requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. As part of the community outreach and stakeholder engagement effort for Irwindale’s Housing Element, the City extensively engaged the public and key stakeholders in several dialogues about the Housing Element. This section summarizes the City’s public engagement activities, with Appendix A containing a more detailed compilation of the outreach plan developed for this project, the materials provided at each meeting, and meeting recaps for each outreach event.

To date, the public participation process has included:

- A community housing survey
- A community workshop (in-person and virtual participation) held on April 7, 2022 to provide an overview of the Housing Element update process and solicit community input
- A City Council study session (in-person and virtual participation) on April 25, 2022 to brief the City Council on the Housing Element update process and solicit community input
- A community workshop (in-person and virtual participation) held on May 25, 2022 to begin engaging the community on identification of housing opportunity sites for 2021 to 2029
- A City Council study session on June 22, 2022 seek City Council direction on housing opportunity sites for 2021 to 2029.
- A follow-up City Council study session on July 13, 2022 to obtain City Council direction on housing opportunity sites for 2021 to 2029

~~This~~The Public Review Draft Housing Element Update ~~is being~~was made available for a required 30-day public review period—, beginning November 9, 2022. As part of the public review process, the Draft ~~will be reviewed~~was presented and discussed at a community workshop on November 10, 2022. Public input on the draft ~~will be~~was solicited at the workshop and the input ~~will continue~~continued through a Planning Commission meeting ~~to be~~ held on ~~{Date Pending}~~December 21, 2022, where the Planning Commission ~~will consider~~considered the public input received on the Public Review Draft Housing Element and ~~provide~~provided direction to the City staff and consultant team to prepare revisions and submit ~~the~~this updated draft to the State Department of Housing and Community Development (HCD) for its statutory 90-day review for compliance with State law. Public comment was limited, and primarily focused on the Housing Sites inventory, including comments on the types of housing units to be targeted and the income levels to be targeted on the Allen Drive site. These public comments, along with additional direction from the Planning Commission and City Council provided direction for the consultant team and City staff to refine the Housing Sites Inventory that is included in this Housing Element. Additional public comments related to eligibility criteria for City-sponsored housing assistance. City staff and consultants explained that criteria could not discriminate against people who do not already live within Irwindale.

Upon receipt of HCD's comments on the Draft Housing Element the City staff and consultant team ~~will consider~~considered HCD's comments ~~and prepare,~~ conducted technical assistance sessions with HCD's Housing Element review staff, and prepared the ~~recommendations for~~ revisions contained herein. City staff and consultants will present the HCD comments as well as the recommended responses to the Planning Commission and the Planning Commission will consider the recommended revisions along with any public input and provide recommendations to the City Council for final revisions prior to the City Council adopting the Final Housing Element Update.

## **Community Outreach Methods**

The process for preparing the City's Housing Element update included a multifaceted approach to informing and encouraging the community at large about the opportunities to participate and give input to the Housing Element Update process. Specifically in regard to affirmatively furthering fair housing, the City has made efforts to ensure that all segments of the community are informed of, and encouraged to participate in the Housing Element Update process. Irwindale is a small community and, as such, the City had the ability to directly reach out to all residents via direct mail to notify them of the community housing survey and the community Housing Element workshops. In addition, to reinforce the message to residents but also to reach other stakeholders who may not live in the City, the City posted notices of the survey and meetings on the City's social medial channels and also provided direct e-mail notifications to the addresses on the City's interested parties list. The Irwindale Chamber of Commerce has also been an active partner in helping to publicize the Housing Element Update activities. The Chamber of Commerce has assisted by pushing the community housing survey and workshop

notices to its members, in hopes of reaching local employees who may not currently live in Irwindale but who might be interested in finding housing in the city near their workplaces. Most Irwindale residents are comfortable participating in public processes that are conducted in English; however, in case anybody wished to participate in Spanish in any of the workshops, Spanish translation services were made available. Further, the provision of options for in-person as well as virtual participation in community workshops, Planning Commission meetings, and City Council meetings also facilitated participation by the broadest possible cross-section of the City's residents and stakeholders.

To further bolster the community input on the Housing Element update, including representation of the needs of lower-income and special needs households and those who may not already live in Irwindale, City staff provided the consultant team the contact information for individuals from various organizations that work locally with lower-income and special needs individuals and households and the consultant team interviewed those individuals, including:

- Bill Jahn, Property Manager, Las Casitas Senior Housing (housing needs of seniors)
- Eloise Beltran, Manager, Irwindale Senior Center (housing needs of seniors)
- Jhoana Hirasuna, Executive Director, Shepherd's Pantry (housing needs of homeless and persons at-risk of homelessness)
- Joseph Perri, Director of Land Acquisition, Olson Company (general housing needs; workforce housing needs)
- Nesly Palacios, Membership and Events Manager, Irwindale Chamber of Commerce (housing needs of local employees, including non-residents)

The consultant team used the findings from these interviews to ensure alignment of the Housing Element programs to the needs of lower-income and special needs households, as described in the Housing Policies and Programs chapter.

## **Organization of the Housing Element**

Following this Introduction, the Housing Element includes the following major components:

**Section 2. Review of Prior Housing Element.** A review of the 2013-2021 Housing Element, including an analysis of the effectiveness and appropriateness of each program established for the previous housing element planning period.

**Section 3. Housing Policies, and Programs.** A series of goals, policies, and programs to address the City's housing needs.

**Section 4. Quantified Objectives.** An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs.

**Section 5. Housing Needs Assessment.** Analysis of housing conditions and needs in Irwindale.

**Section 6. Assessment of Fair Housing.** Analysis of Fair Housing Issues in Irwindale.

**Section 7. Regional Housing Needs Allocation.** A summary of the Regional Housing Needs Allocation for the 2021 to 2029 planning period.

**Section 8. Constraints Analysis.** An evaluation of Governmental and Non-Governmental constraints on housing.

**Section 9. Housing Sites Inventory.** Analysis and identification of sites to accommodate the City's Regional Housing Needs Allocation.

### **Consistency with the General Plan**

State Law requires that General Plan elements be “integrated, internally consistent and compatible statement of policies.” This implies that all elements have equal legal status and no one element is subordinate to any other element. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and closely coordinated with other elements of the General Plan. Concurrent with the Housing Element Update, the City is conducting an update of the Environmental Justice and Safety Elements. As part of the adoption of the Housing Element Update, the City will modify policies in other elements if needed to achieve internal General Plan consistency. Throughout the planning period, City staff will monitor proposed zoning and/or General Plan amendments to ensure General Plan and zoning consistency as well as internal consistency within the General Plan.

## 2. REVIEW OF PRIOR HOUSING ELEMENT

The 5<sup>th</sup> Cycle Housing Element contained 18 programs with objectives to encourage and assist in the production and maintenance of housing for all income levels. The City’s RHNA and quantified objectives for the 2014-2021 period are summarized in Table 1. The City’s quantified objectives for housing production mirrored the City’s RHNA for the 2014-2021 period, with the RHNA for Very Low-Income units evenly split between the Very Low-Income and Extremely Low-Income categories for new housing construction objective purposes.

**Table 1: 5<sup>th</sup> Cycle Housing Element Quantified Objectives, RHNA, and Progress**

Income Level	Fifth Cycle RHNA	New Housing Construction Objective	Rehabilitated Housing Objective	Actual 5th Cycle Production
Extremely Low -Income	4	2	1	9
Very Low -Income		2	1	
Low -Income	2	2	4	7
Moderate-Income	2	2	3	4
Above-Moderate Income	7	7	6	0
<b>Total Units</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>20</b>

Source: City of Irwindale, 2021.

In terms of housing production, the 5<sup>th</sup> Cycle Housing Element has been very successful in facilitating new housing for Very Low-, Low-, and Moderate-income households. The City has achieved new housing production in excess of its 5<sup>th</sup> Cycle RHNA for these income levels, including nine new units for Very Low-Income households, seven new units for Low-Income households, and four new units for Moderate-Income households. Although the City has not yet seen production of new Above Moderate-Income units, the excess production in the Moderate- and Lower-Income categories exceeds the shortfall of Above Moderate-Income production and, as a result, the City has achieved surplus housing production overall.

In addition to the quantified objectives listed in Table 1, the 5<sup>th</sup> Cycle Housing Element identified a number of other objectives associated with its various housing element programs, as summarized in Table 2, which also includes information regarding the timing of the programs and the status of implementation of those programs. As shown in the table, the State action to dissolve local Redevelopment Agencies and the associated resources to support affordable housing dealt a significant blow to the City’s housing objectives. A total of six of the 18 housing element programs were discontinued due to the dissolution of the Irwindale Community Redevelopment Agency (ICRA). This included Programs 1 through 5 and Program 10. It is likely that the City will not be able re-establish these programs unless additional funding sources can be identified.

**Table 2: 5<sup>th</sup> Cycle Housing Element Program Implementation Status (1 of 2)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Grants for Extremely and Very Low-Income (Grants)	7 grants between 2014-2021 (3 Extremely Low-Income; 2 Very Low-Income; 2 Moderate-Income)	Ongoing	This program no longer exists due to the dissolution of the ICRA.
Program 2: Deferred Housing Improvement Loan Program (SR Loans)	7 grants between 2014-2021 (3 Extremely Low-Income; 2 Very Low-Income; 2 Moderate-Income)	Ongoing	This program no longer exists due to the dissolution of the ICRA.
Program 3: Substantial Rehabilitation Housing Improvement Loan Program (SR Loans)	7 additional loans processed between 2014-2021 (3 Extremely Low-Income; 2 Very Low-Income; 2 Moderate-Income)	Ongoing	This program no longer exists due to the dissolution of the ICRA.
Program 4: Below Market-Rate Loans for Tenant Occupied Units	1 additional loan processed between 2014-2021	Ongoing	This program no longer exists due to the dissolution of the ICRA.
Program 5: Substantial Rehabilitation Below Market Rate Loans for Tenant Occupied Units	1 additional loan processed between 2014-2021	Ongoing	This program no longer exists due to the dissolution of the ICRA.
Program 6: Zoning Program	Planned Development Overlay - up to 63 units	Fall 2014	The completion of the comprehensive Zoning Code Update was delayed due to COVID 19 pandemic and staffing issues. Anticipated to be completed by Fall 2021.
Program 7: In-Fill Housing Program	8 net new units	4th Quarter, 2014	In 2020, 3 new deed restricted housing units were completed, 1 housing unit was demolished and replaced with a deed restricted unit, and 1 building permit was issued to substantially rehabilitate and deed restrict the housing unit.
Program 8: Promotion of Second Unit Ordinance and Second Unit Deferred Loan Program	Average of 1 new second unit per year (total of 6 units - 4 Very Low-Income; 2 Low-Income)	Ongoing; , Ordinance No. 724 was adopted on 7.25.18 revising the City's ADU standards to comply with State regulations.	There have been no requests received for this program. The Second Unit Deferred Loan Program no longer exists due to the dissolution of the ICRA.
Program 9: Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects	5 new retrofitted units per year (total of 25 units)	Ongoing	The new housing units developed with the assistance of the Irwindale Housing Authority are green point rated and include energy and water conservation elements.

**Table 1: 5th Cycle Housing Element Program Implementation Status (2 of 2)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 10: Proposed Green Building Grant Program	4 grants between 2015-2021	Ongoing	This program no longer exists due to the dissolution of the ICRA.
Program 11: Mountain Avenue & Shrode Street Residential Development	Development of 8 units	Ongoing	In 2020, 7 building permits were issued to develop 4 very low and 3 low income housing units at the Mountain & Shrode Avenue site.
Program 12: Priority for Water and Sewer (SB 1087)	N/A	Upon adoption of H.E.	Copy of the adopted H.E. sent to water and sewer service providers (Valley Counter Water District; Cal-American Water Company; L.A. County Sanitation District No. 22
Program 13: Annual Review of General Plan Land Use and Conservation Elements (AB 162)	N/A	Upon adoption of H.E.	Review as needed.
Program 14: Provision of Land Zoned for Multiple-Family Housing	Up to 63 dwelling units	Upon Rezoning of Manning Pit	The 10-acre portion of the Manning Pit has been recently reclaimed and rezoning is anticipated midyear 2021.
Program 15: Housing for Extremely Low-Income Households	New Housing for extremely low-income households in support of RHNA requirements	Annual outreach to developers & prioritize local funding twice during planning period	In 2020, no extremely low income homes were developed.
Program 16: Fair Housing Program	Referrals at resident request	Ongoing	This information is provided when requested by residents.
Program 16a: Reasonable Accommodation	Referrals at resident request	Ongoing	This information is provided when requested by residents.
Program 17: units at Risk of Converting to Market Rate	Ensure tenants of Las Casitas meet affordable income restrictions	Annual recertification	In 2020, none of the tenants of Las Casitas were at risk of converting to market rate.
Program 18: Provision of Land Zoned for Multiple-Family Housing	N/A	Land Survey within 5 years of H.E. adoption	Stakeholder interviews and surveys that identified existing and potential land uses were performed in late 2020 in coordination with the preparation of the comprehensive Zoning Code update. Information from the 2017 land use survey was provided to the consultant preparing the zoning code update. Interviews, surveys, and outreach will continue through Summer 2021.

Despite the curtailment of Redevelopment funded housing programs, as indicated in Table 2 the City was successful in issuing grants for the Deferred Housing Improvement Loan Program (3 Extremely Low-Income units, 2 Very Low-income units, and 2 Moderate-income units). The

City also processed seven grants for the Substantial Housing Rehabilitation Loan Program (3 Extremely Low-Income units, 2 Very Low-income units, and 2 Moderate-income units). The City did not process any grants under the Substantial Rehabilitation Loan Program Below Market Rate Tenant Occupied Units program.

In addition, due to the COVID-19 pandemic, the City was not able to complete Program 6 (zoning update to include Planned Development Overlay to accommodate 63 housing units). ~~The City anticipates completing this project in summer of 2022.~~

Program 7 partially met its objectives of eight net new units, by completing three new deed restricted housing units, and replacing 1 housing unit with a deed restricted unit. A permit was issued for one additional housing unit to be substantially rehabilitated and deed restricted. This program should be continued.

The City's ADU program (Program 8) did not achieve its objective of one new secondary unit per year, as ~~no requests for the City only issued two building permits for ADUs, in the 2019 to develop second units were received~~ 2021 timeframe. This program will be continued in compliance with State law.

Program 9, to promote energy and water conservation targeted retrofitting five units per year. Although retrofits did not occur, new housing units developed with the assistance of the Irwindale Housing Authority are green point rated and include energy and water conservation elements.

Program 10 was a green building grant program that was eliminated due to the dissolution of the Redevelopment Agency. Prior to curtailment of the program, the City was able to issue four grants under the program.

Program 11 targeted residential development at Mountain Avenue and Shrode Street. The program targeted eight new units and has delivered seven new units, including four very low-income unit and three low-income units. The reduced number of units was necessary to accommodate construction of a new street.

Under Program 12, the City provides priority for water and sewer connections to affordable housing projects. The City informs the local water and sewer agencies of this priority. The City will continue this program for the 6<sup>th</sup> Cycle Housing Element.

Under Program 13, the City conducts an annual review of the General Plan Land Use and Conservation Elements. The City will continue this program for the 6<sup>th</sup> Cycle Housing Element.

The City targeted new housing development opportunities for up to 63 additional dwelling units as part of Program 14 via a rezoning of a 10-acre portion of the Manning Pit that had been reclaimed. This program was not completed; however, the City produced housing to satisfy its

lower-income RHNA requirement, which this program sought to address, via development of affordable unit at the Mayans development. The City is once again targeting development of housing on this site via Programs 8 and 14 of the 6<sup>th</sup> Cycle Housing Element; however the focus will be on moderate- and above-moderate income housing.

The City targeted development of additional housing for Extremely Low-Income households through Program 15. The program called for annual outreach to developers and prioritization of local funding for housing to serve this income level. The City did not see production of any units affordable to Extremely Low-Income households.

Through Program 16 and Program 16a, the City provides referrals to fair housing services upon request by residents. Program 16a targets reasonable accommodations requests specifically. Although the City did not receive any reasonable accommodations requests during the 5<sup>th</sup> Cycle, the City will continue this program for the 6<sup>th</sup> Cycle Housing Element.

Program 17 addresses affordable housing units at risk of converting to market rates, specifically in the Las Casitas housing development. All affordable housing units at Las Casitas have been conserved to-date and are not at risk of conversion to market rates in the next ten years. The City does not have any other affordable rental units with affordability restrictions that will expire in the next 10 years; as a result, this program is not relevant for the 6<sup>th</sup> Cycle Housing Element and will be discontinued.

Like Program 14, Program 18 is a Housing Element program that aims to enhance the supply of land developable for multifamily housing, via a survey of land suitable for such zoning. The City conducted a land use survey in 2017 and then stakeholder interviews and additional surveys were completed in late 2020 in coordination with a comprehensive Zoning Code update. Identification of sites for housing development was a significant component of the 6<sup>th</sup> Cycle Housing Element development process, resulting in the Housing Sites Inventory. The 5<sup>th</sup> Cycle Housing Element's Program 18 has been consolidated with 5<sup>th</sup> Cycle Programs 6 and 14 for a new 6<sup>th</sup> Cycle Program to provide residential development overlay zoning for sites identified in the 6<sup>th</sup> Cycle Housing Sites Inventory.

### **Summary**

Overall, the City of Irwindale's 5<sup>th</sup> Cycle Housing Element has been effective and successful in supporting the development and maintenance of housing for households of all income levels. To-date, the City's 5<sup>th</sup> Cycle housing production has exceeded the City's RHNA and the Housing Element's quantified objectives on an overall unit basis and also at the low-income and moderate-income levels. The City also provided funding to Los Angeles County to assist with moderate-income housing production in Whittier. To-date, the City does have a shortfall of housing production in the above moderate-income category. The City was also successful in implementing programs that helped to rehabilitate existing housing units in need of repair; however, the dissolution of the Redevelopment Agency and the associated loss of funding curtailed these programs. [The City does not have detailed information regarding the](#)

characteristics of the households assisted during the 5<sup>th</sup> Cycle. While households receiving assistance that is limited to households within certain income ranges are income-qualified, the City does not have comprehensive information on whether households that received assistance during the 5<sup>th</sup> Cycle were elderly, persons with disabilities, large households, female-headed households, farmworkers, or persons experiencing homelessness. For the 6<sup>th</sup> Cycle, the City will endeavor to better track the characteristics of households receiving local housing assistance, as reflected in Programs 19, 20, and 22 which focus on housing opportunities for special housing needs groups.

In addition to production and rehabilitation, the other programs contained in the existing housing element were fully or partially completed. As noted above, a number of those programs remain relevant and will be continued for the 6<sup>th</sup> Cycle Housing Element. Appendix B summarizes the status of 5<sup>th</sup> Cycle Housing Element programs for the 6<sup>th</sup> Cycle Housing Element Update.

## 3. HOUSING POLICIES AND PROGRAMS

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This chapter is the core of the Irwindale Housing Element, as it lays out the City’s housing policies that will guide City actions to promote housing production, rehabilitation, and conservation; and the programs that the City will implement in the 2021 to 2029 Housing Element Planning period to support those policies.

### **Housing Element Policies**

Irwindale’s housing policies are organized around six key themes, and are ordered around a progression that first seeks to maintain the existing housing stock; then sets the stage for the private market to develop housing; generates resources for the City to partner with developers to make housing affordable; positions the City to Affirmatively Further Fair Housing and address special housing needs and, finally; promote long-term sustainability, energy efficiency, and a healthy community, as follows:

#### ***Policy 1: Maintain Existing Housing Quality and Affordability***

The City will work to maintain the quality of the existing housing stock to provide residents with safe, sound, and affordable housing.

#### ***Policy 2: Remove Governmental Constraints***

The City will work to remove governmental constraints to the production and maintenance of housing in Irwindale.

#### ***Policy 3: Provide Adequate Housing Sites***

The City will ensure that it maintains a supply of land, appropriately zoned, that is sufficient to accommodate the City’s Regional Housing Need Allocation for the 6<sup>th</sup> Cycle.

#### ***Policy 4: Provide New Affordable Housing***

The City will utilize existing resources, develop new resources, and leverage the resources of other agencies to provide new housing in Irwindale that addresses needs of households across the socio-economic spectrum.

#### ***Policy 5: Affirmatively Further Fair Housing and Address Special Housing Needs***

The City will dedicate specific resources and take active steps to ensure housing opportunities for the community’s most vulnerable populations, including traditionally under-represented minority populations and other populations with special housing needs.

***Policy 6: Promote Sustainability, Energy Efficiency, and a Healthy Community***

The City will work to promote sustainability and energy efficiency in new housing development through community design and building design and will provide residential program support for a healthy community.

**Housing Programs**

As mentioned previously, several 5<sup>th</sup> Cycle Housing Element programs remain relevant and have been carried forward for the 6<sup>th</sup> Cycle. As noted in Appendix B, modifications have been made to retained programs to reflect current conditions and new emphasis for the 6<sup>th</sup> Cycle, including Affirmatively Furthering Fair Housing. Table 3, on the following pages, contains the 6<sup>th</sup> Cycle Housing Element programs. For each program, the table includes the name/description, the program goal, objectives for 2021-2029, and identification of the potential funding source(s), the agency responsible for implementation, and time frame for implementation.

**Table 3: 6<sup>th</sup> Cycle Housing Element Programs**

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>Policy 1: Maintain Existing Housing Quality and Affordability</b>					
1. Proactive residential Code Enforcement (New)	Maintain the housing stock in sound condition and eliminate residential blight through a pro-active program that works with property owners to bring housing into compliance with basic health and safety standards.	Modify the IMC to provide minimal standards for residential health and safety via regular upkeep. Monitor housing conditions; respond to complaints. Provide referrals to available rehabilitation programs through the County and State.	General Fund; CDBG Small Cities Program for rehab funds	Community Development Department, Public Works Engineering/ Building & Safety	<u>Partially complete with full modification of IMC by December 2025. Modify IMC by December 2023; ongoing 2021-2029</u>
2. Create a local housing rehabilitation loan fund to assist lower- and moderate-income households. (Incorporates 5th Cycle Program 1)	Improve deteriorated housing and preserve the existing stock of affordable housing. <u>Prioritize use of rehabilitation funds for repairs to housing units housing very low- and extremely low-income households.</u>	Monitor availability of funds as State NOFAs are released for rehabilitation project funding. Refer lower- and moderate-income property owners to housing rehab programs for assistance in bringing their units into compliance. Assist six lower-income households with rehabilitating their units, <u>citywide.</u>	Linkage fee, General Fund, CDBG Funds	Community Development Department	Monitor NOFAs annually and apply for funding whenever Irwindale is eligible; work with eligible households on an ongoing basis
<b>Policy 2: Remove Governmental Constraints</b>					
3. CEQA Exemptions for Infill Projects (New)	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department	On-going

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
4. Facilitate adaptive reuse of commercial and industrial properties within 1/2 mile of transit to residential <del>in compliance with new state law</del> . (New ; incorporates 5th Cycle Program 7)	Focus on promoting new law and consider approving conversions even if beyond ½ mile. Create GIS maps to show transit stations (with specific criteria), amenities etc. Notify owners proactively. Allow buildings that have been vacant for more than 1 year and previously occupied by nonconforming uses or uses incompatible with their surrounding neighborhoods to convert to residential.	Promote adaptive reuse to property owners and interested developers at least one time during the Planning Period. Remove potential constraints for adaptive reuses such as streamline review /approval process and reducing parking standards for sites within ½ mile of high-quality transit, <u>with a goal of developing at least six new residential units through adaptive reuse during the planning period.</u>	General Fund; state grants	Community Development Department	<del>Partially complete with amendments completed by June 2026 and meetings with property owners annually thereafter. Amend IMC by December, 2024 and conduct outreach to non-residential property owners by December, 2025.</del>
5. Efficient Project review – permit streamlining program (New )	Minimize the required time for project approvals for qualifying residential projects	Modify IMC to enable more by right/ministerial approvals and thus remove governmental restraints to housing production.	General Fund	Community Development Department	<del>Completed. Amend IMC by December, 2024</del>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<p>6. Zoning Code Amendments. Complete Zoning Code Amendments to address governmental constraints identified in the Housing Needs Assessment (New):</p> <p>(a) The Density Bonus regulations have not been updated to comply with AB 2345, which went into effect in 2021, which requires that local jurisdictions allow for density bonuses of up to 50 percent for affordable housing projects and relaxes standards for granting additional concessions and incentives to facilitate affordable housing projects. Review and align the City's density bonus provisions with State law.</p> <p>(b) The Zoning Code does not include provisions for transitional housing, supportive housing, group homes, and single residence occupancy (SRO) units. <u>Update code to comply with state law, including appropriate development standards and permitting procedures to encourage these uses.</u></p> <p>(c) Amend the Zoning Code <u>to comply with all provisions of Government Code 65661: include a definition for low barrier navigation centers and identify a zone or zones where they will be allowed by right (including in all zones permitting multifamily development, without discretionary approval), consistent with AB 101, and include Emergency Shelters in the listing of permitted uses in Section 17.52.010.</u></p> <p>(d) Review and revise the City's design standards to ensure compliance with the requirements of SB 330 and SB 35 and prepare written procedures to follow in compliance with SB 330 and SB 35.</p>	<p>Modify the IMC to accommodate new state legislation regarding housing</p>	<p>(a) Review and align the city's density bonus provisions with State law</p> <p>(b) Amend the zoning code to conform to these requirements, including providing permit streamlining for permanent supportive housing consistent with GC Section 65650 et. seq. <u>Group homes will be permitted in all specific residential zones regardless of size and licensing and no special requirements will be imposed on group homes that are not imposed on similar single-family or multifamily housing structures in the same zone. Transitional and supportive housing will be permitted as a residential use in all zones allowing residential uses and only subject to requirements of other residential uses of the same type (e.g., single-family and multifamily).</u></p> <p>(c) Amend the IMC to include a section for low barrier navigation centers and identify a zone(s)</p> <p>(d) Create objective design standards <u>and written procedures</u></p>	<p>General Fund; SB2 and other state/regional grants</p>	<p>Community Development Department</p>	<p>Partially completed with remainder to be completed concurrent with Housing Element adoption.</p>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<p><b>Program 6, continued</b></p> <p>(e) Provide all information required by GC Section 65940.1 subd. (a)(1)(A)-(E)</p> <p>(f) Modify parking requirements for emergency shelters to eliminate the component requiring 1 space for every six occupants. No additional parking required per occupancy or bed, etc. in compliance with State law .</p> <p>(g) Amend the Zoning Code to comply w ith California Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.</p> <p>(h) Modify residential parking standards to require only one parking space per housing unit that has less than one full bedroom (e.g., studio units) and to allow satisfaction of parking requirements for multifamily housing w ith covered or uncovered surface parking as opposed to garage spaces.</p> <p>(i) Modify residential building height limit in the R-3 and C-3 zones to allow at least 48 feet.</p>		<p>(e) Update City website to provide accessible links on Housing</p> <p>(f) Amend the IMC parking requirements to facilitate emergency shelters</p> <p><u>(g) Amend the IMC zoning regulations to permit employee housing in conformance w ith State law .</u></p> <p>(h) Amend the IMC parking requirements to facilitate construction of smaller housing units.</p> <p><u>(i) Amend the IMC development standards to facilitate construction of higher density multifamily housing.</u></p>			
<p>7. Mixed-Use Development. Create new standards and add to IMC, providing for ministerial approval. (Affirmatively Furthering Fair Housing) (New )</p>	<p>Provide zoning <u>and development</u> standards to facilitate residential mixed-use housing opportunities.</p>	<p>Revise IMC to <u>includedevelop</u>-objective design standards that allow for ministerial approvals for mixed-use residential projects <u>and development</u> standards that will facilitate <u>achieving specified maximum densities allow ed in the mixed-use zone.</u></p>	<p>General Fund; State grant funds</p>	<p>Community Development Department</p>	<p><u>Completed. Adopt mixed-use zoning w ith objective design standards by December, 2022</u></p>

**Policy 3. Provide Adequate Housing Sites**

<p>8. Rezone Targeted Housing Sites. Apply an affordable housing overlay on sites identified in the Housing Sites Inventory and provide for by-right approval for projects with at least 20% affordable units. (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Programs 6, 14, and 18).</p>	<p>Minimize the required time for project approvals for qualifying residential projects</p>	<p>Modify IMC to make more by right/ministerial approvals and remove governmental restraints to housing production. Ensure adequate sites to accommodate 6<sup>th</sup> Cycle RHNA with at least a 25% overall buffer, <u>including sites to accommodate at least 46 lower-income units, 20 moderate-income units, and 58 above moderate-income units, not including existing sites that could be developed with ADUs and existing vacant single-family lots. Required rezonings will address all by right requirements of Government Code section 65583.2, subdivisions (h) and (i) and will include minimum and maximum residential densities and appropriate development standards to facilitate achieving maximum densities.</u></p>	<p>General Fund; grants</p>	<p>Community Development Department</p>	<p><u>Concurrent with Housing Element adoption. Adopt affordable housing overlay zoning to fully accommodate the 6<sup>th</sup> Cycle RHNA by December, 2022</u></p>
<p>9. Monitor Housing Sites for No Net Loss (New)</p>	<p>To comply with SB330</p>	<p>On an ongoing basis, monitor development of housing element sites to support meeting the RHNA. Performance evaluation to fully accommodate the RHNA. If deficit, then initiate program to provide for additional sites to fully accommodate the remaining RHNA within six months.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Ongoing</p>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
10. Arrow Hwy Commercial Corridor Specific Plan. Adopt new Specific Plan with potential mixed use and/or housing development. (New )	Provide new sites for multi-family residential and mixed-use housing development.	Create a Specific Plan to include 20% affordable housing units.	General Fund; grants	Community Development Department	Complete Specific Plan by July, 2028
11. General Plan Consistency (Incorporates 5th Cycle Program 13)	To achieve consistency between General Plan designations and zoning designations	Amend zoning and general plan designations to be consistent with each other, decrease non-conformity, and allow residents to take advantage of housing legislation to increase housing stock in the city.	General Fund; grants	Community Development	<u>Concurrent with Housing Element adoption. Complete General Plan Amendments by December, 2022</u> ; Ongoing
12. Facilitate housing development on large sites. (New )	To assist the development of housing for lower income households on Housing Sites Inventory sites larger than ten acres, the City will provide technical assistance and strive to streamline the approval process for land divisions, lot line adjustments, and/or specific plan amendments resulting in a parcel size that facilitates affordable housing development. To further incentivize development, the City will grant fee deferrals for projects that include at least 50 percent of the units affordable to lower income households <u>and provide priority to affordable housing projects on large sites for use of funds from proposed new jobs-housing linkage fee.</u>	Engage the owner of the Reliance II site in discussions about the best location within the site for a residential overlay and work with the owner to process a subdivision or lot-line adjustment to establish a parcel smaller than ten acres in size that will facilitate affordable housing development. Encourage the owner to pursue affordable housing development by facilitating conversations with potential affordable housing developers.	General Fund	Community Development Department	Engage owner by <u>June, 2023</u> within <u>six months of Housing Element Certification</u> ; process subdivision or lot line adjustment to create site smaller than 10 acres by <u>December, 2023</u> <u>2025</u> ; facilitate entitlements and encourage housing development by December 2027. <u>Reach out to property owner annually to gauge interest if they are not actively engaged with processing a subdivision application.</u>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>Policy 4. Provide New Affordable Housing</b>					
13. Leverage Allen Drive Site for Affordable Housing Resources	Generate resources from development of Allen Drive Site to support affordable housing elsewhere here in city. <u>Continue to comply with all aspects of State Surplus Lands Act in the disposition of the site for housing development.</u>	Secure a development partner for Allen Drive site and direct disposition proceeds to Affordable Housing Fund. Produce at least 51 housing units on-site, including 36 moderate-income units and 15 above moderate-income units. <u>If the City does not achieve either of the above milestones by the stated dates, the City will immediately proceed to identify an alternate site for housing development to replace the units (by income level) targeted for the Allen Drive site and complete any necessary rezonings within six months of missing the target date, if necessary for the City to fully accommodate its 6th Cycle RHNA.</u>	Disposition of Allen Drive Site	Housing Authority	Issue RFP for developer by <del>June, 2024</del> <u>January, 2026</u> ; execute development and disposition agreement and <u>final entitlements</u> by December, 2026; <u>issue building permits</u> by June, 2027.
14. Create an affordable housing linkage fee program to generate local funds to support affordable housing, including, but not limited to down payment assistance (New )	Create an Affordable Housing fund	Provide an assistance fund for qualified affordable housing participants; Affordable Housing Fund monies to assist at least one affordable housing project with at least <b>eight</b> units affordable to lower-income households during the Planning Period. <u>Provide priority for use of funds on projects that would house very low - and extremely low -income households and/or Special Housing Needs populations.</u>	Fee collected for new commercial or industrial development	Community Development Department, Finance Department	Adopted commercial linkage fee program by <del>December, 2023</del> <u>November 2023</u> ; collect linkage fees on an ongoing basis; issue NOFAs for use of linkage fee money bi-annually

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<p>15. <u>Outreach for Tenant-based Rental Assistance Programs for Extremely Low Income Households.</u> Include SFR and ADUs with vouchers <u>and Technical Assistance for ELI and Special Needs Housing Development.</u> (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 15)</p>	<p><u>Facilitate access to housing for Extremely Low -Income and Special Needs households.</u> <del>Provide rental assistance to extremely low and very low -income households and provide technical assistance to affordable housing developers and special needs housing providers.</del></p>	<p>Create outreach information to provide to owners regarding renting to Section 8 recipients. Include explanation on what Section 8 is. Create interest list. Create waiting list for Section 8 vouchers. <u>Provide technical assistance to affordable housing developers and Special Needs housing providers, including assistance with locating suitable sites, assistance with developing and processing project applications.</u> <u>Proactively reach out to developers of housing affordable to lower-income households, including extremely low -income and special needs households to offer technical assistance, with a goal of developing at least one new housing development that includes units set aside for ELI and/or Special Needs households during the planning period, citywide.</u></p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Conduct outreach to residential property owners by <del>December, 2023</del> June, 2025 and establish owner interest list and prospective tenant interest lists by <del>December, 2023</del> November 2025; maintain up-to-date lists on an ongoing basis. <u>Conduct outreach to affordable housing developers annually. Provide technical assistance on an as-requested basis.</u></p>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
16. Affordable ADU Incentive Program (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 8)	Provide opportunities for very low - or low -income ADUs.	Utilize Affordable Housing Fund monies to create reduced fee program to incentivize creation of at least <b>four</b> ADUs affordable to very low - or low - income households, <u>citywide</u> . Link back to Program 15. <u>Amend ADU ordinance to incorporate affordable ADU program and comply with all requirements of state law.</u>	General Fund; grants	Community Development Department; Public Works/Building & Safety	<del>Establish new affordable ADU program by December, 2024;</del> <u>ongoing. Amend ADU Ordinance within 6 months of Housing Element Adoption.</u>
17. Create ADU Templates and Track and Monitor Accessory Dwelling Units (Affirmatively Furthering Fair Housing) (New)	Increase housing availability by expediting ADU developments	Streamline and facilitate the development of ADUs by creating preapproved templates for ADU plans. Community outreach once template and application streamline are in place.	General Fund; grants	Community Development Department; Building and Safety Division	Adopt pre-approved ADU templates by <del>December, 2024</del> <u>2025</u> ; ongoing review and monitoring of ADUs; conduct outreach to Irwindale homeowners to inform them of the program by <del>December</del> <u>July, 2026</u> <u>2026</u> .
18. State Action Ordinances (New)	Create rapid response to new State legislation regarding housing and affordability regulations	Create new IMC chapter that references and incorporates future updates to State requirements, to streamline Municipal Code modifications	General Fund	Community Development Department	<del>Completed. Adopt new IMC chapter by December, 2023</del>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>Policy 5. Affirmatively Further Fair Housing and Address Special Housing Needs</b>					
19. Senior Housing opportunities (New )	Provide a range of housing options to address the diverse needs of the senior population <u>w ith a priority on studio and one-bedroom rental units. Track the number of senior households receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.</u>	Actively pursue senior housing opportunities to create at least six new housing units for low-income seniors, including developer partnership to provide funding for a senior housing.	Former RDA Housing Asset Fund; other sources	Community Development Department	Create one new senior housing project by the end of the Planning Period
20. Housing Opportunities for Persons Living with Disabilities. Ensure equitable housing in the community (Affirmatively Further Fair Housing) (New )	Support a range of housing options for persons w ith disabilities. <u>Track the number of households w ith members w ith disabilities receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.</u>	Coordinate w ith relevant organizations to publicize information on resources. Pursue Private/County/State funds for supportive housing in affordable housing projects. Amend the Code regarding reasonable accommodations.	Low Income Housing Tax Credits; other State funds.	Community Development Department	Coordinate w ith relevant organizations by December, <del>2023</del> <u>2025</u> ; amend Code by <del>December, 2023</del> <u>June 2026</u> ; pursue funds annually or as NOFAs are released
21. Fair Housing Program/Outreach (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 16)	Promote fair housing practices and prevent housing discrimination through active outreach to typically disadvantaged persons/households; e.g., multi-lingual approach, pro-active outreach to make sure these populations are aware of their rights and know how to access available assistance, etc.	Conduct outreach campaigns tw o times during the Planning Period by mailing multilingual flyers to all Irw indale residential addresses and in conjunction w ith business license renew als, encourage businesses to distribute flyers to employees. <u>For local affordable housing programs, require no more than 36 months of continuous residency to qualify for a local resident preference and otherw ise comply w ith all fair housing law s, as applicable.</u>	General Fund	Community Development Department, Public Works Engineering/Building & Safety	Conduct outreach campaigns in <del>2023</del> <u>2024</u> and <del>2026</del> <u>2027</u>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
22. Provide a variety of housing types per SB 330 and SB 35 for streamlined ministerial approval process. (New )	Provide opportunities for a variety of housing price, style, and size, and accommodate a diverse income mix. <u>Track the characteristics of households receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.</u>	Establish objective development standards and a preliminary application process for qualifying affordable housing projects	General Fund	Community Development Department	<del>Completed. Establish objective development standards by December, 2024.</del>
23. Workforce Housing Development (New )	Create housing opportunities for the many people employed throughout the city. Define Workforce housing, income level, inclusionary requirement.	Create a definition for Workforce Housing and income level. Through Government bonds, acquire at least <b>eight</b> market-rate apartments to convert to affordable units for middle income households earning 80% to 120% AMI, <u>citywide</u> . Join CSDA.	California Special Districts Association (CSDA); General Fund; Linkage fee	Community Development Department	Update IMC to define workforce housing by December <del>2024</del> <u>2025</u> ; apply deed restrictions to one multifamily property by end of planning period
24. Affordable Housing Development Assistance and Implementation Guide (New )	Outreach for Affordable Housing Development Assistance	Create a pamphlet and webpage including resources available and general information about affordable housing assistance and its implementation.	General Fund; grants	Community Development Department	Create pamphlet and webpage by December <del>2023</del> <u>2025</u> ; update on an ongoing basis
25. Provide housing and reasonable accommodations for seniors and persons with disabilities (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 16a)	Provide new senior housing and retain existing senior housing (Las Casitas) ; Prioritize the projects that want to accommodate special needs (low income seniors, disabled etc.) Provide reasonable accommodations for persons with disabilities. <u>Publicize available assistance and reasonable accommodations through the Senior Center.</u>	Subsidize at least eight units of senior housing during the Planning Period. Update four units for ADA compliance. Provide reasonable accommodations on an ongoing basis.	General Fund, grants, linkage fee, Irwindale Housing Authority	Community Development Department	On-going; apply for grants annually or as NOFAs become available.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
26. Homeless Service Strategy (New )	Continue to partner w ith Azusa and Duarte to assist the homeless and persons at-risk of homelessness in obtaining shelter and services.	Implement City's Homeless Plan. Coordinate w ith the SGVCOG and LAHSA. Assist at least four persons during the Housing Element Planning Period <u>w ith either assistance for persons that are homeless or assistance for households that are at-risk.</u>	General Fund; other County and State funds.	Community Development Department; City Administration (City Manager's office)	On-going
<u>27. Mixed-Use Zoning for By-Right Emergency Shelters</u>	<u>Encourage mixed-use development and provide opportunities to develop emergency shelters by-right in a zoning district that also allow s residential development.</u>	<u>Incorporate mixed-use zoning in new Arrow Highway Specific Plan (see Program #10) to accommodate both residential uses and emergency shelters.</u>	<u>General Fund; other State funds if available.</u>	<u>Community Development Department</u>	<u>Complete specific Plan by July, 2028.</u>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<p>28. <u>Place-Based Strategies for Neighborhood Improvement</u></p>	<p><u>Address environmental justice concerns throughout the community by prioritizing the City's capital improvement program to make quality of life improvements to residential areas, focusing on mitigating or remediating issues identified in the Environmental Justice Element.</u></p>	<p><u>Implement various place-based actions for community health and well-being, as detailed in the Environmental Justice Element, such as EJ1.C (grant funding to implement air pollution mitigation in residential areas), EJ4.D (install "no idling" signs in residential areas), EJ5.A (regional coordination data-driven investments to promote safe and sanitary housing), EJ5.E (information on funding and assistance for home efficiency), EJ5.G (renter home maintenance and improvement assistance), EJ5.H (rental housing inspection), EJ5.I (home weatherproofing grants), EJ5.K (residential mold abatement grants), EJ5.M (anti-displacement), EJ5.N (neighborhood quality of life amenities), EJ6.O (pedestrian-friendly infrastructure), EJ6.U (expand tree canopy), . . . Undertake at least four capital improvement projects in residential areas citywide that implement place-based improvement strategies, citywide during the planning period.</u></p>	<p><u>General Fund, grants.</u></p>	<p><u>Community Development Department</u></p>	<p><u>Ongoing with implementation of the Environmental Justice Element. Apply for grant funding to bolster City funds for place-based improvement projects at least once during the planning period.</u></p>

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>Policy 6. Promote Sustainability, Energy Efficiency, and a Healthy Community</b>					
<u>29. 27-</u> Grants for Green appliances, solar, sustainability/ Energy Conservation (Incorporates 5th Cycle Programs 9 and 10)	Encourage retrofit of existing homes with energy efficient appliances	Assist <del>x</del> <u>5</u> low er- income households.	General Fund and Utility Companies	Community Development Department	Establish grant program by December 2025; On-going
<u>30. 28-</u> Promote sustainable community design and reduced dependence on vehicles to create an inclusive community that strives to meet the needs of residents of all ages, income levels, occupations, family types, and lifestyles (New )	Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile	Provide City's adopted Active Transportation Plan to developers and require new developments to provide for the use of alternative modes of transit. 100 percent of new developments will comply with provisions of Active Transportation Plan.	General Fund	Community Development Department	On-going
<u>31. 29-</u> Bi-annual trash and hazardous item pick-up (motor oil, paint, cleaners with acid/lye, household batteries) (New )	Remove household hazards/hazardous material	Coordinate with local trash purveyor/LA County Sanitation District for bi-annual pickup	General Fund; grants	<del>Community-Development-Department;</del> <u>Public Works Services</u>	By December <del>2024</del> <u>2025</u>
<u>32. Priority Water and Sewer Connections for Affordable Housing Development (incorporates 5th Cycle Program 5).</u>	<u>Ensure that water and sewer providers understand their obligation to provide priority to affordable housing developments if water or sewer connection capacity is limited.</u>	<u>Upon certification, provide a copy of the Housing Element to local water and sewer providers with a cover letter explaining the State requirement to provide priority to affordable housing developments.</u>	General Fund	Community Development Department	<u>Within 14 business days of receipt of Housing Element certification</u>

## 4. QUANTIFIED OBJECTIVES

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State Housing Element Law requires that each jurisdiction establish quantified objectives for Housing Element planning period. Quantified objectives differ from the Regional Housing Needs Allocation (RHNA) because they include not only targets for production of new housing units by household income level, but also include targets for rehabilitation of housing units and targets for conservation of housing units. In addition, local jurisdictions set their quantified objectives based on their realistic assessment of what can be achieved during the Housing Element planning period. Thus, the quantified objectives for housing production may differ from the local jurisdiction's RHNA for new housing units for the same planning period. The distinction is that the RHNA requires that the City provide sufficient land, appropriately zoned, to accommodate construction of the targeted number of housing units, while the quantified objective for housing production represents the number of housing units that the local jurisdiction expects to be built, considering market conditions, financial resources, and other factors. The following provides Irwindale's quantified objectives for new unit construction, rehabilitation of existing housing units, and conservation of existing affordable housing units at-risk of conversion to market rates during the 2021 to 2029 planning period.

As shown in Table 4, for new construction, the City's quantified objectives for extremely low- (4 units), very low- (4 units), and low-income housing (4 units) are tied to its objectives connected with Housing Element housing development programs 14 and 16, (see Section 3). Although these objectives fall below the City's RHNA allocation in these income categories for the period, they target an increase in affordable housing production from the 5<sup>th</sup> Cycle and reflect the reality that the City has limited availability of local funds to subsidize affordable housing.

The City's quantified objectives for new moderate-income housing production (36 units) and above moderate-income housing production (16 units) are tied to the City's target for development of moderate- and above moderate-income units on portions of the Allen Drive site identified in the Housing Sites Inventory plus expected construction on ADU units affordable at the moderate- and above-moderate-income levels, as discussed in the Housing Sites Inventory chapter.

For rehabilitation, the City's quantified objectives for are tied to the City's objectives for Program 6, which calls for assisting with the rehabilitation of six units occupied by extremely low-, low-, and/or moderate-income households.

~~Irwindale's housing conservation objective for the 6<sup>th</sup> Cycle Housing Element planning period is not quantified with a specific number, as the~~The City does not have any assisted housing units that are at risk of converting to market rates during the next ten years; however, the City endeavors to conserve all existing affordable housing units in the City in good condition throughout the planning period.

**Table 4: 6<sup>th</sup> Cycle Quantified Objectives**

Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	4	4	4	36	16	64
Rehabilitation	1	1	2	2	0	6
Conservation	<u>23</u> (a)	<u>36</u> (a)	<u>48</u> (a)	<u>41</u> (a)	<u>0</u> (a)	<u>148</u> (a)

Note:

(a) The City of Irwindale does not have any conservation needs in the form of existing affordable housing units at-risk of conversion to market rates in the next ten years; however, it has 123 single-family housing units with affordability covenants for moderate- (41 units), low- (46 units) very low- (36 units) and extremely low-income households (4 units) and a 25-unit rental complex with restrictions for seniors that includes two low-income, four very low-income, and 19 extremely low-income units. The City will work to conserve all existing affordable housing units in sound condition throughout the planning period.

Source: City of Irwindale, 2022; Irwindale, 2023.

## 5. HOUSING NEEDS ASSESSMENT

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### Introduction

California Housing Element law requires local governments to adequately plan for the existing and projected future housing needs of their residents, including the jurisdiction's fair share of the regional housing needs, also known as the Regional Housing Needs Allocation (RHNA). A complete and thorough analysis must include both a quantification and a descriptive analysis of the specific needs that currently exist and those that are reasonably anticipated within the community during the planning period, as well as the resources available to address those needs. The following section of the City of Irwindale 2021-2029 Housing Element summarizes information regarding existing and projected housing needs and is divided into subsections pertaining to:

- Population, Employment, and Household Characteristics
- Housing Stock Characteristics
- Assisted Housing Development at Risk of Conversion
- Overcrowding and Overpayment
- Special Needs Populations
- Assessment of Fair Housing
- Regional Housing Needs Allocation

Data sources used in this section include but are not limited to the 2010 U.S. Census; 2014-2018 and 2015-2019 U.S. Census American Community Survey (ACS); the U.S. Department of Housing and Community Development (HUD) 2013-2017 Comprehensive Affordability Strategy (CHAS) data set; the California Department of Finance (DOF); the California Employment Development Department (EDD); and Esri, a private data vendor.

### Population, Employment, and Household Characteristics

#### *Population and Household Trends*

The City of Irwindale is the fourth smallest city by population within the six-county region represented by the Southern California Association of Governments (SCAG) and the 20<sup>th</sup> smallest City in California. The California Department of Finance estimates that Irwindale had a 2021 population of 1,441 residents and 385 households<sup>1</sup>, as reported in Table 5. Between 2010 and 2021, the City showed modest increases in population and number of households, with population increasing by 1.3 percent and the number of households increasing by 2.9 percent. In contrast, both Los Angeles County and the SCAG region experienced higher rates of growth. Los Angeles County saw population

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<sup>1</sup> A household is a housing unit occupied by one or more persons.

growth of 2.3 percent and household growth of 4.4 percent over the period, while the SCAG region had population and household growth of 4.4 percent and 5.6 percent, respectively.

The average household size in Irwindale, at 3.61 persons per household in 2021, is greater than for Los Angeles County or the SCAG Region. Household size in the City and county decreased for the City and county, while remaining relatively unchanged in the SCAG region between 2010 to 2021.

**Table 5: Population and Households, 2010 and 2021**

<b>Population</b>	<b>2010</b>	<b>2021</b>	<b>% Change 2010-2021</b>
City of Irwindale	1,422	1,441	1.3%
Los Angeles County	9,818,605	10,044,458	2.3%
6-County SCAG Region (a)	18,051,534	18,849,841	4.4%

<b>Households</b>	<b>2010</b>	<b>2021</b>	<b>% Change 2010-2021</b>
City of Irwindale	374	385	2.9%
Los Angeles County	3,239,280	3,382,896	4.4%
6-County SCAG Region (a)	5,843,223	6,169,326	5.6%

<b>Average Household Size</b>	<b>2010</b>	<b>2021</b>
City of Irwindale	3.67	3.61
Los Angeles County	2.98	2.92
6-County SCAG Region (a)	3.03	3.03

Note:

(a) The six-county SCAG Region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

Sources: California Department of Finance, E-5, 2021; BAE, 2020.

### ***Race and Ethnicity***

Table 6 shows residents of Irwindale and Los Angeles County by race and ethnicity. Irwindale shows a more highly concentrated race and ethnicity mix when compared with the County overall. For the City, over 90.3 percent of the 2015-2019 population is Hispanic and the overwhelming majority of the remainder is non-Hispanic White (8.5 percent), while countywide the largest group is the Hispanic population at nearly half (51.5 percent) of the total, with slightly over one-quarter White Non-Hispanic, 14 percent Asian Non-Hispanic, and eight percent Black Non-Hispanic. The Assessment of Fair Housing section of this Housing Needs Assessment provides additional information regarding patterns of segregation and housing needs among racial and ethnic minority populations.

**Table 6: Race by Ethnicity, 2010 and 2015-2019**

<b>Irwindale</b>					
<b>Not Hispanic nor Latino by Race</b>	<b>2000</b>		<b>2015-2019</b>		<b>% Change 2000 to 2015-19</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
White	129	8.9%	118	8.5%	-8.5%
Black or African American	5	0.3%	0	0.0%	-100.0%
American Indian and Alaska Native	6	0.4%	0	0.0%	-100.0%
Asian	15	1.0%	9	0.6%	-40.0%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	n.a.
Some other race alone	9	0.6%	6	0.4%	-33.3%
Two or more races	5	0.3%	2	0.1%	-60.0%
<b>Total, Not Hispanic nor Latino</b>	<b>169</b>	<b>11.7%</b>	<b>135</b>	<b>9.7%</b>	<b>-20.1%</b>
<b>Hispanic or Latino</b>	<b>1,277</b>	<b>88.3%</b>	<b>1,259</b>	<b>90.3%</b>	<b>-1.4%</b>
<b>Total, All Races</b>	<b>1,446</b>	<b>100.0%</b>	<b>1,394</b>	<b>100.0%</b>	<b>-3.6%</b>

<b>Los Angeles County</b>					
<b>Not Hispanic nor Latino by Race</b>	<b>2000</b>		<b>2015-2019</b>		<b>% Change 2000 to 2015-19</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
White	2,959,614	31.1%	2,641,770	26.2%	-10.7%
Black or African American	901,472	9.5%	790,252	7.8%	-12.3%
American Indian and Alaska Native	25,609	0.3%	20,831	0.2%	-18.7%
Asian	1,124,569	11.8%	1,454,769	14.4%	29.4%
Native Hawaiian and Other Pacific Islander	23,265	0.2%	24,597	0.2%	5.7%
Some other race alone	19,935	0.2%	32,413	0.3%	62.6%
Two or more races	222,661	2.3%	228,504	2.3%	2.6%
<b>Total, Not Hispanic nor Latino</b>	<b>5,277,125</b>	<b>55.4%</b>	<b>5,193,136</b>	<b>51.5%</b>	<b>-1.6%</b>
<b>Hispanic or Latino</b>	<b>4,242,213</b>	<b>44.6%</b>	<b>4,888,434</b>	<b>48.5%</b>	<b>15.2%</b>
<b>Total, All Races</b>	<b>9,519,338</b>	<b>100.0%</b>	<b>10,081,570</b>	<b>100.0%</b>	<b>5.9%</b>

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9; American Community Survey, 2015-2019 five-year sample data, B03002, BAE, 2021.

**Population by Age**

Table 7 shows the age distribution for Irwindale reported for 2010 and estimated for the 2015 to 2019 period. For the 2015 to 2019 period, slightly less than one quarter of the City’s population was children under 18. The next largest cohort was the 25 to 34 age group, followed by the 45 to 54 age group and the 18 to 24 age group. The overall age distribution shows decreases in the Under 18, 35-44, and 55-64 age ranges and increases in 25-34 and the higher age ranges, although it is important to note the wide statistical margin of error for the small population. Overall, the median age remained virtually unchanged, decreasing from 34.0 to 33.9 between the 2010 and the 2015 to 2019 period.

**Table 7: Population by Age, 2010 and 2015-2019**

Age Range	City of Irwindale				% Change 2010 to 2015-2019
	2010		2015-2019		
	Number	Percent	Number	Percent	
Under 18	373	26.2%	321	23.0%	-13.9%
18-24	154	10.8%	152	10.9%	-1.3%
25-34	204	14.3%	259	18.6%	27.0%
35-44	193	13.6%	130	9.3%	-32.6%
45-54	202	14.2%	214	15.4%	5.9%
55-64	145	10.2%	102	7.3%	-29.7%
65-74	89	6.3%	116	8.3%	30.3%
75-84	47	3.3%	71	5.1%	51.1%
85 & older	15	1.1%	29	2.1%	93.3%
<b>Total, All Ages</b>	<b>1,422</b>	<b>100.0%</b>	<b>1,394</b>	<b>100.0%</b>	<b>-2.0%</b>
<b>Median Age</b>	<b>34.0</b>		<b>33.9</b>		

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P12; American Community Survey, 2015-2019 five-year sample data, Table B01001; BAE, 2021.

***Resident Employment by Industry***

Irwindale has approximately 659 employed civilian residents age 16 or older, as shown in Table 8. Approximately 18 percent of those employed residents work in manufacturing, wholesale & transportation. Other common industries include health & educational services (17.0 percent), and financial & professional services (16.1 percent). Resident employment by industry follows the Los Angeles County distribution closely, with the exceptions that there are a smaller proportion of workers in the financial & professional services and information sectors, and a greater proportion in agriculture and construction.

**Table 8: Employed Residents by Industry, 2015-2019**

Industry	City of Irwindale		Los Angeles County	
	Number	Percent	Number	Percent
Agriculture & Natural Resources	10	1.5%	22,103	0.4%
Construction	76	11.5%	292,507	5.9%
Financial & Professional Services	106	16.1%	946,134	19.2%
Health & Educational Services	112	17.0%	1,021,009	20.7%
Information	12	1.8%	219,495	4.5%
Manufacturing, Wholesale & Transportation	120	18.2%	921,653	18.7%
Retail	59	9.0%	501,902	10.2%
Arts, Entertainment, Recreation, Accommodation & Food Services	83	12.6%	555,779	11.3%
Other	81	12.3%	449,281	9.1%
<b>Total</b>	<b>659</b>	<b>100.0%</b>	<b>4,929,863</b>	<b>100.0%</b>

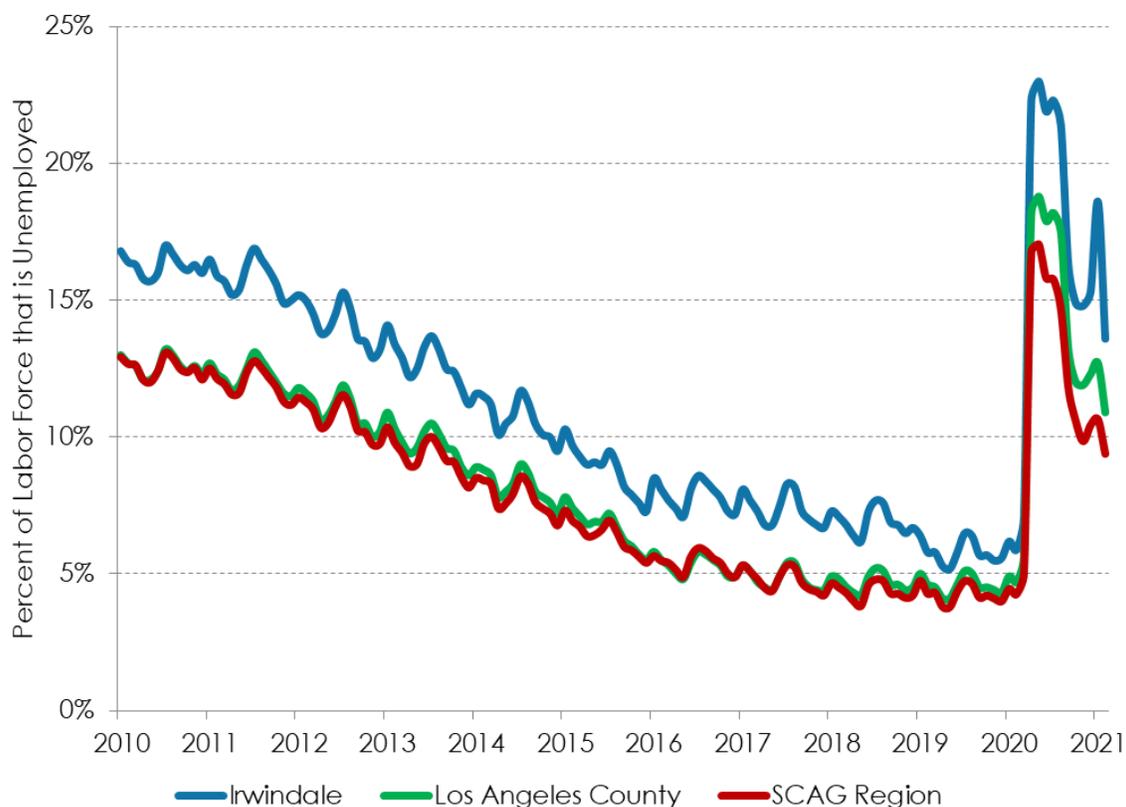
Note:  
This table reflects the civilian employed population age 16 and older only.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample data, S2403; BAE, 2021.

### ***Unemployment Rate***

The unemployment rate for workers living in Irwindale is consistently above the rate for Los Angeles County and the SCAG Region, while following the same trends overall, as shown in Figure 1. In January 2010, the unemployment rate for the City was 16.8 percent, even as the County and the Region saw much lower rates of 13.0 percent and 12.9 percent, respectively, reflecting the effects of the Great Recession. Up until 2016, rates for all three geographies generally declined, and then converged at around five to six percent until the pandemic generated a massive spike in May 2020 to 22.3 percent for Irwindale, 18.2 percent for Los Angeles County, and 16.8 percent for the SCAG Region. Since then, rates have begun to fall rapidly, but as of June 2021 are still well above the five percent level, especially for Irwindale.

**Figure 1: Unemployment Rate Trends, 2010-2021**



**Notes:**

Monthly estimates of employment and unemployment for cities and Census Designated Places are calculated by using the share of county-level employment and unemployment in the area at the time of the most current five-year American Community Survey (ACS) estimates, which are updated annually. The cities employment and unemployment estimates are then added to determine the total labor force and unemployment rate.

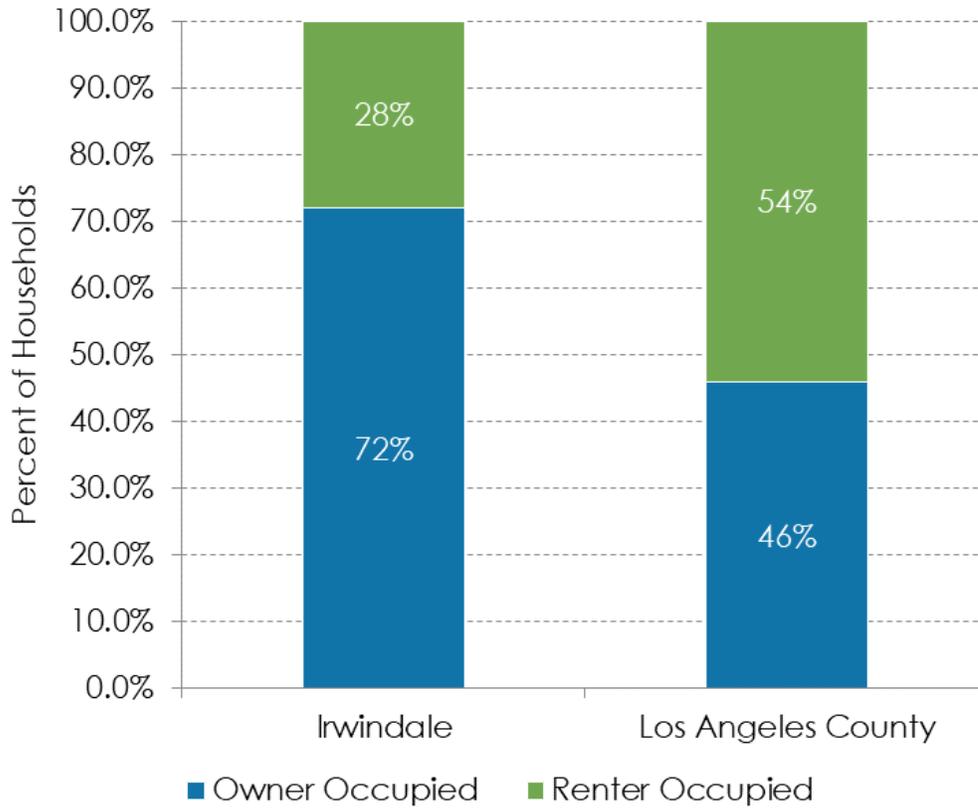
This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level (the same process is used for unemployment). If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021; BAE 2021.

***Housing Tenure***

As shown in Figure 2 below, Irwindale has a much higher proportion of homeowners than Los Angeles County. In the City, nearly three-fourths of households own their residence, in contrast to less than half countywide.

**Figure 2: Housing Tenure Comparison, 2015-2019**



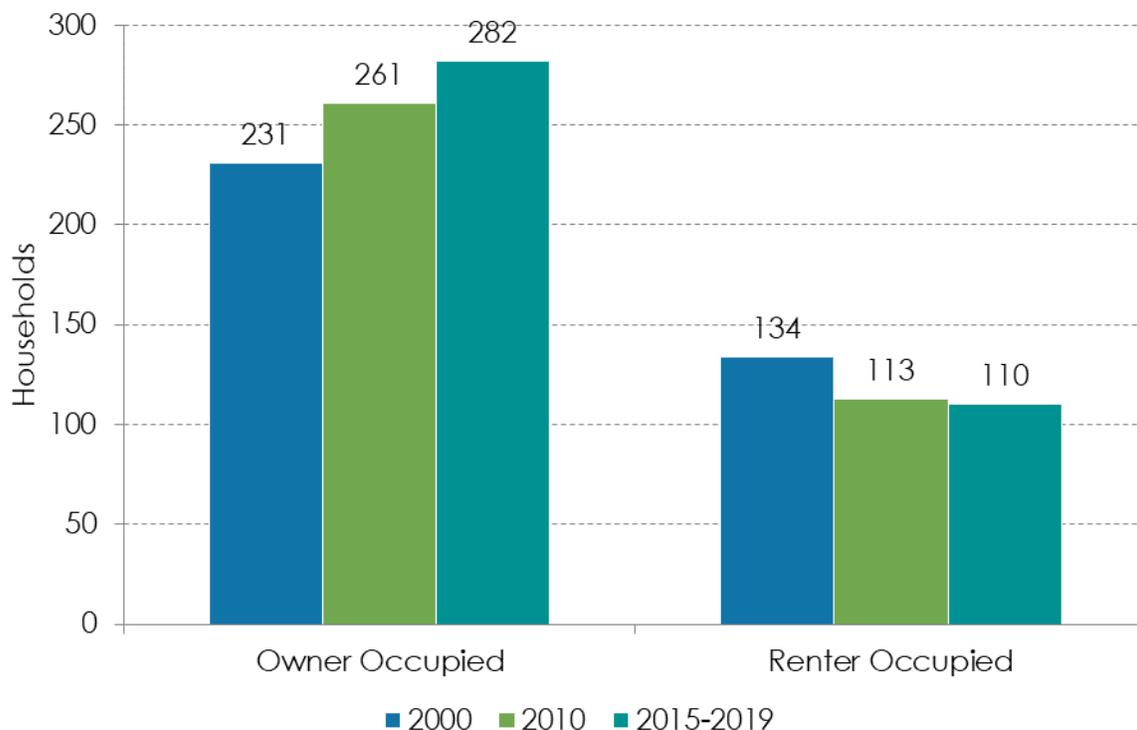
Note: Universe is all occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003; BAE 2021.

### *Housing Tenure Trends*

Since 2000, the total number of owner-occupied units in Irwindale has gradually increased from 231 in 2000 to 282 in the 2015-2019 time period. Inversely, there has been a gradual decrease in the number of renter-occupied units, from 134 in 2000 to 110 for the 2015 to 2019 period (see Figure 3). As a result, the local homeownership rate increased from 63 percent to 72 percent for the 2015-2019 time period.

**Figure 3: Housing Tenure Trends, Irwindale, 2000-2019**



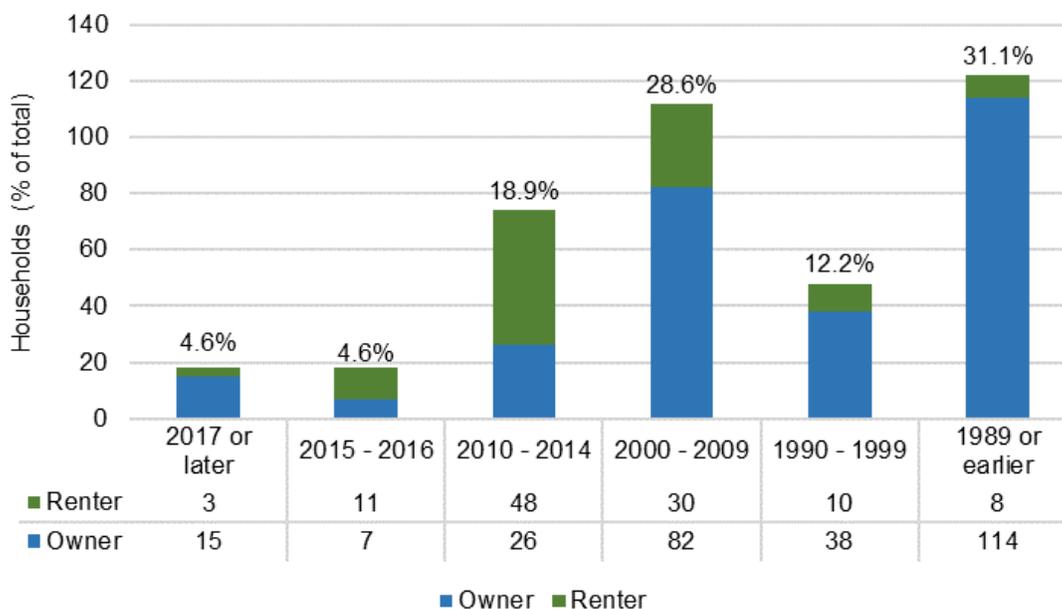
Note: Universe is all occupied housing units.

Source: U.S. Census Bureau, Census 2000 SF1, Table H004; U.S. Census Bureau, Census 2010 SF1, Table H004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

#### *Housing Tenure by Year Moved to Current Residence*

Renters tend to move more frequently than homeowners. This is reflected in Figure 4, during the 2010 to 2016 period, when the majority of those moving were renters. In the most recent period, 2017 or later, most housing tenures started have been homeowners. However, relatively few people have started a new housing tenure in Irwindale since 2015, overall. The period with the most movement in the City, 1989 or before, sees an overwhelming majority of homeowners.

**Figure 4: Housing Tenure by Year Moved, Irwindale**



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B25038

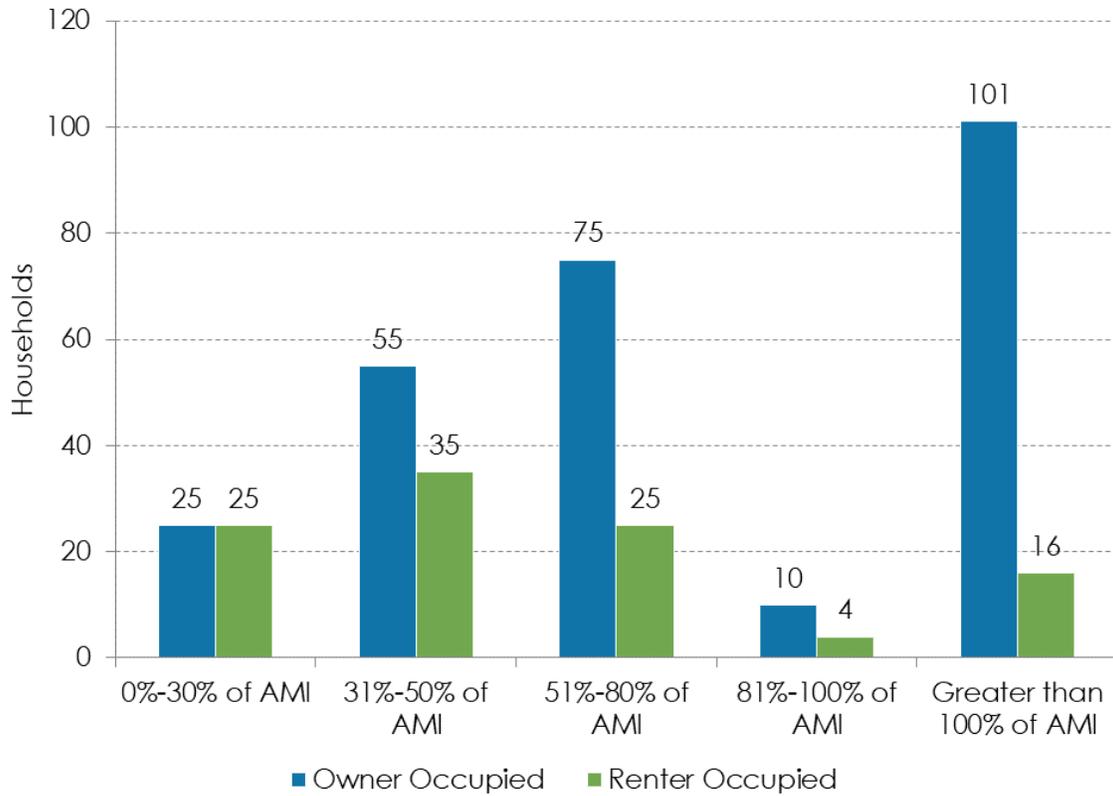
**Notes:**

Across the SCAG region, the most common move-in period was 2010-2014 (27.4%) followed by 2000-2009 (24.1%). In Irwindale, the period during which most people started living in their current residence was 1989 or earlier (31.1%) followed by 2000-2009 (28.6%).

*Household Income Level by Tenure*

Most households, both owner occupied and renter occupied, have household incomes below the HUD Area Median Income, which is set at the County level. While there is a higher proportion of owners with incomes above the area median in the City, approximately 38 percent, only 15 percent of renters have incomes above the HUD Area Median Income. Renters are especially more likely to be in the extremely low income category, with nearly one quarter of all renters belonging to this category, compared to only 9.4 percent of homeowners.

**Figure 5: Household Income Level by Tenure, Irwindale, 2013-2017**



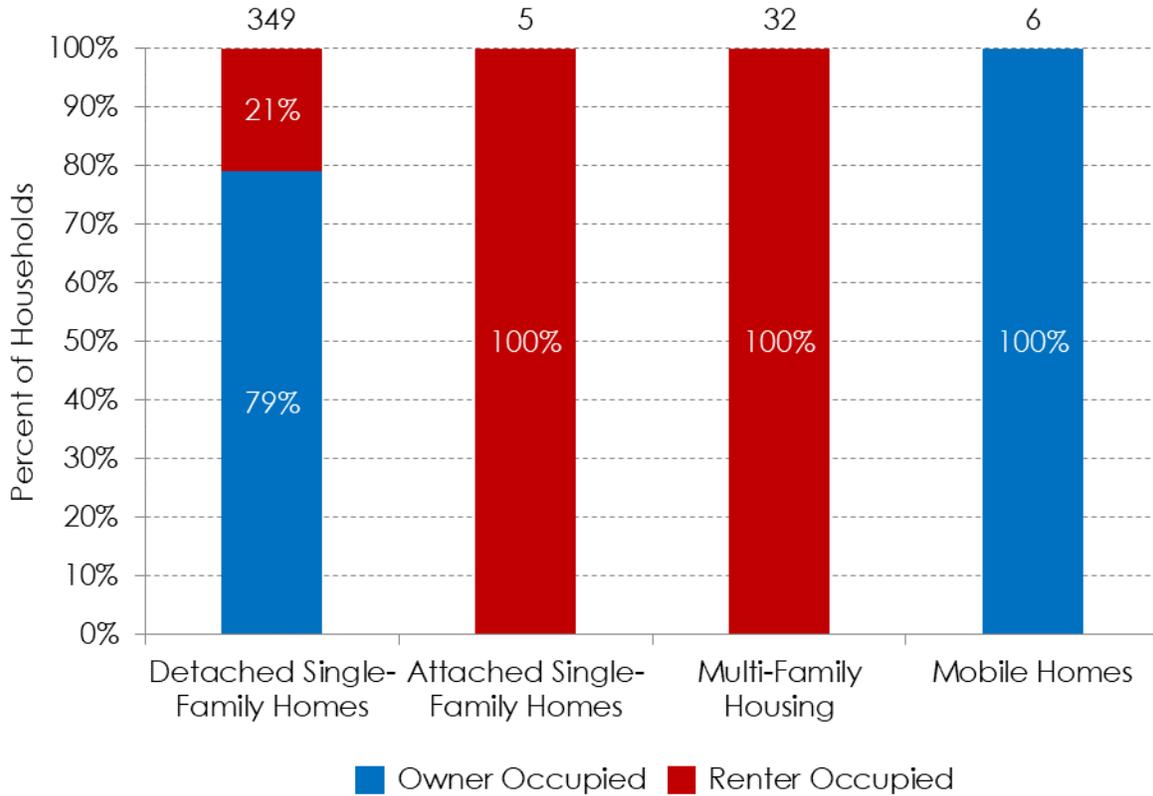
Note: Totals may not equal the sum of individual figures due to independent rounding.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

*Housing Tenure by Housing Type*

Irwindale is predominantly owner-occupied single-family detached houses, with 90 percent of the City’s occupied housing units being detached single-family homes, and 80 percent of that unit type is occupied by owners. Even amongst renters, nearly two-thirds live in detached single-family homes. Most of the remainder of renters live in multi-family housing (29 percent).

**Figure 6: Housing Tenure by Housing Type, Irwindale, 2015-2019**

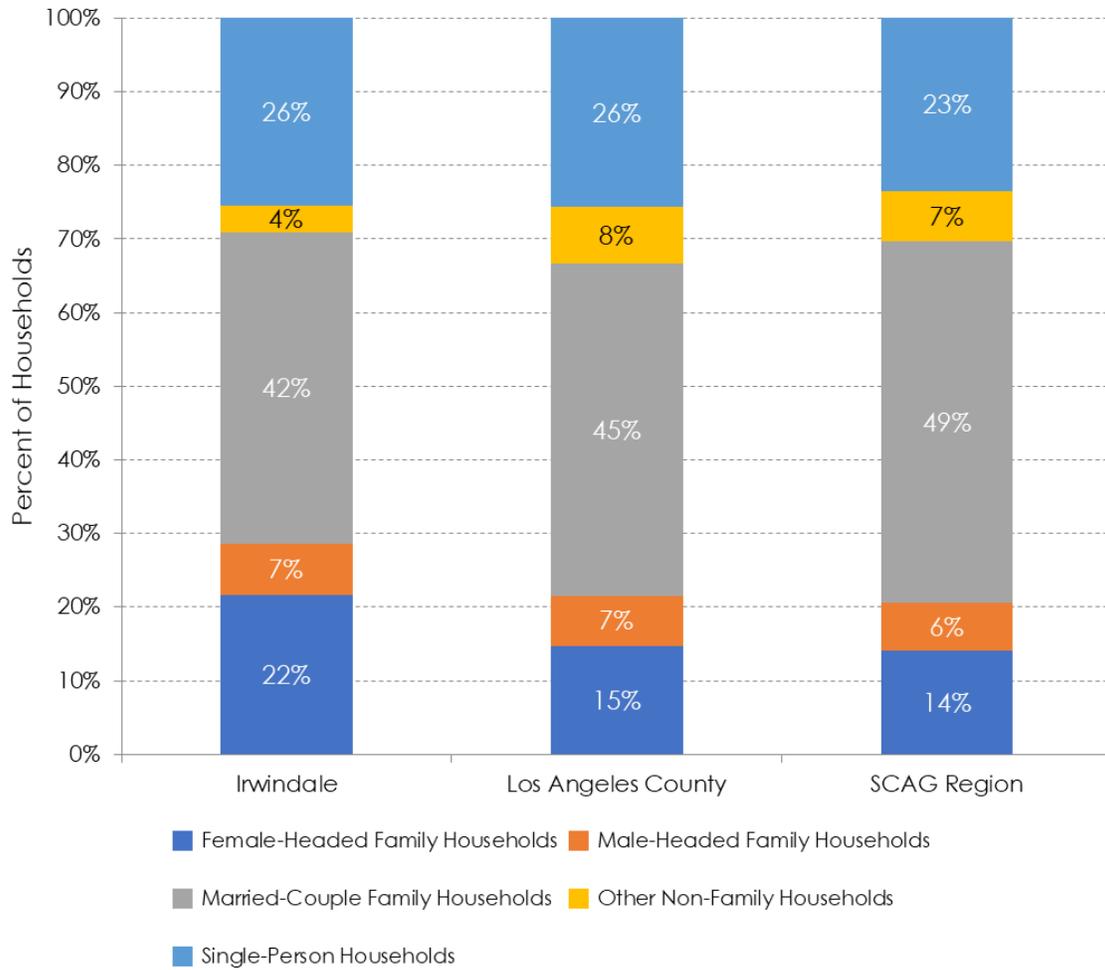


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

### ***Household Type***

Figure 7 below indicates that Irwindale is largely either married-couple family households (42 percent of the total) or single-person households (26 percent). This is a similar distribution of household types to Los Angeles County and to the SCAG region. A relatively high percentage of the City’s households (22 percent) are female householders with no spouse present, and only four percent are non-family households. Both the County and the Region have more than twice those proportions of non-family households, and a lower proportion of female-headed households.

**Figure 7: Household Type, 2015-2019**



**Notes:**

Female-Headed Family Households are family households with a female householder with no husband present. Male-Headed Family Households are family households with a male householder with no wife present. Family households are households containing two or more related persons. Other Non-Family Households are households of no related persons with more than one person in the household.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

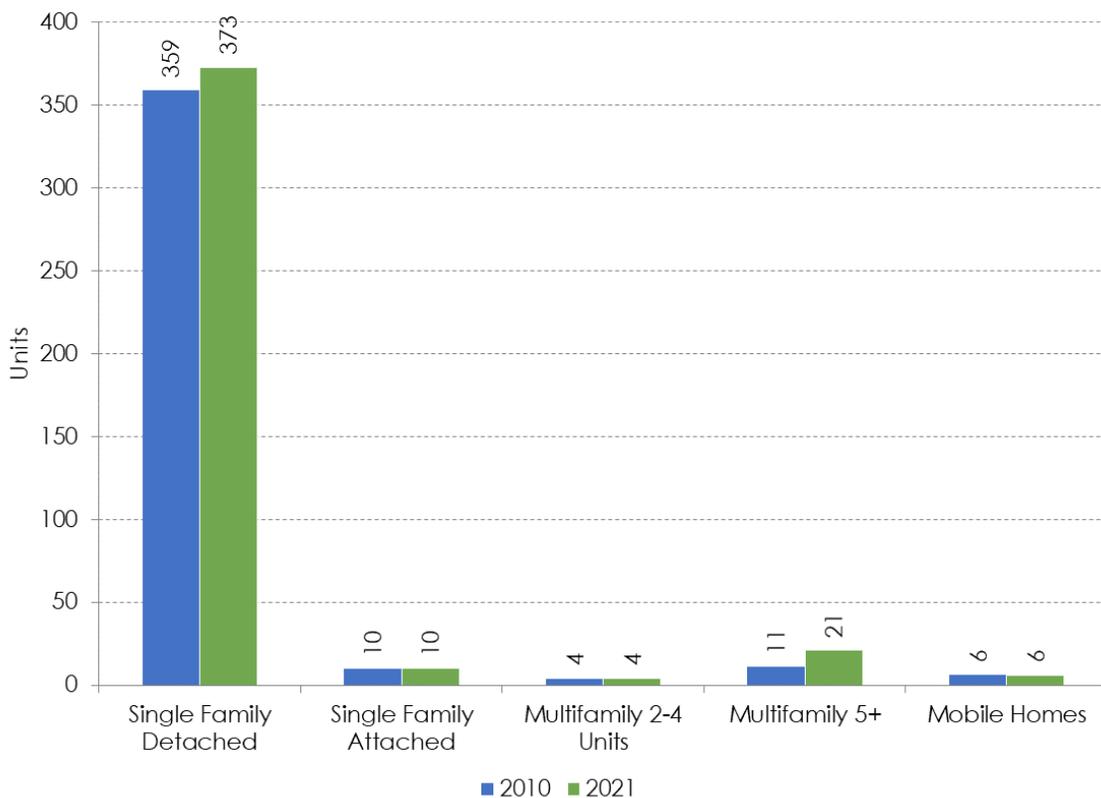
## Housing Stock Characteristics

To estimate the need for more housing, it is necessary to assess the existing housing stock in a locale. The following section provides insight into the current housing inventory in Irwindale.

### *Housing Type Trends*

The vast majority of housing in Irwindale is single-family detached homes. As of 2021, the California Department of Finance estimates that of the 414 housing units in the City, 373 (90 percent) are single-family detached houses. An additional 10 homes are single-family attached units; multifamily units in structures of five or more units make up 21 units, and the 10 remaining are in smaller multifamily buildings (e.g., duplexes) or are mobile homes. The housing stock of the City grew slightly between 2010 and 2021, with 24 units added, so the unit mix in the City was relatively unchanged over the decade. Of the limited units added, 58 percent were single family detached structures and 42 percent were multifamily in structures of five or more units, nearly doubling the latter category.

**Figure 8: Housing by Units in Structure, Irwindale, 2010-2021**



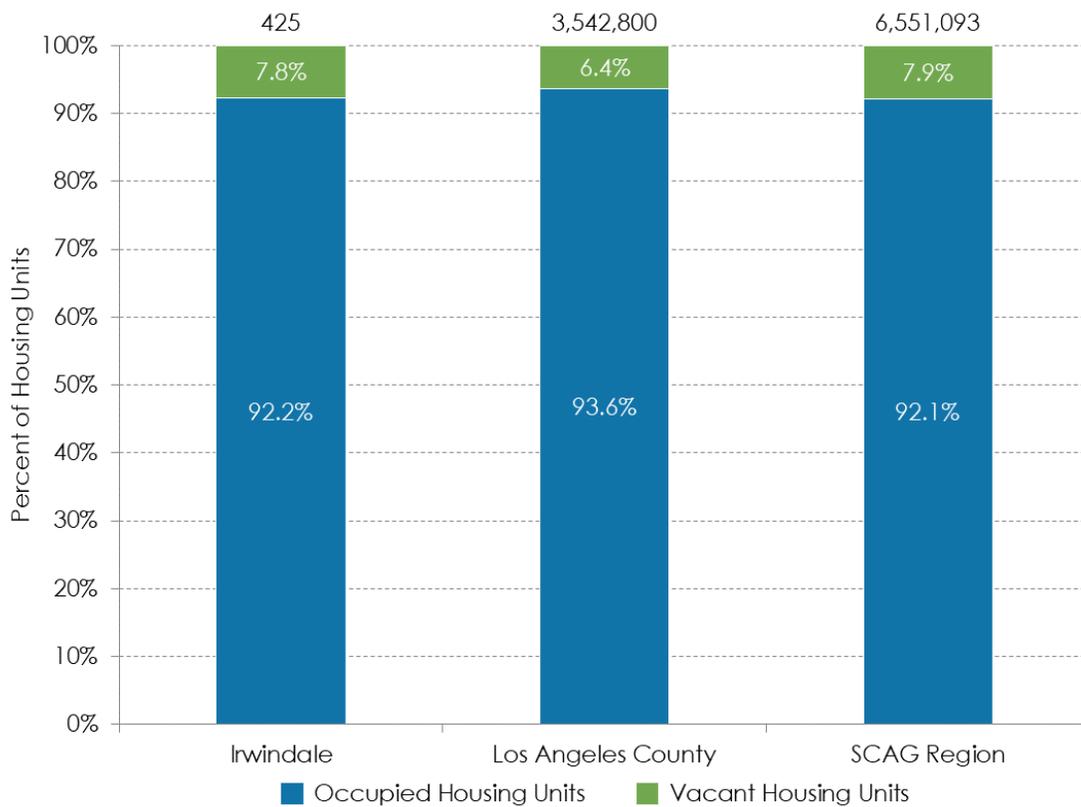
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Sources: California Department of Finance, E-5, 2021; BAE, 2021.

### *Vacant Units by Vacancy Status*

According to the State Department of Finance, the residential vacancy rate among the total 425 housing units in Irwindale in 2021 was 7.8 percent, higher than the 6.4 percent for Los Angeles County and roughly equal to the 7.9 percent for the SCAG region (see Figure 9).

**Figure 9: Housing Unit Occupancy Status, 2015-2019**

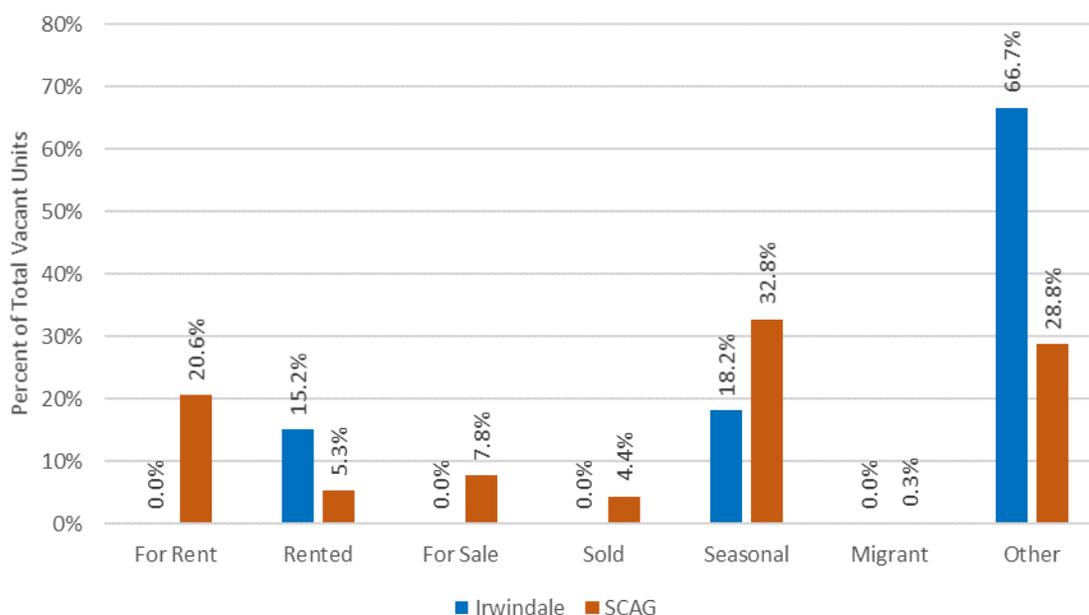


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002

As shown in Figure 10, a review of detailed vacancy data as provided by the American Community Survey indicates that none of the vacant housing units were actually available for rent or for sale. Over two-thirds of vacant units were classified as “other” vacant units, which includes vacancies not in any of the other categories, for example units held for occupancy of a caretaker, held for settlement of an estate, or held for personal reasons of the owner. Slightly less than one-fifth of vacant units in the City were

classified as seasonal units, defined as units only occupied for parts of the year by households with a different usual place of residence, and 15 percent of vacant units were considered rented, but not occupied. Generally, the “other” and “rented, not occupied” categories were overrepresented, and all other categories were underrepresented when compared to the SCAG region.

**Figure 10: Vacant Units by Type, 2015-2019**

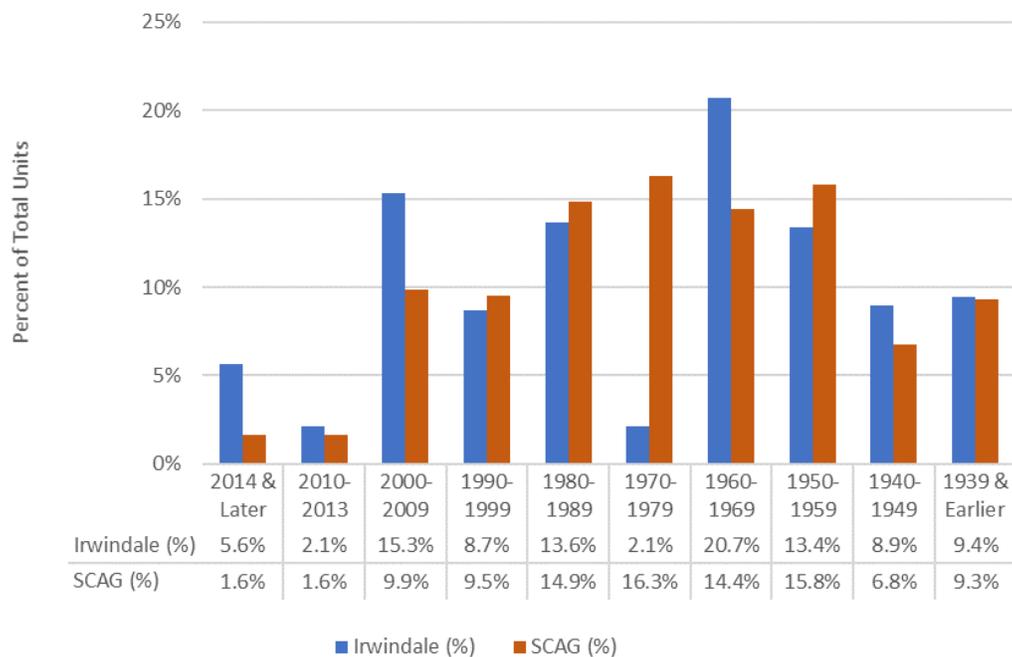


Sources: American Community Survey, 2015-2019 five-year sample data, Table B25004; BAE, 2020.

### ***Housing Units by Year Structure Built***

American Community Survey (ACS) data indicate that the Irwindale housing stock experienced a major spurt of growth from 1950 to 1969, accounting for more than one-third of housing units in the City, and then significant growth from 1980 to 1989 (13.6 percent) and from 2000 to 2009 (15.3 percent). In comparison, housing construction in the SCAG region is more consistently spread out over a longer period with greater growth during the 1970 to 1979 period. However, the growth in new housing units has tailed off since 1980 for both the City and the Region, but especially for the Region. It should be noted that the ACS data do not capture more recent residential construction activity or any pending residential projects in the City’s development pipeline.

**Figure 11: Housing Units by Year Built, Irwindale & SCAG Region**



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

**Substandard Housing Issues**

The American Community Survey (ACS) provides estimates of substandard units with no telephone service available (including cell phones), units lacking complete plumbing (e.g., no hot water or no toilet), or units lacking complete kitchen facilities (e.g., no refrigerator). By these criteria, Irwindale has few substandard units; 1.79 percent of the approximately 392 housing units in Irwindale meet any one of these criteria as summarized below, in Figure 12. Regionally the proportions are higher but still limited, at 3.41 percent for any of the three criteria.

The Irwindale Code Enforcement Division has noted a limited number of housing units with code issues. This includes:

- Exterior features on three homes on Irwindale Avenue with exterior features such as siding, windows, doors, paint, and landscaping that are in need of maintenance;
- One home needing window and door replacement and permitting for a water heater installation;
- One home with an addition and rehabilitation work, open wall areas, and partial foundation trenching needing plan approval and permitting

- One substandard home (lacking onsite bathroom facilities) that was recently demolished, possibly without proper permitting;
- One substandard home with windows and doors needing repair/replacement and lacking proper electrical wiring.
- One unpermitted home with two accessory dwelling units and separate unpermitted bathroom unit.

Although limited, these housing issues indicate a need for the City to monitor housing conditions for code issues and work with property owners to bring housing into compliance. The 2021-2029 Housing Element contains Program 1, which calls for a proactive code enforcement approach and refer violators to available assistance programs; and Program 2, which calls for creation of a local housing rehabilitation loan fund to assist lower- and moderate-income households with code compliance.

**Figure 12: Substandard Housing Characteristics, Irwindale & SCAG Region, 2015-2019**



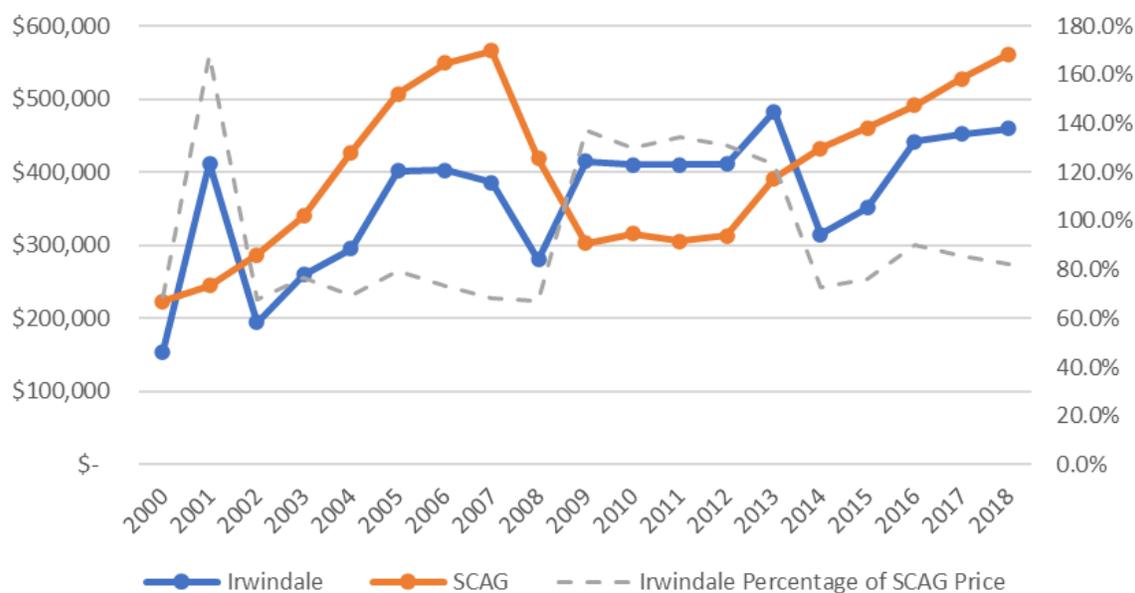
Source:  
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049.

### ***Home Values of Owner-Occupied Units***

Typical home prices in Irwindale have typically tracked below SCAG Region, except between 2009 and 2013, and in 2001. The median home sales price in Irwindale increased 199 percent while the median price in the SCAG region increased 151 percent between

2000 and 2019. The City’s median home price was about \$100,000 lower than for the region overall in 2019, at \$460,000 versus \$560,977 for the region. The median home sale price was the highest in Irwindale in 2013 and the highest in the region in 2007. Prices in Irwindale have ranged between a low of 66.9% of the SCAG region median in 2008 and a high of 168.2% in 2001.

**Figure 13: Median Home Sales Price for Existing Homes, Irwindale & SCAG Region**



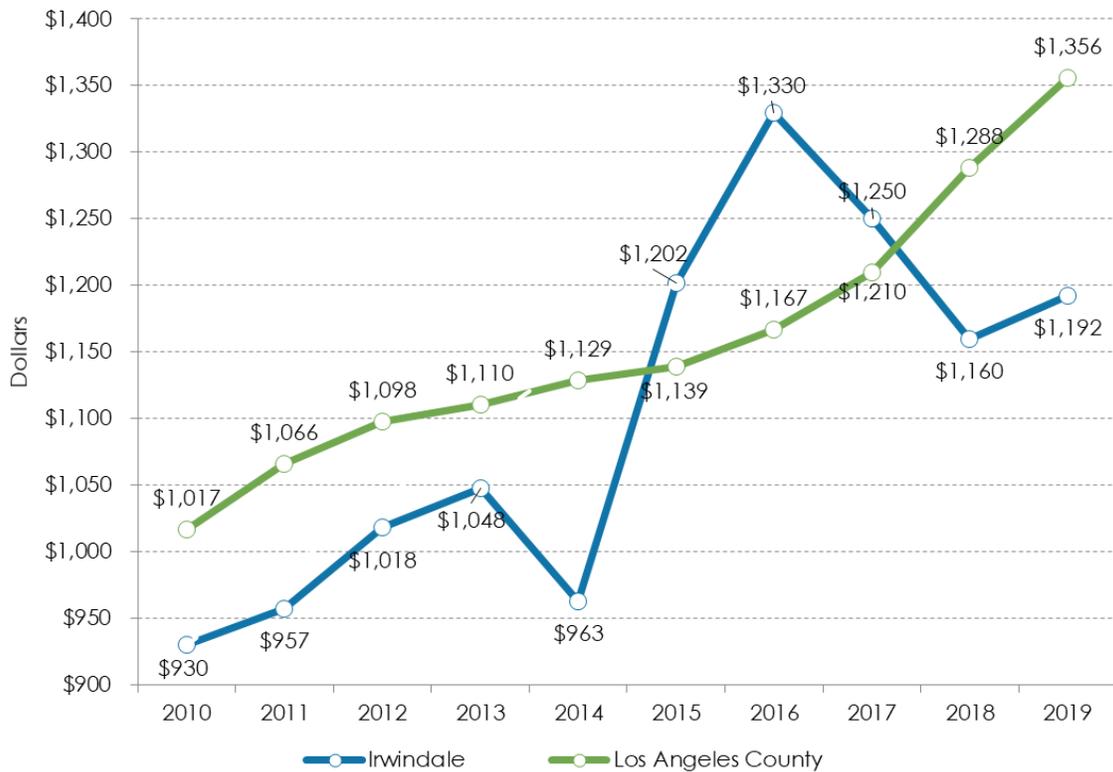
Sources: SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians

**Contract Rents for Renter-Occupied Units**

As shown in Figure 14, median contract rents in Irwindale typically trend below those for the SCAG Region, with exceptions in 2015 and 2016. According to the American Community Survey, the median monthly contract rent for the 2015 through 2019 period<sup>2</sup> was \$1,356 for the region, nearly 14 percent higher than the Irwindale median contract rent, which was \$1,192.

<sup>2</sup> The American Community Survey for Irwindale is based on data gathered over a five-year period, e.g., the data shown for 2018 was collected from 2014 through 2018. Single-year data is not available for the City due to the population threshold set by the US Census Bureau.

**Figure 14: Median Monthly Contract Rent, 2010-2019**



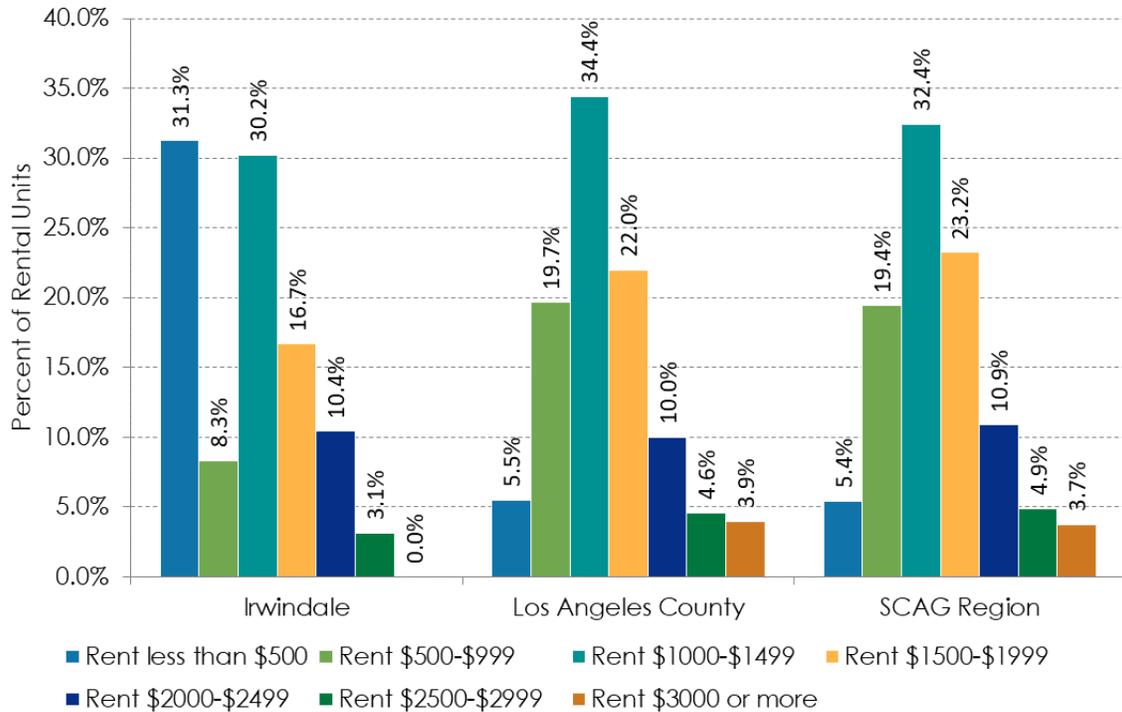
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, from 2006-2010 through 2015-2019, B25058.

Confirming the relatively low rents in the City, based on the 2019 ACS data, over 31 percent of Irwindale occupied rental units had monthly contract rents of \$500 or less; in sharp contrast, only 5.5 percent of Los Angeles County and 5.4 percent of SCAG Region rents were at this level. For Los Angeles County and the SCAG Region, over one-third of occupied rental units had monthly contract rents in the \$1,000 to \$1,499 category, and 30 percent of Irwindale occupied units were in this category.

While the American Community Survey relies on the rental rates reported by its survey respondents, who represent a limited sample of local households, other real estate data providers can provide additional perspective; however, because of Irwindale’s limited housing stock – in particular the small number of rental housing units – rental listings from rental apartment websites may not be representative of local market conditions. At the direction of the Department of Housing and Community Development, the City reviewed apartment rental rates in the neighboring cities and found that current asking

market rates for rental apartments range from approximately \$1,800 to \$2,200 for one-bedroom/one-bath units to around \$2,900 per month for two-bedroom/two-bath units. These rents may be more indicative of the potential market rate rents if new apartment units were to be built in the City of Irwindale.

**Figure 15: Monthly Contract Rents for Renter-Occupied Units**



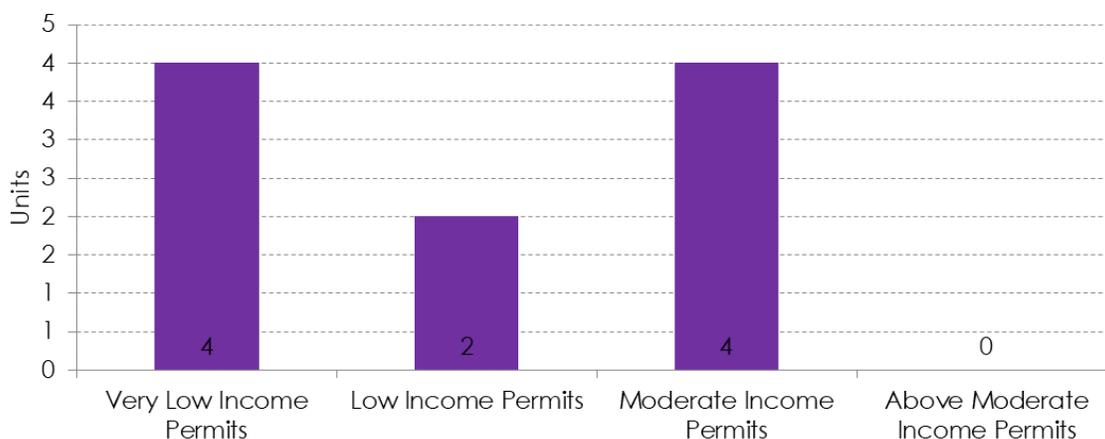
Universe: Renter-occupied housing units paying cash rent.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

***Permitted Housing by Income Level***

As shown in Figure 16, between 2013 and 2020 (i.e., from the beginning of the last housing element cycle), the City of Irwindale issued residential building permits for 29 building permits. Four were issued for extremely low-income units, seven for very low-income units; six for low-income, eight for moderate-income, and four for market rate (above-moderate) units.

**Figure 16: City of Irwindale Housing Permits by Income Level**



**Notes:**

Universe: Housing permits issued between 2013 and 2020.

HCD uses the following definitions for the four income categories:

--Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located.

--Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located.

--Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located.

--Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

***Assisted Housing Developments at Risk of Conversion***

California Government Code Section 65583 requires that housing elements identify all assisted rental housing units within the jurisdiction that are at risk of converting to market rate within ten years of the beginning of the Housing Element Planning period. Typically, assisted units are potentially considered to be at risk of converting to market rate if they are subject to local affordability requirements that will soon expire, or if the affordable units were financed using sources that required affordability for a set period that will soon expire. However, units that are potentially at risk for these reasons may not actually be at risk of conversion, particularly in cases where the units are owned by a non-profit or other entity that is dedicated to preserving the units as affordable housing. The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer.

The Irwindale Housing Authority assists 115 homeownership units in Irwindale, according to their Fiscal Year 2019-20 Housing Successor Compliance Report.<sup>3</sup> Table 9 shows that Irwindale does not have any assisted units at risk of conversion.

**Table 9: City of Irwindale Assisted Units at Risk of Conversion**

<b>Risk Level</b>	<b>Definition:</b>	<b>At Risk Low-income units in jurisdiction</b>	
		<b>Number</b>	<b>Percent</b>
Very High	At-risk of converting to market rate within the next year	0	N/A
High	At-risk of converting to market rate in the next 1-5 years	0	N/A
Moderate	At-risk of converting to market rate in the next 5-10 years	0	N/A
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	0	N/A
<b>TOTAL</b>		<b>0</b>	<b>N/A</b>

Source: California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

*Cost of Replacement or Preservation of At-Risk Units*

California Government Code Section 65583 also requires that the Housing Element estimate the cost to replace any affordable units that are at risk of conversion within ten years as well as the cost to preserve these units. No costs are provided here since no units in Irwindale are at-risk of conversion within the specified time period.

<sup>3</sup> <https://www.irwindaleca.gov/DocumentCenter/View/6424/Irwindale-Housing-Authority-2019-20-SB-341-Annual-Report?bidId=>

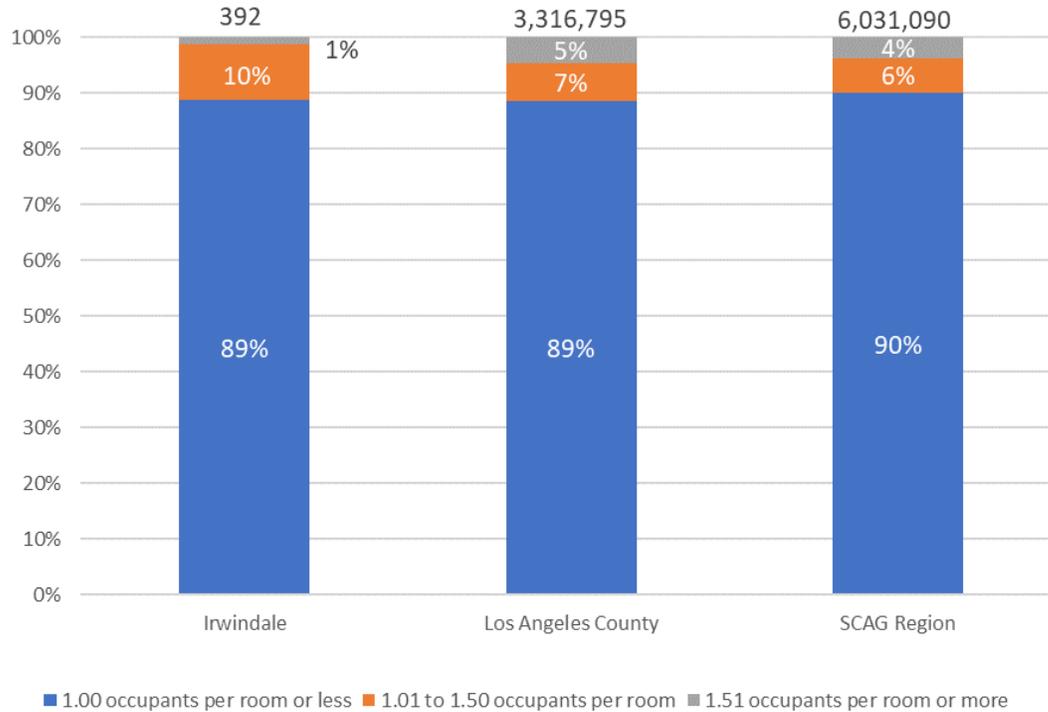
## Overcrowding and Overpayment

### *Overcrowding Severity*

Housing analysts consider overcrowding in residential units to be a key indicator that households are experiencing economic hardship and are struggling to afford suitable housing, making household size relative to the size of occupied housing units an important metric for assessing economic stress and housing insecurity. One of the common tradeoffs that households make when experiencing economic hardship is to live in housing units that are smaller than would otherwise be ideal, or to band together with extended family or other individuals or households in order to better offset housing costs. The ACS provides data on overcrowding, reporting estimates of households by the number of persons per room, which includes bedrooms, as well as other rooms, like living rooms, but excludes kitchens and bathrooms. The ACS definition of overcrowding is more than one person per room, and severe overcrowding is defined as greater than 1.5 persons per room.

Irwindale has rates of overcrowding on par with the County and region, with about 11 percent of units considered to be overcrowded (see Figure 17). For the 2015 through 2019 period, the ACS reports that ten percent of households in Irwindale were overcrowded with 1.01 to 1.50 persons per room, and only one percent were severely overcrowded, with 1.51 persons or more per room. In comparison, seven percent of Los Angeles County households were overcrowded with 1.0 to 1.50 persons per room, and five percent were severely overcrowded with 1.51 persons or more per room. Six percent of the SCAG Region's households were classified as overcrowded and four percent as severely overcrowded.

**Figure 17: Occupants per Room**



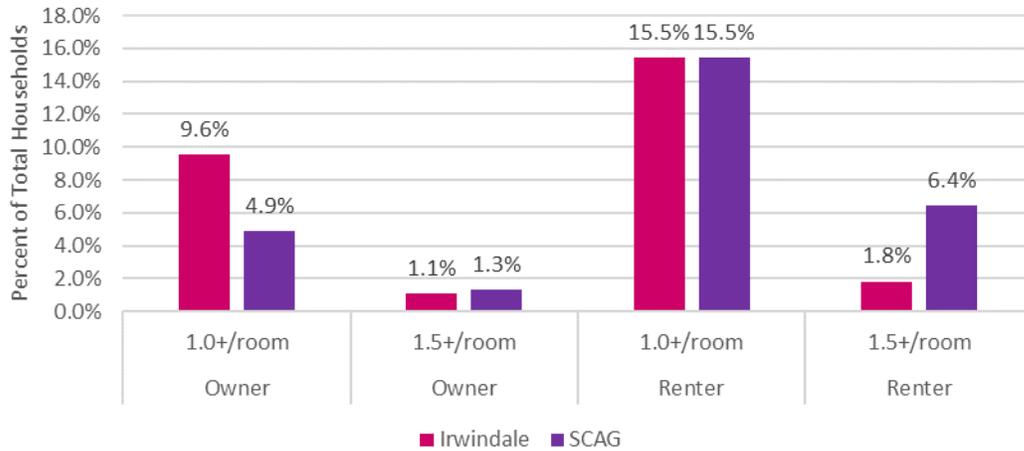
**Notes:**

The Census Bureau defines an overcrowded unit as one occupied by more than 1.0 persons per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, 2015-2019, B25014.

***Overcrowding by Tenure and Severity***

Overcrowding tends to be higher in renter-occupied housing than in owner-occupied housing. In Irwindale, 27 owner-occupied and 17 renter-occupied households had more than 1.0 occupants per room (9.6 percent and 15.5 percent, respectively, of the occupied housing stock by tenure), meeting the Census definition for overcrowding, while 3 owner households and 2 renter households had more than 1.5 occupants per room, (1.1 percent and 1.8 percent, respectively, of the occupied housing stock by tenure) meeting the ACS definition for severe overcrowding.

**Figure 18: Overcrowding by Extent and Tenure**

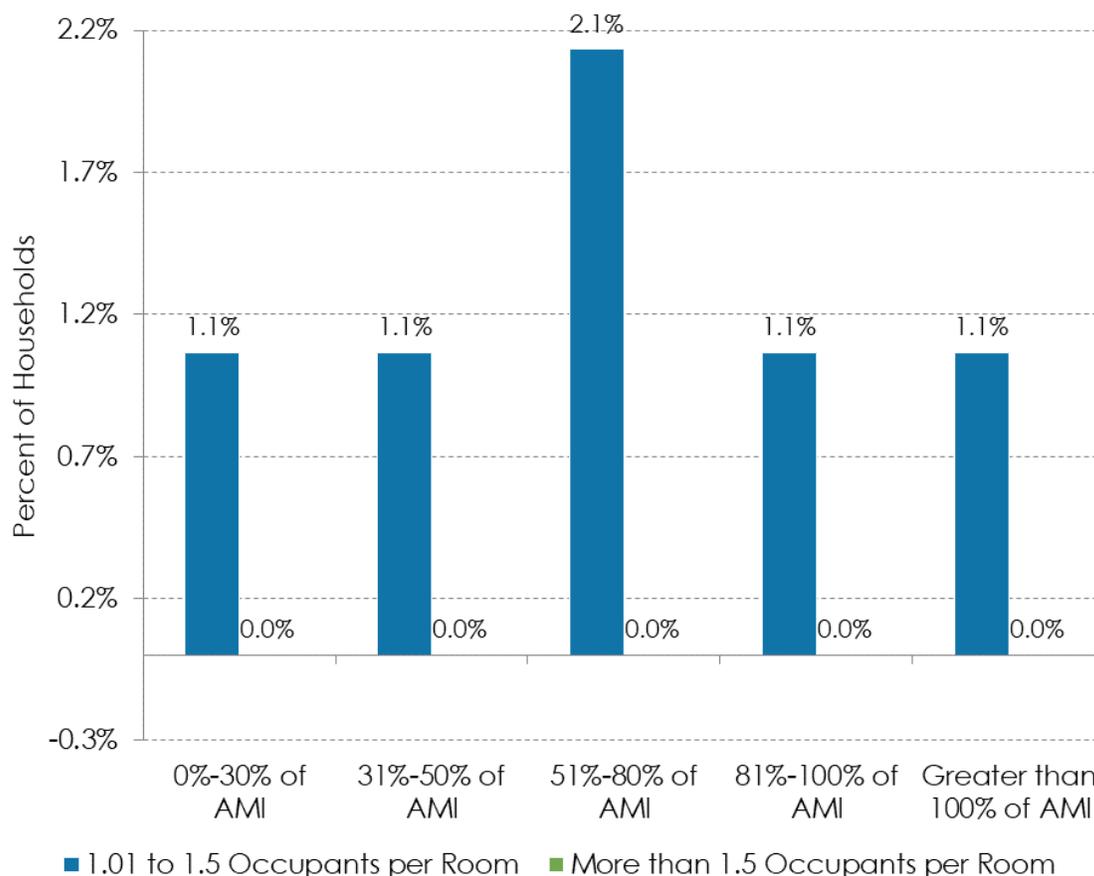


Source: American Community Survey 2015-2019 5-year estimates.

***Overcrowding by Income Level***

In Irwindale, few households at any income level suffer from overcrowded conditions, as shown in Figure 19. Interestingly, there is no clear trend between household income level and overcrowding. All income levels see an overcrowding rate of 1.1 percent, except for the 51 percent to 80 percent of AMI category (very low income), at 2.1 percent. According to HUD, no households fell into the severely overcrowded category.

**Figure 19: City of Irwindale Overcrowding by HUD Income Category**



**Notes:**  
 The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.  
 Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

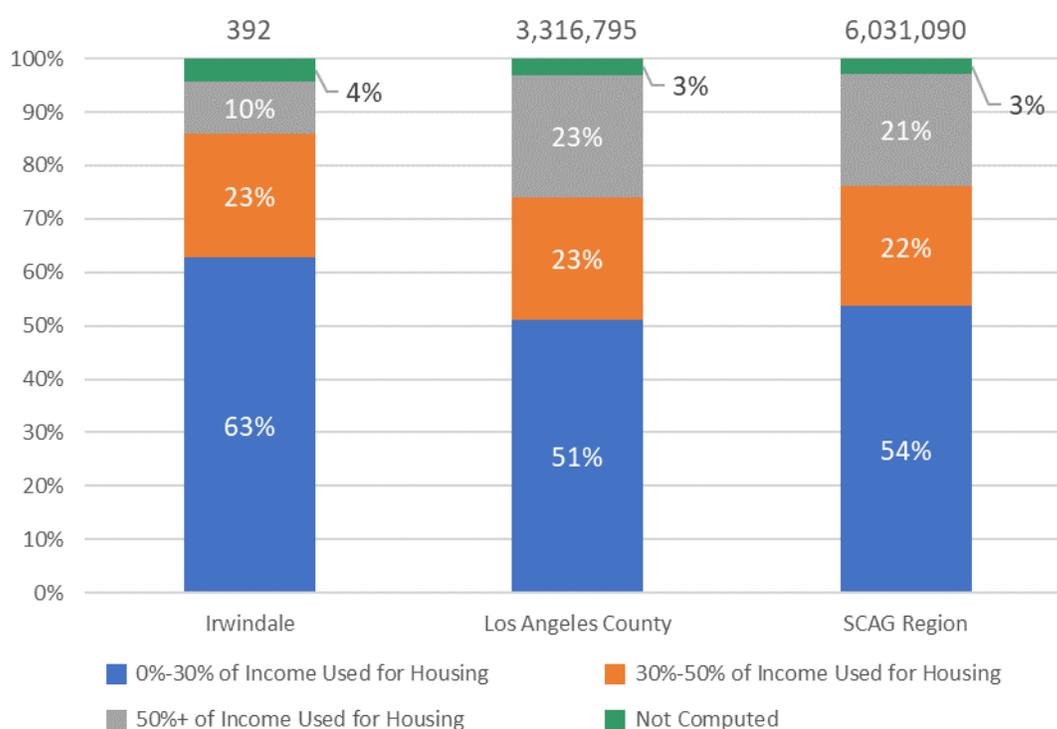
**Cost Burden Severity**

Housing cost burden is most commonly measured as the percentage of gross income spent on housing. A household is considered to have a moderate housing cost burden if housing expenses are between 30 percent and 50 percent of income, and to have a severe cost burden when housing expenses exceed 50 percent of income.

Reflecting the City’s high ownership rates, Irwindale has a smaller proportion of cost-burdened households than Los Angeles County or the SCAG Region. Sixty-three percent of City households reported paying less than 30 percent of income on housing, compared

to only 51 percent for the county and 54 percent for the region (see Figure 20). As a result, the proportions of households with severe cost burdens is lower for the City than for the county and the region. Nevertheless, a substantial number of Irwindale households show possible problems with housing affordability, with the proportion of moderate housing cost burden among the City's households at 23 percent, a similar proportion to the County and region.

**Figure 20: Percent of Household Income to Housing Costs**



**Notes:**

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

*Cost Burden by Tenure and Income Level*

The following table shows that renters in Irwindale tend to have higher housing cost burdens than owners and, not surprisingly, lower income households also tend to have

higher housing cost burdens. Overall, 14 percent of renters have severe cost burdens and 41 percent have moderate cost burdens, while 15 percent of owners have severe cost burdens and only 25 percent have moderate cost burdens. For extremely low-income households, 76 percent are moderately or severely cost burdened, decreasing to 70 percent for very low-income households, and then to 60 percent for low-income households, illustrating the link between higher housing cost burdens and lower incomes.

**Table 10: Housing Cost Burden by Income & Tenure for Irwindale**

Housing Cost Burden by Income Level	Renter		Owner		All Households	
	#	%	#	%	#	%
<b>Household Income ≤30% HAMFI (a) (b)</b>	<b>25</b>	<b>100.0%</b>	<b>25</b>	<b>100.0%</b>	<b>50</b>	<b>100.0%</b>
Minimal Cost Burden (c)	4	16.7%	4	14.8%	8	15.7%
Moderate Cost Burden (d)	10	41.7%	4	14.8%	14	27.5%
Severe Cost Burden (e)	10	41.7%	15	55.6%	25	49.0%
Zero/Negative Income	0	0.0%	4	14.8%	4	7.8%
<b>Household Income &gt;30% to ≤50% HAMFI (b)</b>	<b>35</b>	<b>100.0%</b>	<b>55</b>	<b>100.0%</b>	<b>90</b>	<b>100.0%</b>
Minimal Cost Burden (c)	10	34.5%	15	27.3%	25	29.8%
Moderate Cost Burden (d)	15	51.7%	25	45.5%	40	47.6%
Severe Cost Burden (e)	4	13.8%	15	27.3%	19	22.6%
<b>Household Income &gt;50% to ≤80% HAMFI (b)</b>	<b>25</b>	<b>100.0%</b>	<b>75</b>	<b>100.0%</b>	<b>100</b>	<b>100.0%</b>
Minimal Cost Burden (c)	10	40.0%	30	40.0%	40	40.0%
Moderate Cost Burden (d)	15	60.0%	35	46.7%	50	50.0%
Severe Cost Burden (e)	0	0.0%	10	13.3%	10	10.0%
<b>Household Income &gt;80% to ≤100% HAMFI (b)</b>	<b>4</b>	<b>100.0%</b>	<b>10</b>	<b>100.0%</b>	<b>14</b>	<b>100.0%</b>
Minimal Cost Burden (c)	4	100.0%	10	71.4%	14	77.8%
Moderate Cost Burden (d)	0	0.0%	4	28.6%	4	22.2%
Severe Cost Burden (e)	0	0.0%	0	0.0%	0	0.0%
<b>Household Income &gt;100% to ≤120% HAMFI (b)</b>	<b>4</b>	<b>100.0%</b>	<b>27</b>	<b>100.0%</b>	<b>31</b>	<b>100.0%</b>
Minimal Cost Burden (c)	4	100.0%	27	100.0%	31	100.0%
Moderate Cost Burden (d)	0	0.0%	0	0.0%	0	0.0%
Severe Cost Burden (e)	0	0.0%	0	0.0%	0	0.0%
<b>Household Income &gt;120% HAMFI (b)</b>	<b>12</b>	<b>100.0%</b>	<b>74</b>	<b>100.0%</b>	<b>86</b>	<b>100.0%</b>
Minimal Cost Burden (c)	12	100.0%	74	100.0%	86	100.0%
Moderate Cost Burden (d)	0	0.0%	0	0.0%	0	0.0%
Severe Cost Burden (e)	0	0.0%	0	0.0%	0	0.0%
<b>Total Households (b)</b>	<b>105</b>	<b>100.0%</b>	<b>265</b>	<b>100.0%</b>	<b>375</b>	<b>100.0%</b>
Minimal Cost Burden (c)	44	44.9%	160	58.8%	204	55.1%
Moderate Cost Burden (d)	40	40.8%	68	25.0%	108	29.2%
Severe Cost Burden (e)	14	14.3%	40	14.7%	54	14.6%
Zero/Negative Income	0	0.0%	4	1.5%	4	1.1%

Notes:

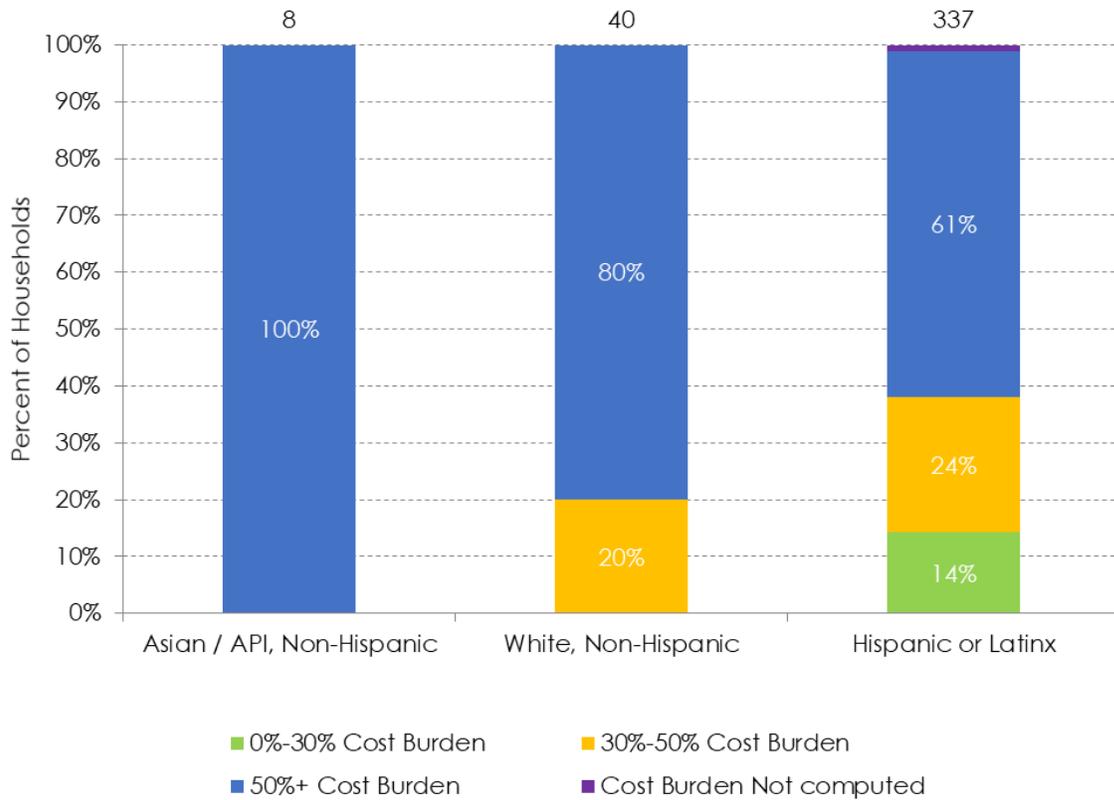
- (a) "HAMFI" is the HUD Area Median Family Income for Los Angeles County.
- (b) Totals do not equal the sum of individual figures due to independent rounding.
- (c) Households with minimal housing cost burden spend up to 30 percent of their gross household income on housing expenses.
- (d) Households with moderate housing cost burden spend more than 30 percent but less than or equal to 50 percent of their gross household income on housing expenses.
- (e) Households with severe housing cost burden spend more than 50 percent of their gross household income on housing expenses.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

### Cost Burden by Race

By race/ethnicity, the lowest proportions of moderate and severe housing cost burdens in Irwindale are among Hispanic households, with the highest burdens among Asian non-Hispanic households, as shown in Figure 21.

**Figure 21: Cost Burden by Race and Ethnicity, Irwindale**



**Notes:**

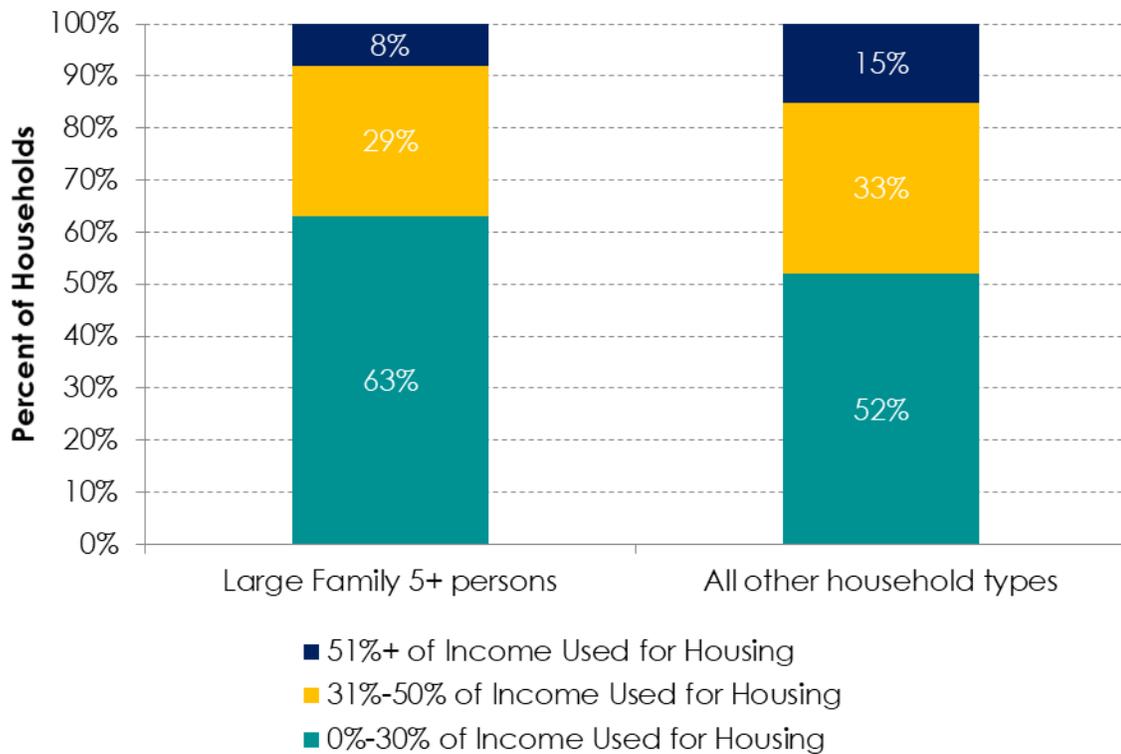
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

### Cost Burden by Household Size

In Irwindale, large family households were less likely to be cost burdened than those in other household types, where 37 percent of large family households (as defined in Figure 22) face moderate or severe housing cost burdens compared to nearly half of all other household types. It may be the case large family households in Irwindale are more likely to live in owner-occupied units.

**Figure 22: Cost Burden by Household Size/Type, Irwindale**



**Notes:**

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Does not include households for which cost burden is not computed.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

## **Special Needs Populations**

California Government Code Section 65583 specifically 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.” The following section provides an assessment of their general housing needs.

### *Farmworkers*

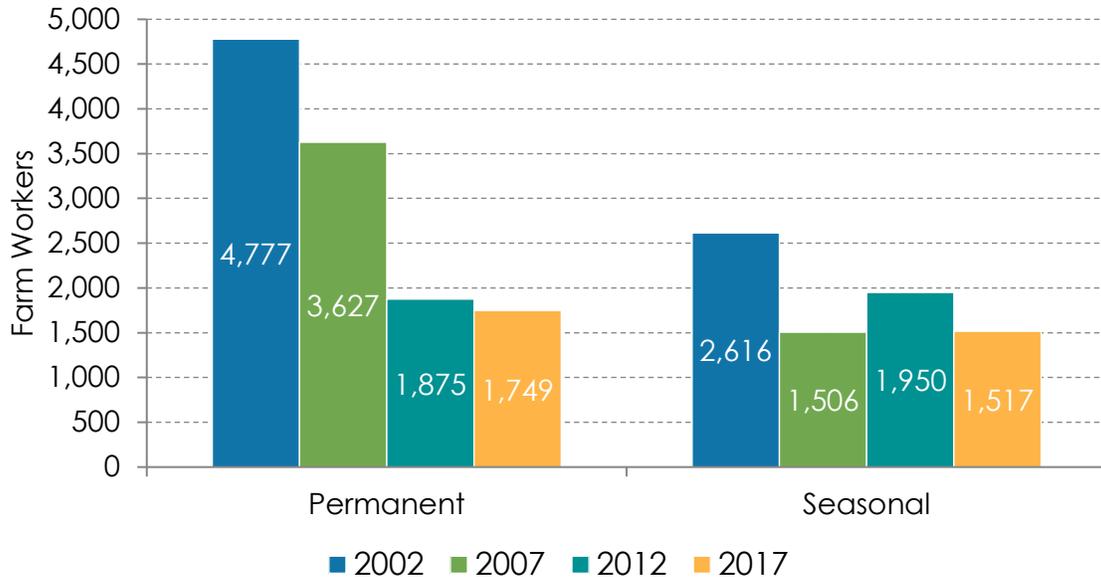
Farmworkers tend to earn relatively low wages and therefore often need affordable housing. Farmworker housing has traditionally included temporary accommodations that provide beds in group living quarters, but farmworkers may also require affordable permanent housing. This is consistent with trends in many communities with a large agricultural sector, in which farmworkers are increasingly establishing permanent homes that are suitable for themselves and their families in these communities, with a decrease in migrant workers that tend to live alone while traveling for work. As a result, farmworkers often seek out the same type of affordable housing as other lower-income households in these communities, including a preference for housing that is close to schools and other amenities in more urban areas.

### *Farm Operations and Farm Labor*

Statewide, farmworker housing is of unique concern and importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

Los Angeles County has relatively small and declining farmworker employment; in 2017, the County reported a total of 3,266 hired farmworkers, down from 7,393 in 2002. In contrast, Ventura County reported 22,694 hired farmworkers in 2017.

**Figure 23: Hired Farm Labor in Los Angeles County**



**Notes:**

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

-Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

**Source:**

U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Irwindale reports three residents employed in farming, fishing, and forestry occupations, reflecting the urbanized nature of land use in the City and surrounding communities. There are also three residents working in agriculture, forestry, fishing, and hunting industries, but neither category includes any full-time, year-round workers.

**Table 11: Number of Farmworkers by Occupation**

<b>Farming, Fishing, and Forestry Occupations</b>	<b>Irwindale</b>	<b>% of Irwindale Workers in All Occupations</b>	<b>SCAG Region</b>
Total Workers (a)	3	0.5%	56,854
Full-time, Year-Round Workers (b)	0	0.0%	29,848

Notes: Table is by worker place of residence, not by place of employment.

(a) Universe: Civilian employed population 16 years and over.

(b) Universe: Full-time, year-Round civilian employed population 16 years and over.

Sources: American Community Survey 2015-2019 5-year estimates, Tables S2401 and S2402; SCAG; BAE.

**Table 12: Employment in the Agricultural Industry**

<b>Workers in Agriculture, Forestry, Fishing, and Hunting Industries</b>	<b>Irwindale</b>	<b>% of Irwindale Workers in All Industries</b>	<b>SCAG Region</b>
Total Workers (a)	3	0.5%	74,193
Full-time, Year-Round Workers (b)	0	0.0%	43,090

Notes: Table is by worker place of residence, not by place of employment.  
 (a) Universe: Civilian employed population 16 years and over.  
 (b) Universe: Full-time, year-round civilian employed population 16 years and over.

Sources: American Community Survey 2015-2019 5-year estimates, Tables S2403 and S2404; SCAG; BAE.

Merwin Elementary School in the Covina-Valley Unified School District is the sole public school operating in Irwindale. In addition students have the option to attend City, and El Monte Union High School Districts, although most students attend other schools in Covina-Valley Unified and Duarte Unified School Districts. In the 2019-2020 school year, 289 enrolled students in the aforementioned districts were migrant worker students.

**Table 13: Migrant Worker Student Population**

<b>Geography</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Irwindale	413	374	301	289
Los Angeles	3,792	3,641	3,658	3,903
SCAG Region	13,081	12,010	11,723	11,575

Notes:  
 Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools  
 Irwindale is served by Azusa Unified, Baldwin Park Unified, Covina-Valley Unified, Duarte Unified, El Monte City, and El Monte Union High School Districts, which all primarily serve other cities.  
 The data used for this table was obtained at the district level for Irwindale, and the county level for Los Angeles County and the other counties making up the SCAG Region. For the counties, data may exclude some areas due to confidentiality restrictions applied to districts with 10 or less children in the category.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

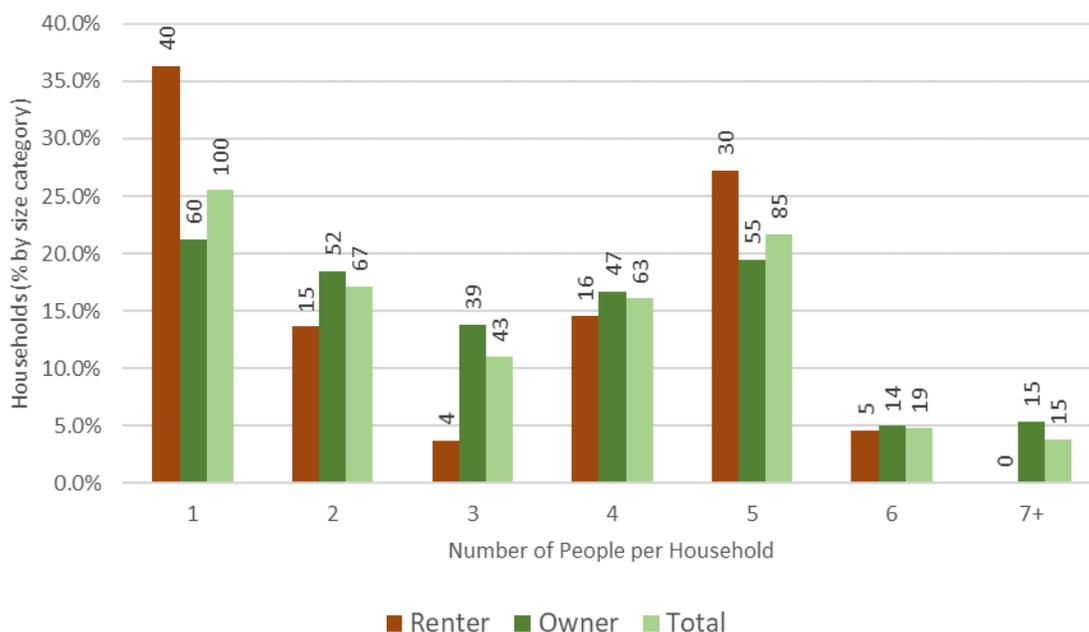
***Large Families and Female-Headed Households***

*Household Size by Tenure*

Housing preferences are dictated in part by household size; single-person households will have different housing preferences than large family households. Figure 24 illustrates the range of household sizes in Irwindale for owners, renters, and overall. The most commonly occurring household size is one person living alone (25.5 percent) and the

second-most commonly occurring household is five people (21.7 percent). Irwindale has a lower share of two person households than the SCAG region overall (17.1 percent vs. 28.7 percent) and a higher share of five person households than the SCAG region overall (vs. 13.2 percent).

**Figure 24: City of Irwindale Households by Tenure by Household Size**



Sources: American Community Survey 2015-2019 5-year estimates, Table B25009; SCAG; BAE.

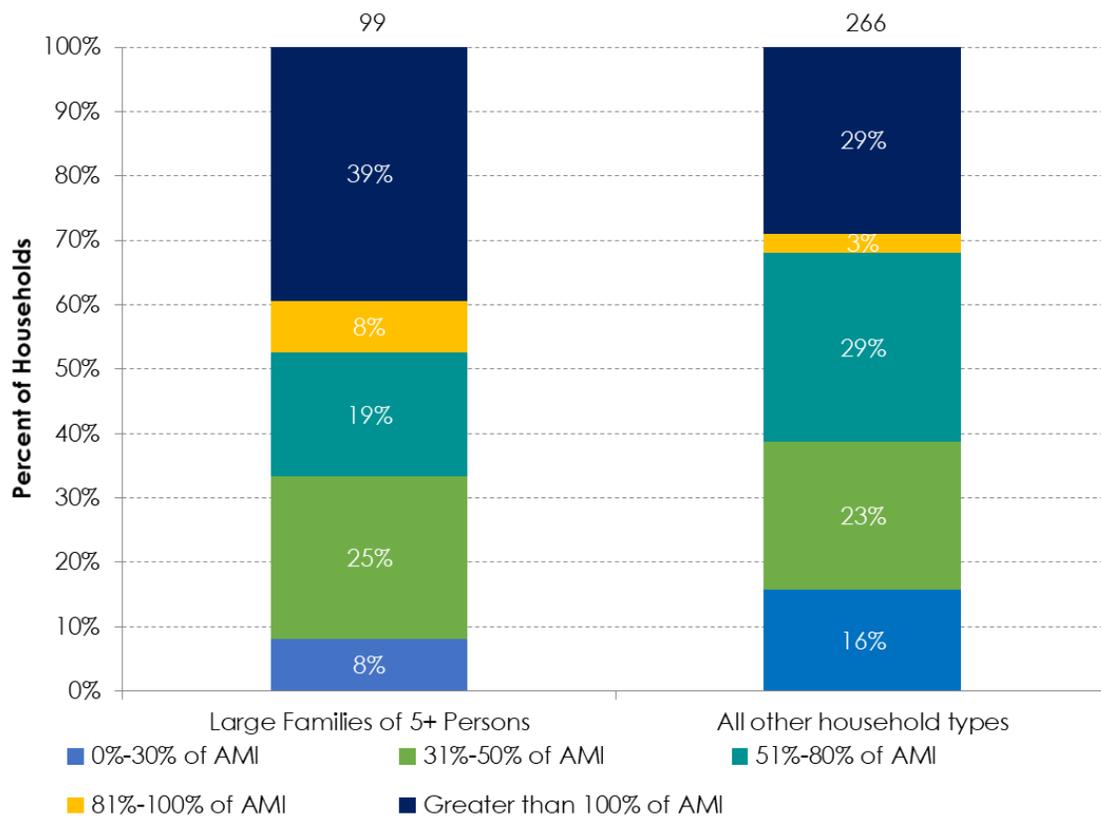
#### *Household Size by Household Income Level*

Large family households often require larger units to accommodate a larger number of family members without experiencing overcrowding. Compared to all other household types in Irwindale, large family households are more likely to earn an income higher than the area median income, at 39 percent vs. 29 percent, and thus may be more likely to avoid overcrowding.

Nevertheless, approximately 60 percent of the City’s large family households have incomes below 100 percent of AMI (see Figure 25). These households with more limited financial means can be expected to struggle to locate and secure adequate rental housing due to the small number of larger rental units, or are in a position to overpay for housing due to the need to secure a for-sale home that is large enough to suit their needs, often at significant expense.

Other types of households, which are generally smaller than the large-family households, prefer or require smaller housing units. Approximately 70 percent of the households that are non-large family households have incomes below 100 percent of AMI (note that AMI levels are adjusted for household size). These households, often supported by a single worker, may face limited financial resources for housing costs, and as a result, could face higher housing cost burdens. Similarly, the for-sale housing stock is largely dominated by larger multi-bedroom housing units, which often results in smaller households overconsuming housing (i.e., occupying housing units which are larger than needed) at a comparatively higher cost.

**Figure 25: Household Size by Household Income Level**

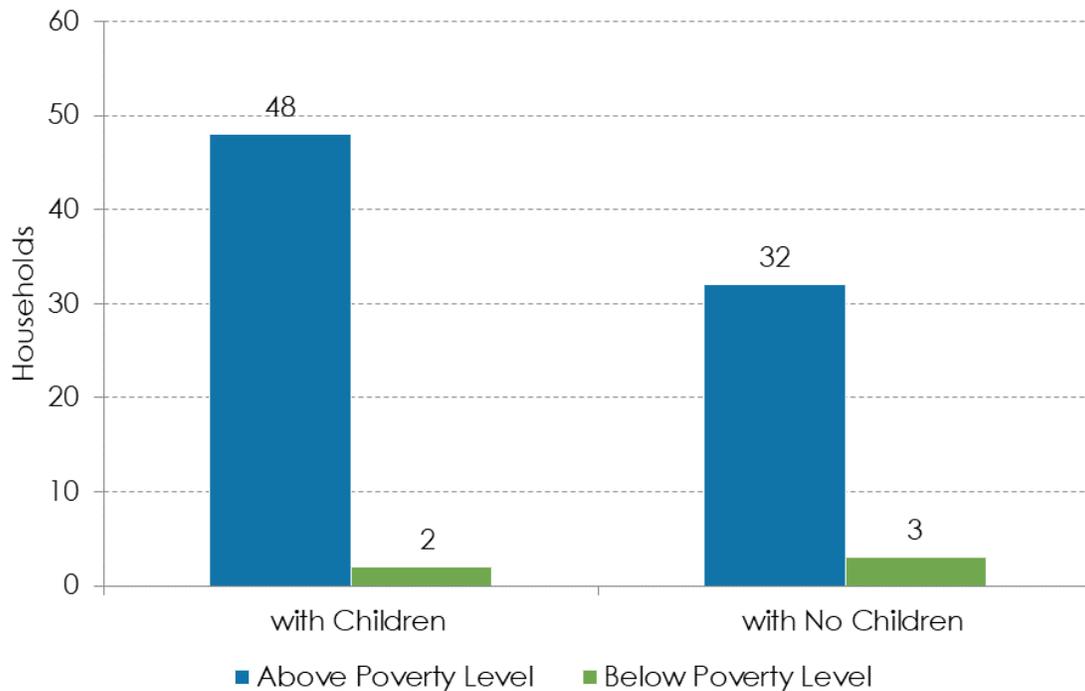


Source:  
 U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

### *Female-Headed Households by Poverty Status*

Female-headed households are family households with a female householder without a husband present. Irwindale has very few female-headed households living in poverty, but these households are likely to be struggling with housing costs. Figure 26 estimates of the number of female-headed households by poverty status in 2015-2019 for Irwindale. According to these data, there were approximately 85 female-headed households living in Irwindale, and about 50 had a child present. While most of these households were above the poverty level, two were below the poverty level. For those without a child present in the household, three were estimated to be below the poverty level.

**Figure 26: Female-Headed Households by Poverty Status**



**Notes:**

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

### **Seniors**

In Irwindale, some local programs for seniors define eligibility as persons aged 50 years and older. To be consistent with available data sources definitions in State Housing Element law, the following section discusses senior housing needs based on the U.S.

Department of Housing and Urban Development (HUD) define of seniors as those aged 62 years and older.

The City of Irwindale Senior Center serves as a hub of local activity for seniors, including lunch every weekday for seniors 50 and over that is free for residents and \$2.00 for non-residents. According to the Senior Center Manager, most local senior households are homeowners, and some are looking for the opportunity to downsize from single-family homes to smaller townhomes or apartments. There are also some seniors who could use assistance in adapting their existing homes with accessibility features (e.g., ramps) and safety features (e.g., grab bars, railings), assistance with home maintenance activities, and/or financial assistance for affordability to help them remain in their homes as they age. At this time, the local senior population would probably benefit most from programs that would help them to maintain independent living situations, as opposed to assisted living or skilled nursing; however, these needs may arise in the future, as the population gets older. In terms of needs for new housing, it is thought that new senior housing serving lower- or moderate-income households in smaller units, such as Las Casitas, would be the most beneficial.

New senior housing and assistance opportunities could be effectively marketed via postings at the Senior Center (which is attended by non-residents as well as residents) as well as in the City's regular newsletters that are mailed to all residences, and via the City's social medial channels.

#### *Senior Households by Income and Tenure*

According to CHAS data from 2013 to 2017 shown in Table 14, there were approximately 79 households in Irwindale with a householder who is 62 years of age or older ("senior households"). The majority (65 percent) were owners, slightly below the City's overall ownership rate but well above the County's. Senior renters were somewhat more likely than owners to have below-median incomes; 100 percent of elderly renter households had incomes below the area median, compared to 84 percent of elderly owners. Senior households for both renters and owners had a higher proportion with lower incomes than for all households in Irwindale (see Figure 5 above). Additionally, seniors account for a disproportionate share of lower income households in the City; more than one in five of the City's households have a householder 62 or older, but 40 percent of households with incomes below 100 percent of AMI have a householder 62 or older.

These findings show that elderly households make up a large percentage of Irwindale households and an even larger percentage of lower income households, but it should be noted that senior households, especially those that are owners, sometimes have accumulated assets such that they do not rely solely on income to support all of their housing costs. They may also have reduced housing costs if they no longer have a mortgage or may have a higher proportion of income available for rent due to lower

expenditures for other needs (e.g., lower medical expenditures due to Medicare coverage, no commute costs for work, no childcare costs). In the *Market Study Guidelines* from the California Tax Credit Allocation Committee and the California Debt Limit Allocation Committee,<sup>4</sup> demand estimates for senior affordable housing rental projects may assume demand based on the expenditure of up to 50 percent of income on gross rent.

**Table 14: City of Irwindale Senior Households by Income and Tenure**

Income Category	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
< 30% HAMFI	10	19.6%	20	71.4%	30	38.0%
30-50% HAMFI	25	49.0%	8	28.6%	33	41.8%
50-80% HAMFI	4	7.8%	-	0.0%	4	5.1%
80-100% HAMFI	4	7.8%	-	0.0%	4	5.1%
> 100% HAMFI	8	15.7%	-	0.0%	8	10.1%
<b>Total</b>	<b>51</b>	<b>100.0%</b>	<b>28</b>	<b>100.0%</b>	<b>79</b>	<b>100.0%</b>

Notes:

For the purposes of this table, senior households are those with a householder who is aged 62 or older.

-Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

*Cost-Burdened Senior Households by Income Level*

Table 15 indicates that overall, elderly households with income at or below area median in Irwindale are slightly more likely to experience moderate and severe housing cost burdens compared to households overall in the City. Elderly renters are more likely to face a severe cost burden when compared to elderly homeowners, but the number of each is equal.

<sup>4</sup> 2019 & 2020 Joint Market Study Guidelines, California Tax Credit Allocation Committee & California Debt Limit Allocation Committee, <https://www.treasurer.ca.gov/ctcac/2021/market-study-guidelines.pdf>, accessed May 11, 2021.

**Table 15: City of Irwindale Housing Cost Burden by Tenure for Elderly Households with Incomes Below the Area Median**

Housing Cost Burden	Elderly Households with Incomes ≤ 100% HAMFI (a)					
	Renter Households		Owner Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
Minimal Cost Burden (b)	12	46.2%	27	47.4%	39	47.0%
Moderate Cost Burden (c)	10	38.5%	26	45.6%	36	43.4%
Severe Cost Burden (d)	4	15.4%	4	7.0%	8	9.6%
Zero/Negative Income	0	0.0%	0	0.0%	0	0.0%
<b>Total Households (e)</b>	<b>28</b>	<b>100.0%</b>	<b>43</b>	<b>100.0%</b>	<b>71</b>	<b>100.0%</b>

Notes:

(a) "HAMFI" is the HUD Area Median Family Income for Los Angeles County.

(b) Households with minimal housing cost burden spend up to 30 percent of their gross household income on housing expenses.

(c) Households with moderate housing cost burden spend more than 30 percent but less than or equal to 50 percent of their gross household income on housing expenses.

(d) Households with severe housing cost burden spend more than 50 percent of their gross household income on housing expenses.

(e) Totals do not equal the sum of individual figures due to independent rounding.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

### *People with Disabilities, Including Developmental Disabilities*

Disability data provide valuable context for assessing current and future need for accessible housing units. People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

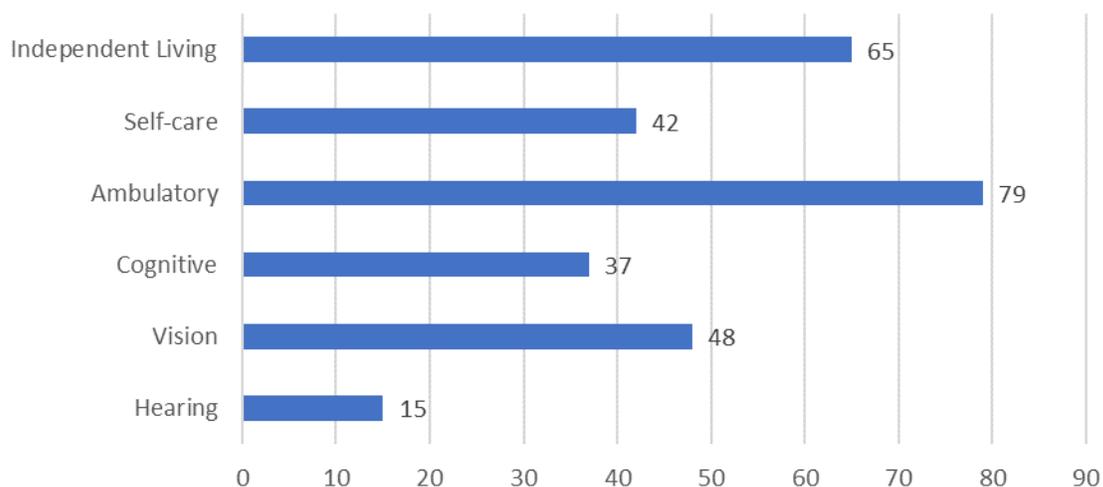
When it comes to housing, people with disabilities are not only in need of affordable housing but also may need accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need may outweigh what is available, particularly in a housing market with high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

#### *Disability by Type*

Figure 27 shows the estimated number of persons in Irwindale with various disabilities that may impact their housing needs. Note that these disabilities are counted separately and are not mutually exclusive (i.e., a resident may be counted in more than one category, and some disability types are not recorded for children below a certain age), so calculating disability as a percentage of total population may not be accurate. The top three most

common disabilities in Irwindale are ambulatory (27.6 percent), Independent Living (22.7 percent), and Vision (16.7 percent).

**Figure 27: City of Irwindale Resident Disability by Type**



**Notes:**

These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

The Census Bureau provides the following definitions for these disability types:

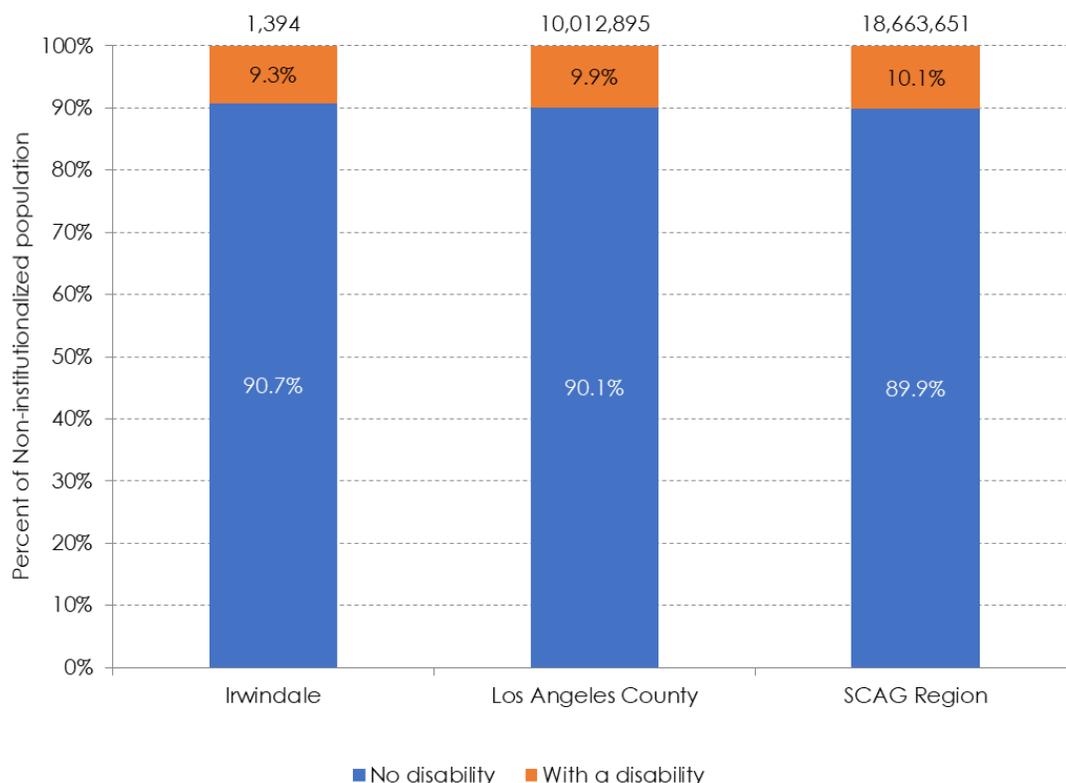
- Hearing difficulty: deaf or has serious difficulty hearing. Universe: Civilian noninstitutionalized population.
- Vision difficulty: blind or has serious difficulty seeing even with glasses. Universe: Civilian noninstitutionalized population.
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Universe: Civilian noninstitutionalized population 5 and older.
- Ambulatory difficulty: has serious difficulty walking or climbing stairs. Universe: Civilian noninstitutionalized population 5 and older.
- Self-care difficulty: has difficulty dressing or bathing. Universe: Civilian noninstitutionalized population 5 and older.
- Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping. Universe: Civilian noninstitutionalized population 18 and older.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

*Population by Disability Status*

For Irwindale, 9.7 percent of the City's civilian noninstitutionalized population are estimated to have one or more of the six disability types specified above. As shown in Figure 28, this proportion is similar to the proportions for Los Angeles County and the SCAG Region.

**Figure 28: Population by Disability Status**



**Notes:**

Universe: Civilian noninstitutionalized population

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101.

*Developmental Disabilities by Age*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe intellectual disabilities. SCAG was not able to identify the number of residents with developmental disabilities in Irwindale, and reports that the data is unavailable for the City.

*Population with Developmental Disabilities by Residence*

In addition to their specific housing needs, persons with developmental disabilities are at increased risk of housing insecurity if an aging parent or other family member is no longer able to care for them. SCAG was not able to identify the number of residents with developmental disabilities in Irwindale.

### *People Experiencing Homelessness*

One of the biggest challenges facing the SCAG region is homelessness. SCAG evaluated data from various City and county departments responsible for conducting 2019 homeless population point-in-time counts.

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the point in time of the count:

- An unsheltered homeless person resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in an emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

### *Homelessness by Shelter Status*

According to the Housing Needs Assessment for the 5<sup>th</sup> Cycle Housing Element,

There are currently two homeless service providers located in the City. Shepherd's Pantry 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](#) [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 was updated in 2013 to allow for emergency shelter use and according to the 5th Cycle Housing Element, the City of Irwindale collaborates with the San Gabriel Valley Council of Governments (SGVCOG) on a coordinated Homeless Strategy to address the following: prevent homelessness, increase income, coordinated entry system, subsidized housing, case management, and affordable housing.

According to more current data provided by SCAG and summarized in Table 16, 120 unsheltered homeless people were located by the point-in-time count for Irwindale in 2019, with no sheltered persons in the City. Taken as a proportion of the total population, unsheltered homeless people would count as nearly nine percent. [In the 2023 regional point in time count, the Los Angeles Homeless Services Authority \(LAHSA\) and USC researchers estimated a total of 75 unsheltered persons and an additional 88 persons using](#)

cars, vans, RVs, tents, and other makeshift shelters in Irwindale, based on a statistical sampling methodology, for a total of 163 homeless within Irwindale. Based on local knowledge, most of Irwindale’s homeless are located in the Santa Fe Dam and San Gabriel River areas. Working with the LAHSA, the Irwindale Homeless Taskforce identified specific local homeless needs related to working people who are unhoused due to inability to afford local housing, with a population including school-age children, women, and men.

Regionally, SCAG’s homeless compilation for 2019 showed more than 53,000 unsheltered homeless persons and approximately 14,000 sheltered homeless persons in the SCAG region.

**Table 16: Persons Experiencing Homelessness**

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	<u>Sheltered</u>	<u>Unsheltered</u>
Irwindale	0	120
SCAG Region	13,587	53,231

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Source: 2019 City and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

### *Housing Preferences*

The circumstances surrounding homelessness vary widely by household, but often include economic hardship, alcohol or substance abuse, mental illness, and domestic violence, among other potential contributing factors. Housing solutions naturally differ depending on cause and the unique needs of the persons involved. Individuals with substance abuse problems may be averse to rules and regulations that often accompany some transitional housing options. Persons and families escaping domestic violence may seek more confidential transitional housing.

According to the Executive Director of the Shepherds Pantry, which provides a range of services to the homeless and households at-risk of homelessness in the Irwindale area, the organization could use more case managers and could also use more financial resources to assist the homeless as well as to provide homelessness prevention services. There is a need for more local housing for the homeless to move into, as homeless persons from the local area are often reluctant to move away from the community to locations where they would have fewer personal connections. Thus, provision of additional local housing opportunities for people with extremely low- and very low-incomes would be helpful, as would provision of new housing with wrap-around supportive services. Shepherds Pantry serves more individuals and couples, so their clientele would be best served by smaller housing units. Shepherds Pantry could help the City with outreach to homeless

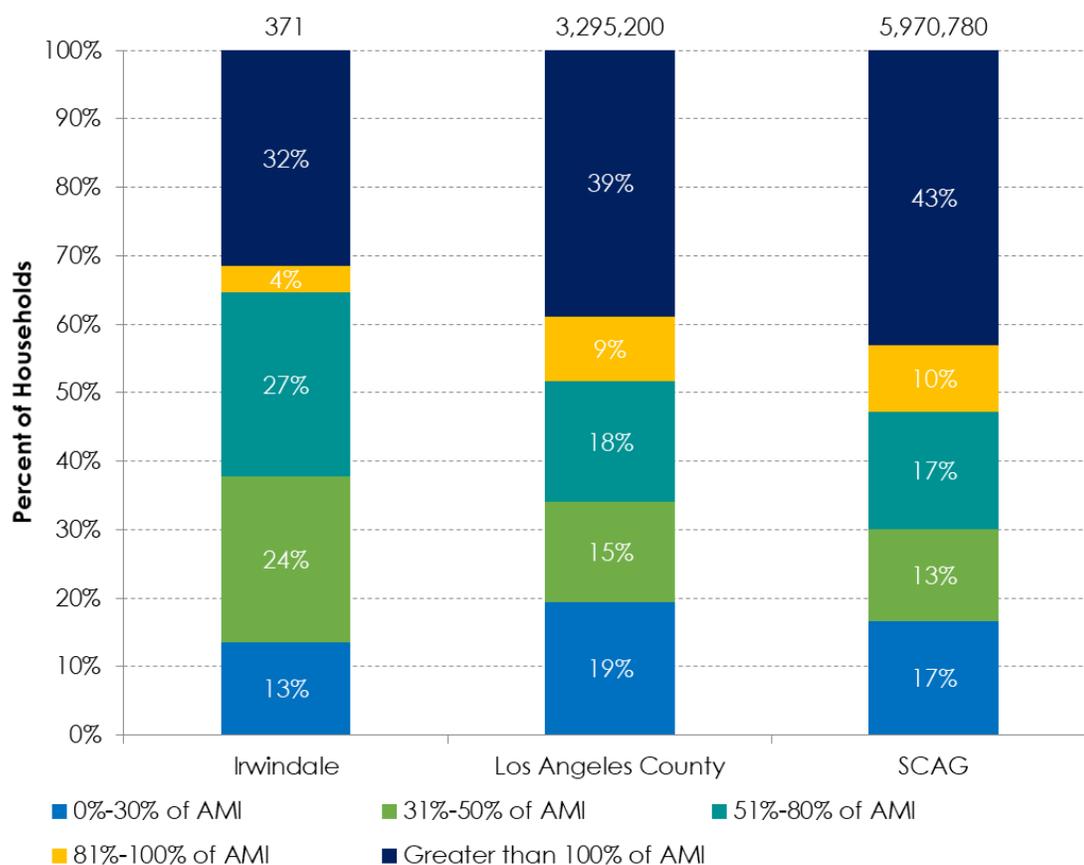
persons if new emergency shelter, transitional housing, permanent supportive housing, or other housing resources become available.

### ***Extremely Low-Income Housing Needs***

#### *Households by Household Income Level*

Irwindale has low household incomes relative to the County and the SCAG Region. As shown in Figure 29, only 32 percent of the households have incomes greater than 100 percent of AMI levels, in contrast to 39 percent in LA County and 43 percent for the SCAG Region. While Irwindale’s households are more likely to fall in the “very low income” or “low income,” there are comparatively fewer extremely low income households when compared to the County and region.

**Figure 29: Households by Household Income Level**



Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

### *Household Income Distribution by Race*

Housing the extremely low-income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Irwindale. Table 17 below provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in Irwindale is Hispanic (21.8 percent compared to none in any other category). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households).

**Table 17: City of Irwindale Extremely Low-Income Households by Race and Ethnicity**

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<b>Race/Ethnicity</b>	<b>Total Households</b>	<b>Households below 30% HAMFI</b>	<b>Share below 30% HAMFI</b>
White, non-Hispanic	16	0	0.0%
Asian and other, non-Hispanic	4	0	0.0%
Hispanic	238	52	21.8%
<b>Total</b>	<b>258</b>	<b>52</b>	<b>20.2%</b>

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Source: HUD CHAS, 2013-2017. HAMFI refers to Housing Urban Development Area Median Family Income.

### *Poverty Status by Race*

Table 18 reports the prevalence of poverty by race and ethnicity in the City of Irwindale between 2015 and 2019. Overall, poverty in Irwindale is low, at an overall rate of 8.2 percent of the population, although there is a disparity between Hispanic and non-Hispanic groups (8.7 percent vs. 3.7 percent). Generally, however, poverty is less prevalent across groups in the City, well below Los Angeles County's rate of 14.9 percent.

**Table 18: Poverty by Race and Ethnicity, City of Irwindale, 2015-2019**

Race (b)	Below Poverty Line (a)			Total Population (a)	
	Number	Poverty Rate	% of All Races in Poverty	Number	Percent
White	70	8.5%	60.9%	821	58.9%
<i>White Non-Hispanic</i>	0	0.0%	0.0%	118	8.5%
Black or African American	0	N/A	0.0%	0	0.0%
American Indian and Alaska Native	0	0.0%	0.0%	2	0.1%
Asian	3	33.3%	2.6%	9	0.6%
Native Hawaiian & Other Pacific Islander	0	N/A	0.0%	0	0.0%
Some other race alone	22	5.3%	19.1%	416	29.8%
Two or more races	20	13.7%	17.4%	146	10.5%
<b>Total, All Races</b>	<b>115</b>	<b>8.2%</b>	<b>100.0%</b>	<b>1,394</b>	<b>100.0%</b>
Hispanic or Latino	110	8.7%	95.7%	1,259	90.3%
Not Hispanic or Latino	5	3.7%	4.3%	135	9.7%
<b>Total, Hispanic &amp; Non-Hispanic</b>	<b>115</b>	<b>8.2%</b>	<b>100.0%</b>	<b>1,394</b>	<b>100.0%</b>

Notes:

(a) Includes only those residents for whom poverty status was determined.

(b) Non-Hispanic population by race not separated out except for Whites.

Sources: U.S. Census Bureau, ACS 2015-2019 five-year sample period, Table S1701; BAE, 2021.

## 6. ASSESSMENT OF FAIR HOUSING

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With the adoption of AB 686, all Housing Elements completed January 1, 2019 or later must include a program that promotes and affirmatively furthers fair housing throughout the community for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or any other characteristics that are protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and all other applicable State and federal fair housing and planning laws. Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”<sup>5</sup>

The law also requires that all Housing Elements completed as of January 1, 2021 or later include an Assessment of Fair Housing (AFH) that is consistent with the core elements of the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule from July 2015. The following subsection summarizes key findings from the Assessment of Fair Housing, which has been completed in accordance with current HCD guidance regarding the application of the new AB686 requirements, as well as a detailed reading of the California Government Code.<sup>6</sup>

The main sources of information for the following analysis are the U.S. Census Bureau Decennial Census and American Community Survey, the HCD AFFH Data and Mapping Resources Tool, the California Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), the State Tax Credit Allocation Committee (TCAC), and the City of Irwindale.

### **Fair Housing Enforcement and Outreach**

Fair housing complaints can be used as an indicator of the overall magnitude of housing complaints, and to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual’s “race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other

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<sup>5</sup> California Government Code § 8899.5 (a)(1)

<sup>6</sup> Olmstead, Z. (April 23, 2020). AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a).

basis prohibited by Section 51 of the Civil Code.” Federal Law also prohibits many kinds of housing discrimination.

Housing discrimination complaints can be directed to either HUD’s Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH).

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

No complaints have been filed with FHEO over housing discrimination in Irwindale from 2013 through 2020. For all of Los Angeles County, approximately 2,000 complaints were filed; 1,177 were dismissed for lack of cause.

**Table 19: FHEO Fair Housing Complaints by Resolution Type, 2013 to 2020**

**City of Irwindale**

<b>Resolution</b>	<b>Total, 2013-2020</b>	<b>Percent of Total</b>
Conciliated/Settled	0	N/A
No Cause	0	N/A
Withdrawal Without Resolution	0	N/A
FHAP Judicial Consent Order	0	N/A
Failed to Cooperate	0	N/A
Dismissed for Lack of Jurisdiction	0	N/A
<b>Subtotal, All Complaints</b>	<b>0</b>	<b>N/A</b>

**Los Angeles County**

<b>Resolution</b>	<b>Total, 2013-2020</b>	<b>Percent of Total</b>
Conciliated/Settled	647	31.8%
No Cause	1,177	57.8%
Withdrawal Without Resolution	150	7.4%
FHAP Judicial Consent Order	2	0.1%
Failed to Cooperate	60	2.9%
Dismissed for Lack of Jurisdiction	0	0.0%
<b>Subtotal, All Complaints</b>	<b>2,036</b>	<b>100.0%</b>

Sources: HUD, Office of Fair Housing and Equal Opportunity, 2020; BAE, 2021.

In addition to data from the FHEO, this analysis also reviewed data from the California Department of Fair Employment and Housing (DFEH). There were not any housing complaints filed with the DFEH between 2018 and 2021 to date (as of August 2021) in Irwindale. County-wide, there were 795 housing complaints.

**Table 20: DFEH Fair Housing Complaints by Class, Practice, and Resolution Types, Los Angeles County, 2018-2021**

<b>Basis Type (a)</b>	<b>Los Angeles County</b>				<b>Total, All Years</b>	<b>Percent of Total</b>
	<b>Year Filed</b>					
	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>		
Race/Color	24	75	91	35	225	18%
Source of Income	12	26	40	29	107	9%
Disability	61	125	181	76	443	35%
Familial Status	15	32	58	16	121	10%
National Origin	12	19	25	6	62	5%
Sex - Pregnancy	1	0	0	0	1	0%
Sex - Gender	9	14	41	12	76	6%
Sex - Gender Identity	3	10	11	5	29	2%
Sexual Orientation	5	8	10	0	23	2%
Association with a member of a protected class	4	10	12	9	35	3%
Sexual Harassment	0	0	0	0	0	0%
Other	5	37	59	29	130	10%
<b>Total, All Complaints</b>	<b>151</b>	<b>356</b>	<b>528</b>	<b>217</b>	<b>1252</b>	<b>100%</b>
<b>Discriminatory Practice (a)</b>						
Harassed	21	6	0	0	27	2%
Evicted	22	34	53	11	120	8%
Denied rental/lease/sale	5	1	0	0	6	0%
Denied reasonable accommodation	35	83	160	69	347	24%
Denied reasonable accommodation for a disability or medical condition	22	78	153	68	321	22%
Subjected to discriminatory statements/advertisements	15	2	0	0	17	1%
Denied equal terms and conditions	22	107	195	86	410	28%
Subjected to restrictive/covenant	8	1	0	0	9	1%
Other	23	54	70	36	183	13%
<b>Total, All Practices</b>	<b>173</b>	<b>366</b>	<b>631</b>	<b>270</b>	<b>1440</b>	<b>100%</b>
<b>Resolution</b>						
Complaint Withdrawn by Complainant Without Resolution	9	8	19	8	44	6%
Complaint Withdrawn by Complainant After Resolution	5	20	13	7	45	6%
Conciliation/Settlement Successful	10	25	34	33	102	13%
Dismissed for Lack of Jurisdiction	0	7	3	2	12	2%
No Cause Determination	68	149	209	65	491	62%
Processing Waived to Another Agency	0	0	0	1	1	0%
Settled by DRD and Legal: Mandatory Mediation	1	1	0	0	2	0%
Settled by DRD: Voluntary Mediation	8	23	23	12	66	8%
Settled by Enforcement	2	7	9	7	25	3%
Unable to Locate Complainant	1	1	1	0	3	0%
Unable to Locate Respondent	0	3	1	0	4	1%
<b>Total, All Resolutions</b>	<b>104</b>	<b>244</b>	<b>312</b>	<b>135</b>	<b>795</b>	<b>100%</b>

Note:

(a) Each complaint may involve more than one basis type or discriminatory practices, but there is only one resolution per complaint.

Sources: California Department of Fair Employment and Housing, 2021; BAE, 2021.

### *City of Irwindale Fair Housing Services*

The City of Irwindale refers people with fair housing complaints to the Housing Rights Center for fair housing services. The Housing Rights Center provides assistance with monitoring and enforcing fair housing rights for residents of all of Los Angeles County including Irwindale, as well as all of Ventura County. Services provided include landlord tenant counseling, outreach and education, and discrimination investigation. The City of Irwindale publicizes fair housing services on its website (<https://www.irwindaleca.gov/137/Housing>) and also provides hard copy brochures regarding available fair housing services in the Community Development Department lobby and the City Hall lobby.

Fair housing complaints are rare in the City of Irwindale. If the City receives a fair housing complaint from an existing or prospective resident, the City will direct the involved party to the Housing Rights Center for further consideration and analysis. According to the Housing Rights Center, the organization received five inquiries regarding housing in the City of Irwindale over the July 1, 2016 to June 30, 2020 time period, primarily by people seeking general housing information or assistance. The exception was one inquiry relating to substandard housing conditions. This inquiry was resolved through referral to the health department. None of the inquiries alleged unfair housing practices.

## **Integration and Segregation Patterns and Trends**

### *Race and Ethnicity*

As noted above, Irwindale shows a race and ethnicity mix quite different than the county overall. Slightly more than 90 percent of the 2015-2019 population was Hispanic/Latino. All other ethnic/racial group constitute no more than about 6 percent of the total population.

### *Historic Patterns of Racial Discrimination*

As far back as 1980, Irwindale has been overwhelmingly Latino/Hispanic, at nearly 70 percent of the total population (see Table 21), with non-Hispanics constituting about 30 percent of the population. From 1990, the White non-Hispanic population has been in decline, with the Hispanic population's share increasing to over 90 percent in 2020. The only other group to have made up more than one percent of the total population are non-Hispanic Asians, which population increased from 2.1 percent in 1990 to 3.3 percent in 2020.

**Table 21: Irwindale Race by Ethnicity, 1980 to 2020**

<b>Number</b>						
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>Change</b>
<b>Not Hispanic nor Latino by Race</b>	<b>Number</b>	<b>Number</b>	<b>Number</b>	<b>Number</b>	<b>Number</b>	<b>1990 to 2020</b>
White	n.a.	126	129	87	44	-82
Black or African American	n.a.	1	5	5	8	7
American Indian and Alaska Native	n.a.	0	6	2	1	1
Asian/Pacific Islander	n.a.	22	15	29	37	15
Other (a)	n.a.	2	14	11	8	6
<b>Total, Not Hispanic nor Latino</b>	<b>324</b>	<b>151</b>	<b>169</b>	<b>134</b>	<b>98</b>	<b>-53</b>
<b>Hispanic or Latino</b>	<b>706</b>	<b>899</b>	<b>1,277</b>	<b>1,288</b>	<b>1,015</b>	<b>116</b>
<b>Total, All Races</b>	<b>1,030</b>	<b>1,050</b>	<b>1,446</b>	<b>1,422</b>	<b>1,113</b>	<b>63</b>
<b>Percent</b>						
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>% Change</b>
<b>Not Hispanic nor Latino by Race</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>1990 to 2020</b>
White	n.a.	12.0%	8.9%	6.1%	4.0%	-65.1%
Black or African American	n.a.	0.1%	0.3%	0.4%	0.7%	700%
American Indian and Alaska Native	n.a.	0.0%	0.4%	0.1%	0.1%	n.a.
Asian/Pacific Islander	n.a.	2.1%	1.0%	2.0%	3.3%	68.2%
Other (a)	n.a.	0.2%	1.0%	0.8%	0.7%	300%
<b>Total, Not Hispanic nor Latino</b>	<b>31.5%</b>	<b>14.4%</b>	<b>11.7%</b>	<b>9.4%</b>	<b>8.8%</b>	<b>-35.1%</b>
<b>Hispanic or Latino</b>	<b>68.5%</b>	<b>85.6%</b>	<b>88.3%</b>	<b>90.6%</b>	<b>91.2%</b>	<b>12.9%</b>
<b>Total, All Races</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>6.0%</b>

Note: The Census Bureau has changed how it gathers race and Hispanic origin data over time, so findings about trends should be noted with caution. Especially significant was the addition in 2000 of the respondents' ability to specify more than one race; this change is evidenced by the sharp increase in the "other" category, between 1990 and 2000, as it includes persons of two or more races starting in 2000.

(a) For 1980 and 1990, this category consists of persons of some other race alone. Beginning in 2000, it also includes persons of two or more races.

Sources: U.S. Census Bureau, 1980, 1990, 2000, 2010, and 2020 Decennial Census; BAE 2021.

### *Dissimilarity and Isolation Index*

One of two key metrics recommended for use in fair housing analysis as part of the federal AFFH rule, the dissimilarity index measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census block groups within a City. The index can range from zero to 100, with zero meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to move to produce an even distribution. An index score above 55 is considered high, while 40 to 55 is considered moderate, and below 40 is considered

low.<sup>7</sup> The sub-city analysis, including the calculation of both the dissimilarity and isolation indexes, relies on the use of block group and Census tract level data from the U.S. Census Bureau.

The 2020 decennial census contains just one census tract for the City of Irwindale. Therefore, it is not possible to calculate either the dissimilarity or isolation index, as a distribution across multiple block groups is required.

### ***Geographic Distribution of Residents by Race and Ethnicity***

Figure 30 through Figure 38 below illustrate the geographic concentrations of the overall non-White population and the populations of non-Hispanic White, Asian, non-Hispanic persons of two or more races, and Hispanic or Latino residents by Census block group, for both Irwindale and the entirety of Los Angeles County.

Both in the City and Countywide, Hispanics/Latinos make up the largest group by race and ethnicity. However, in both of Irwindale's block groups, over 90 percent of residents are Hispanic/Latino (see Figure 36), versus the County, which sees a wider variety between block groups, and where nearly half of residents are Hispanic/Latino. Countywide, there are areas with a much higher concentration of the Hispanic or Latino population, with the proportions at 90 percent or greater in over eight percent of the county's block groups. The highest concentrations are generally in eastern Los Angeles city and to the east in the upper San Gabriel Valley (see Figure 37).

After Hispanics/Latinos, the second largest racial/ethnic group is non-Hispanic White, which represents 4.4 percent and 8.0 percent of Irwindale's two block groups. Countywide, the proportion of White non-Hispanic persons by block group varies from zero to 100 percent, and as a result, the percentage of other race/ethnic groups also varies from zero to 100 percent (see Figure 31 and Figure 33). The lowest concentrations of the White non-Hispanic population tend to be in Los Angeles city and other urbanized areas of the county.

Non-Hispanic Asians make up the third-largest race/ethnic group in Irwindale and in Los Angeles County, less than one percent of the total population in the City and 14 percent in the county. Irwindale's two block groups are 1.6 percent and 3.7 percent non-Hispanic Asian (see Figure 34). In the county, the concentration ranges from zero percent to

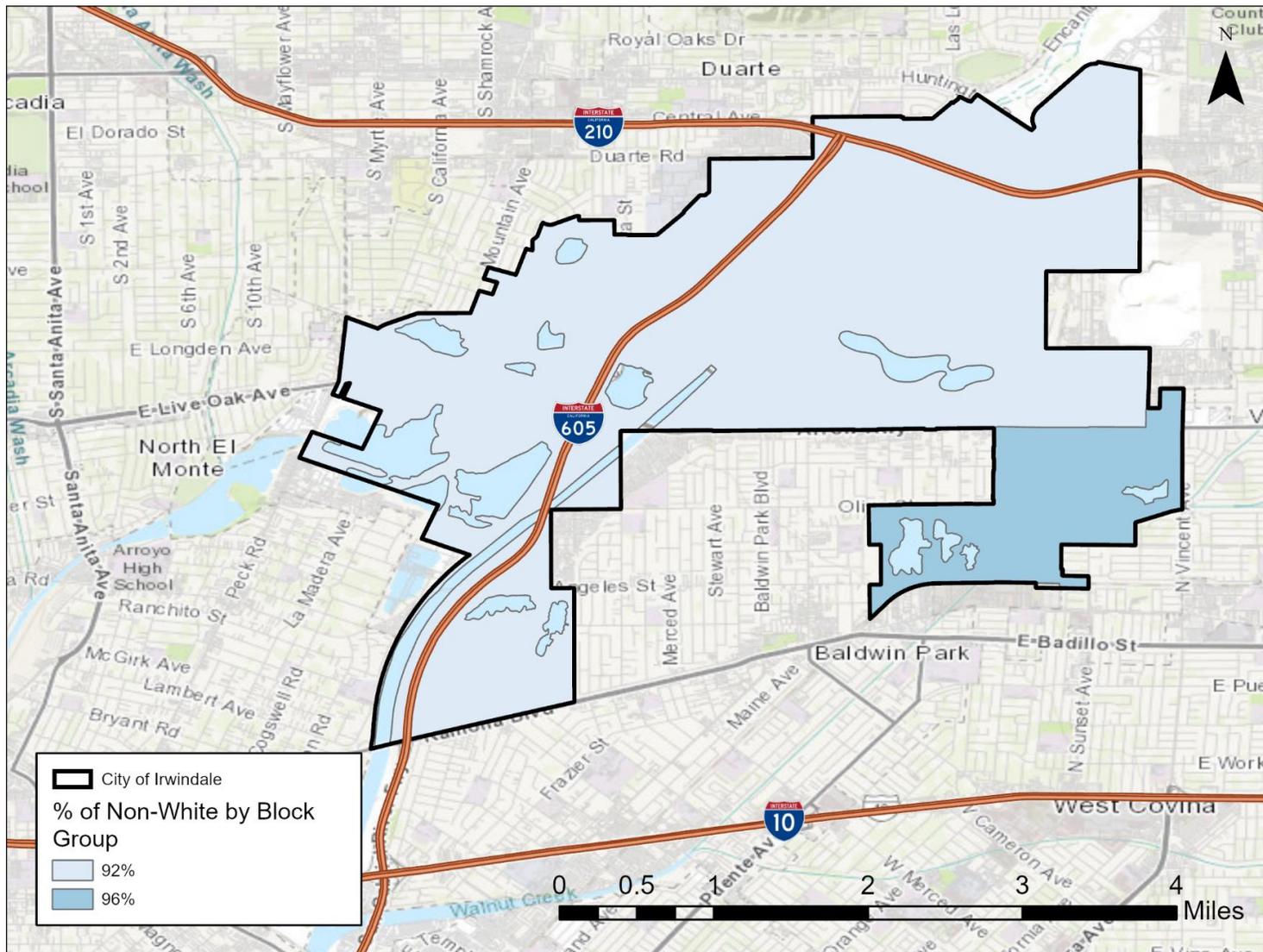
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<sup>7</sup> Cloud Nine Technologies and Brent Mast, (2017). *Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation*. HUD Office of Policy Development and Research, and Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

slightly above 90 percent (see Figure 35). The highest concentrations are in the San Gabriel Valley.

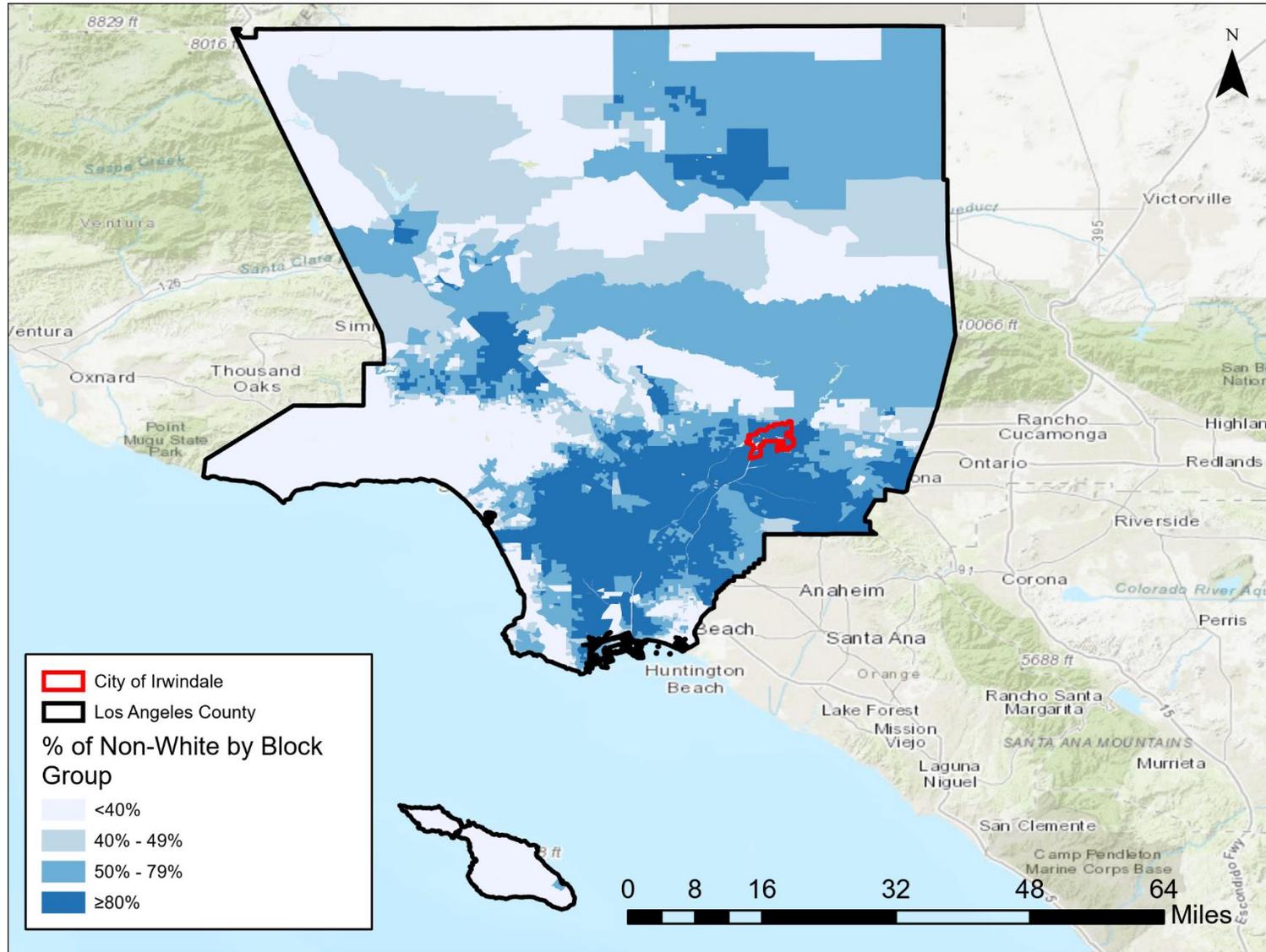
The final maps presented in this section (Figure 38 and Figure 39) are for the non-Hispanic population of two or more races; this is the only other race category with non-marginal representation in Irwindale. Irwindale's two block groups are 0.61 percent and 0.66 percent. For Los Angeles County, the concentrations by block group are 10 percent or less except for a few block groups with almost no population. The highest concentrations tend to be in the less urban portions of the county.

Figure 30: Census Block Groups by Percent Non-White, Irwindale



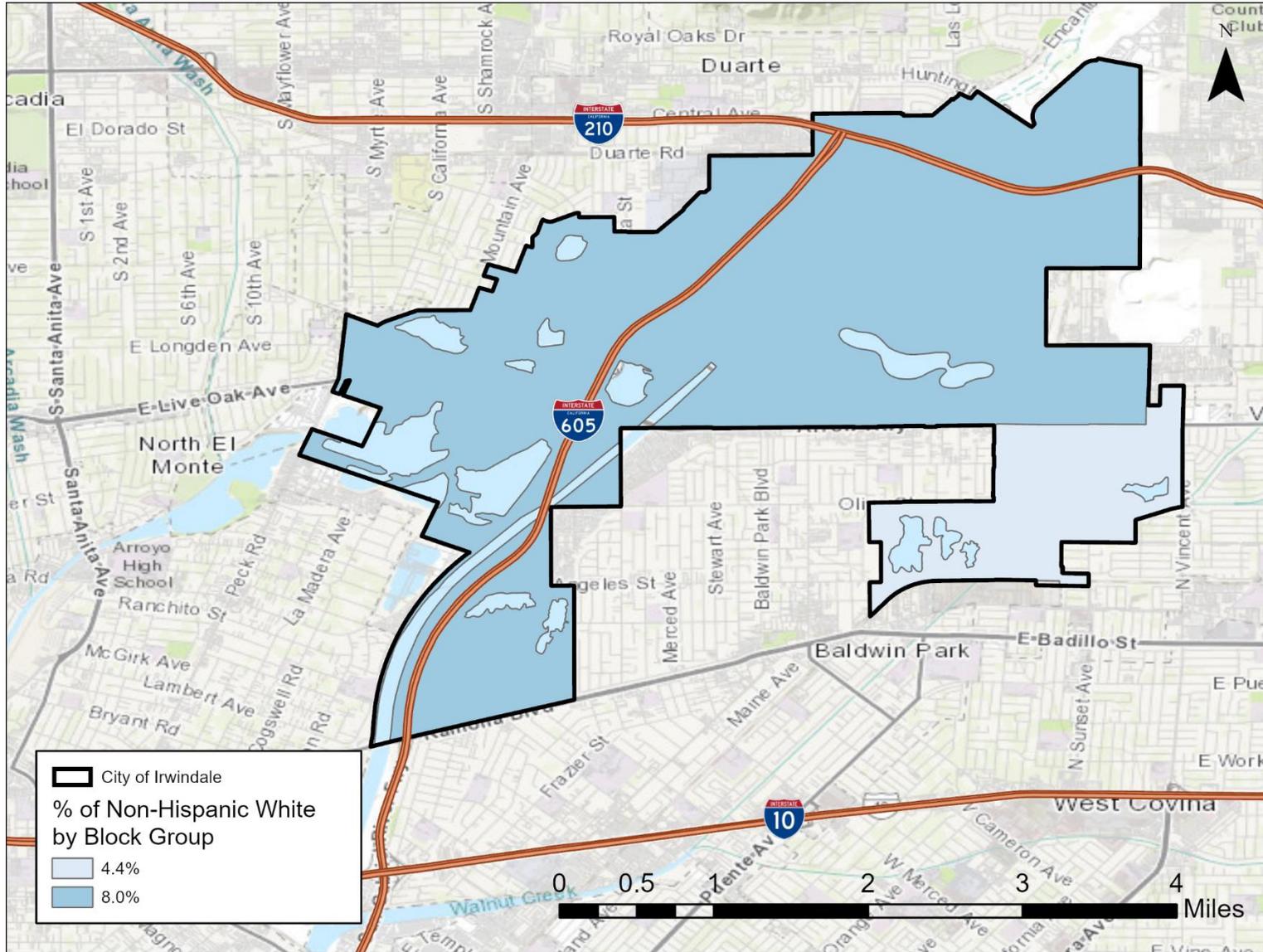
Note: Includes all categories except non-White non-Hispanic persons.  
 Source: Esri 2018.

Figure 31: Census Block Groups by Percent Non-White, Los Angeles County



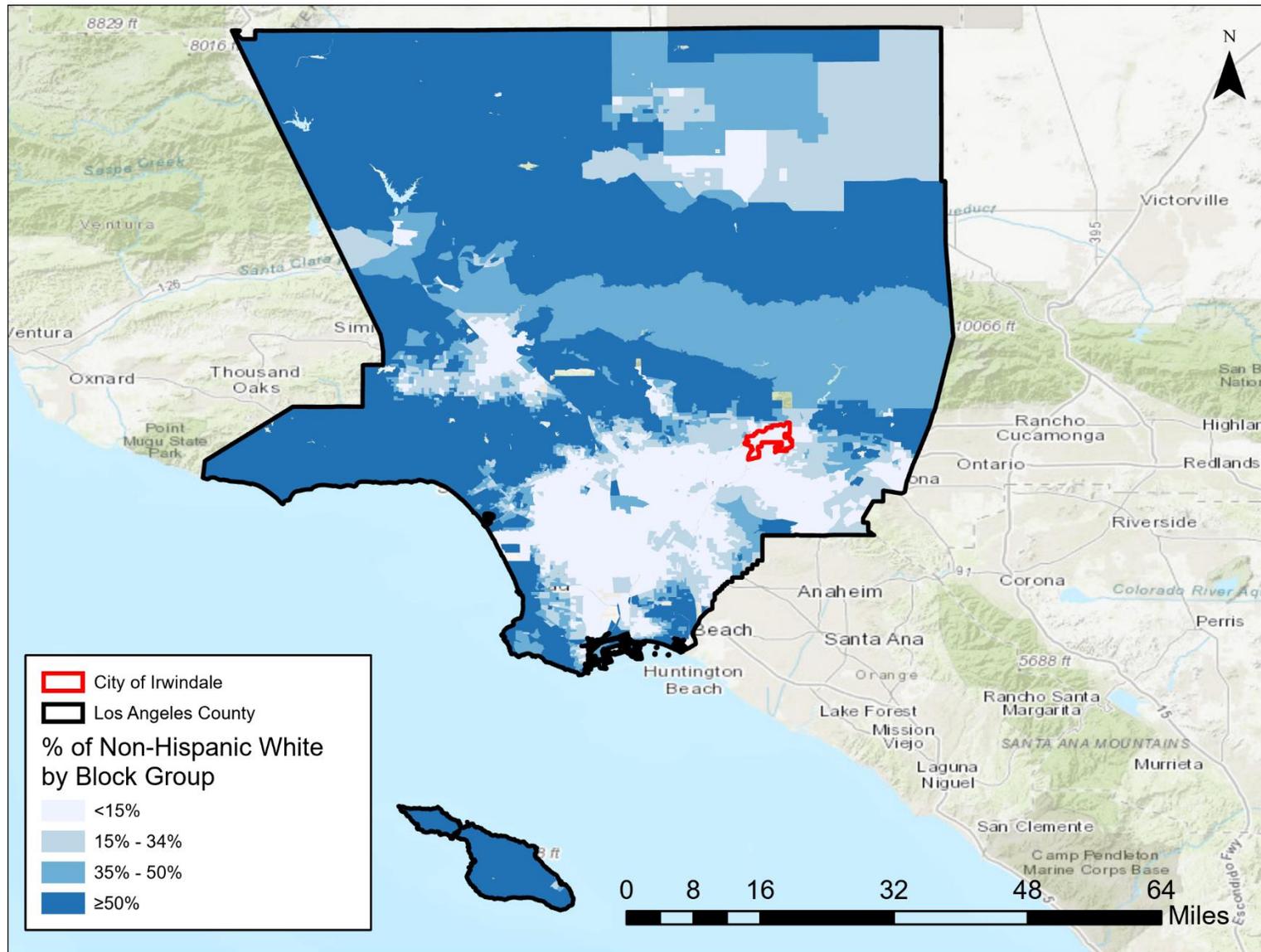
Note: Includes all categories except non-White non-Hispanic persons.  
 Source: Esri 2018.

Figure 32: Census Block Groups by Percent Non-Hispanic White, Irwindale



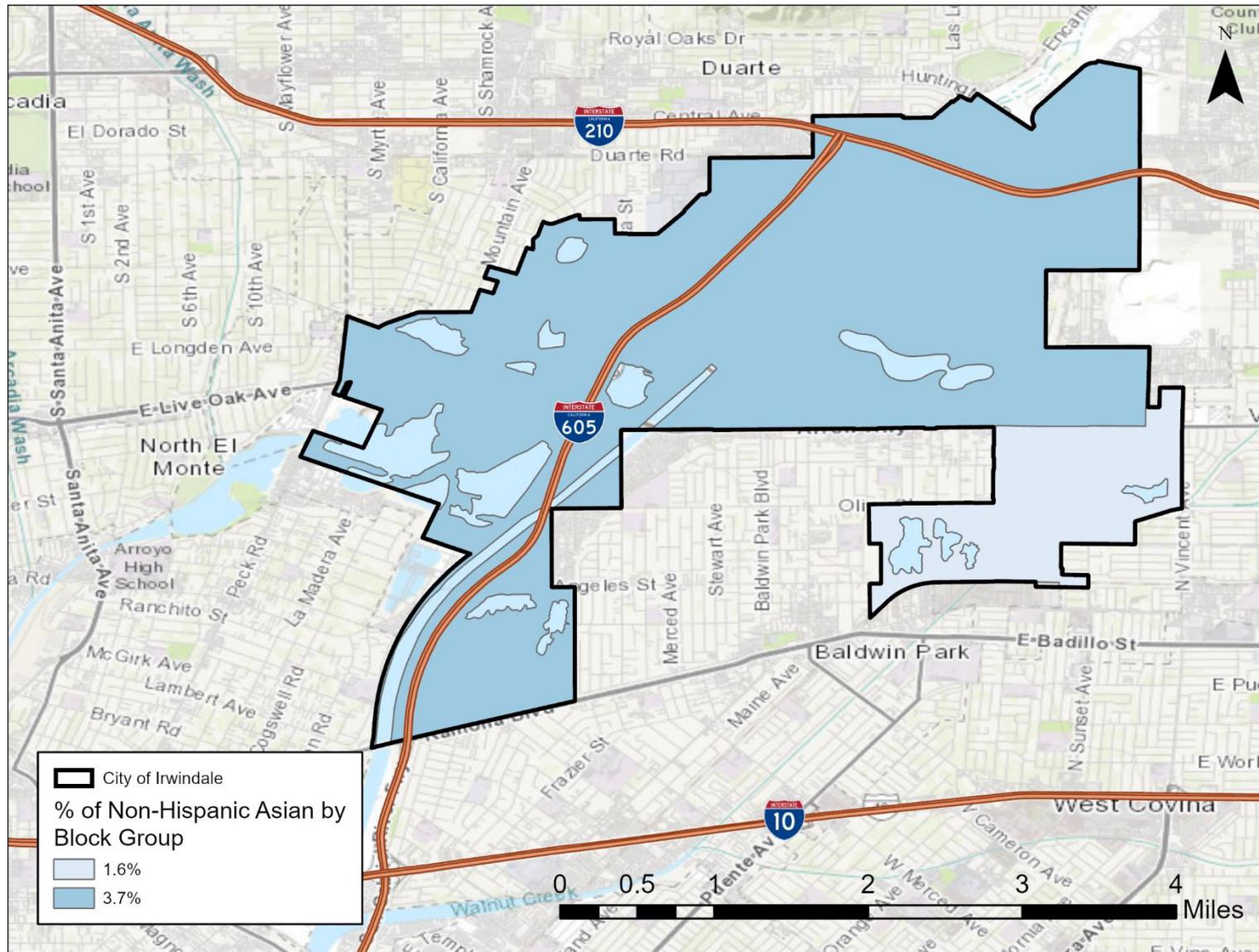
Source: Esri 2018.

Figure 33: Census Block Groups by Percent Non-Hispanic White, Los Angeles County



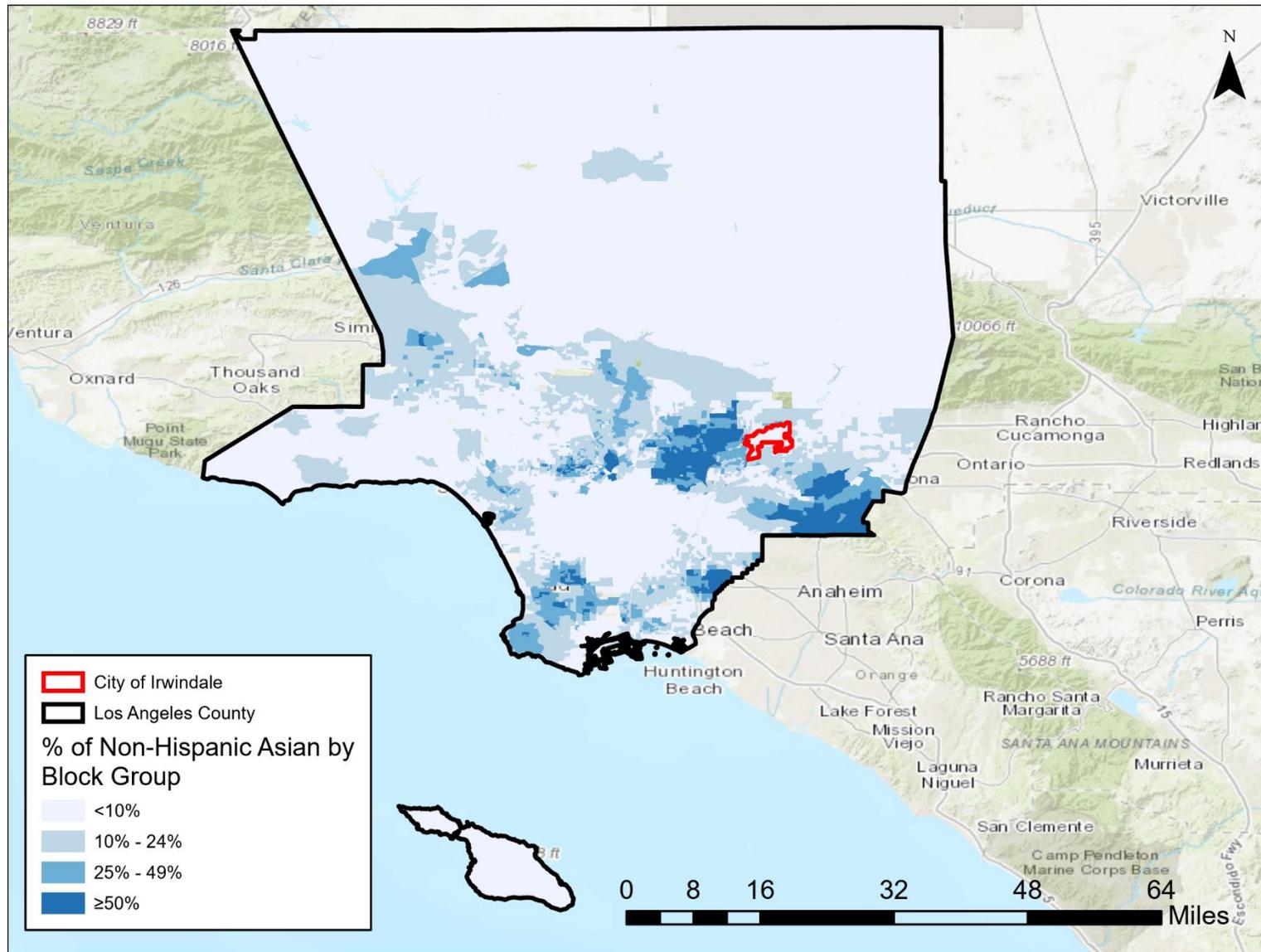
Source: Esri 2018.

Figure 34: Census Block Groups by Percent Non-Hispanic Asian, Irwindale



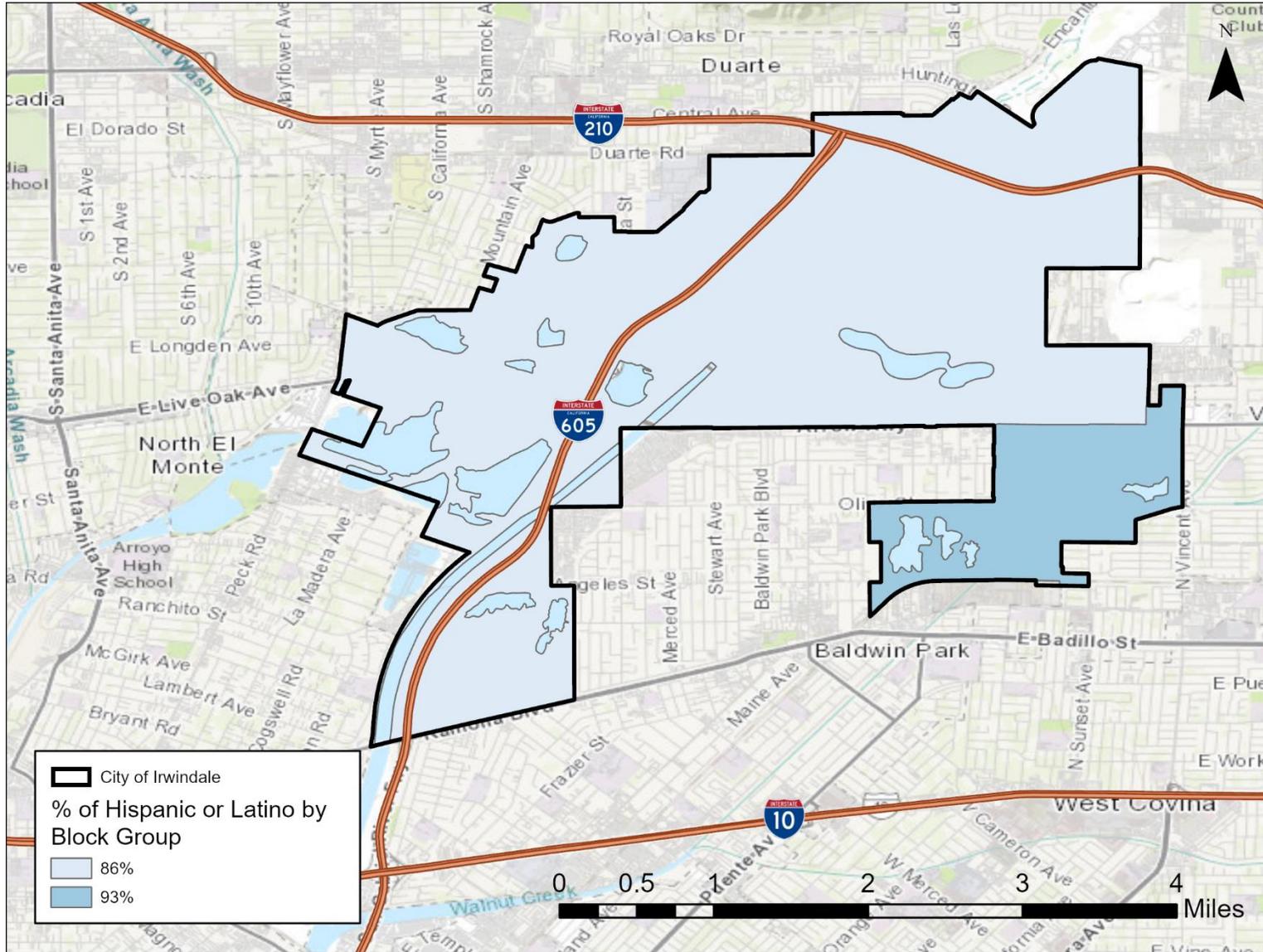
Source: Esri 2018.

Figure 35: Census Block Groups by Percent Non-Hispanic Asian, Los Angeles County



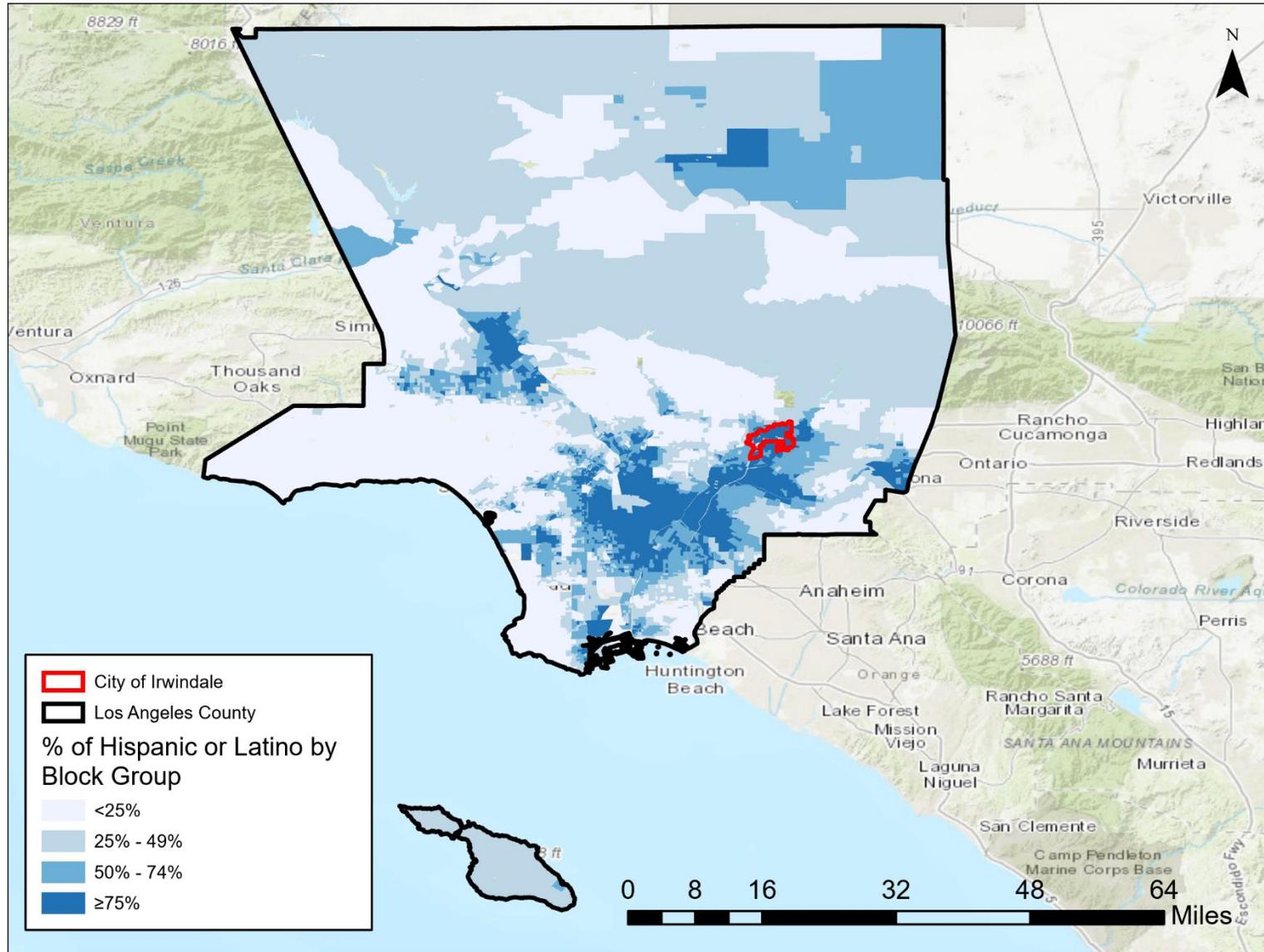
Source: Esri 2018.

Figure 36: Census Block Groups by Percent Hispanic or Latino, Irwindale



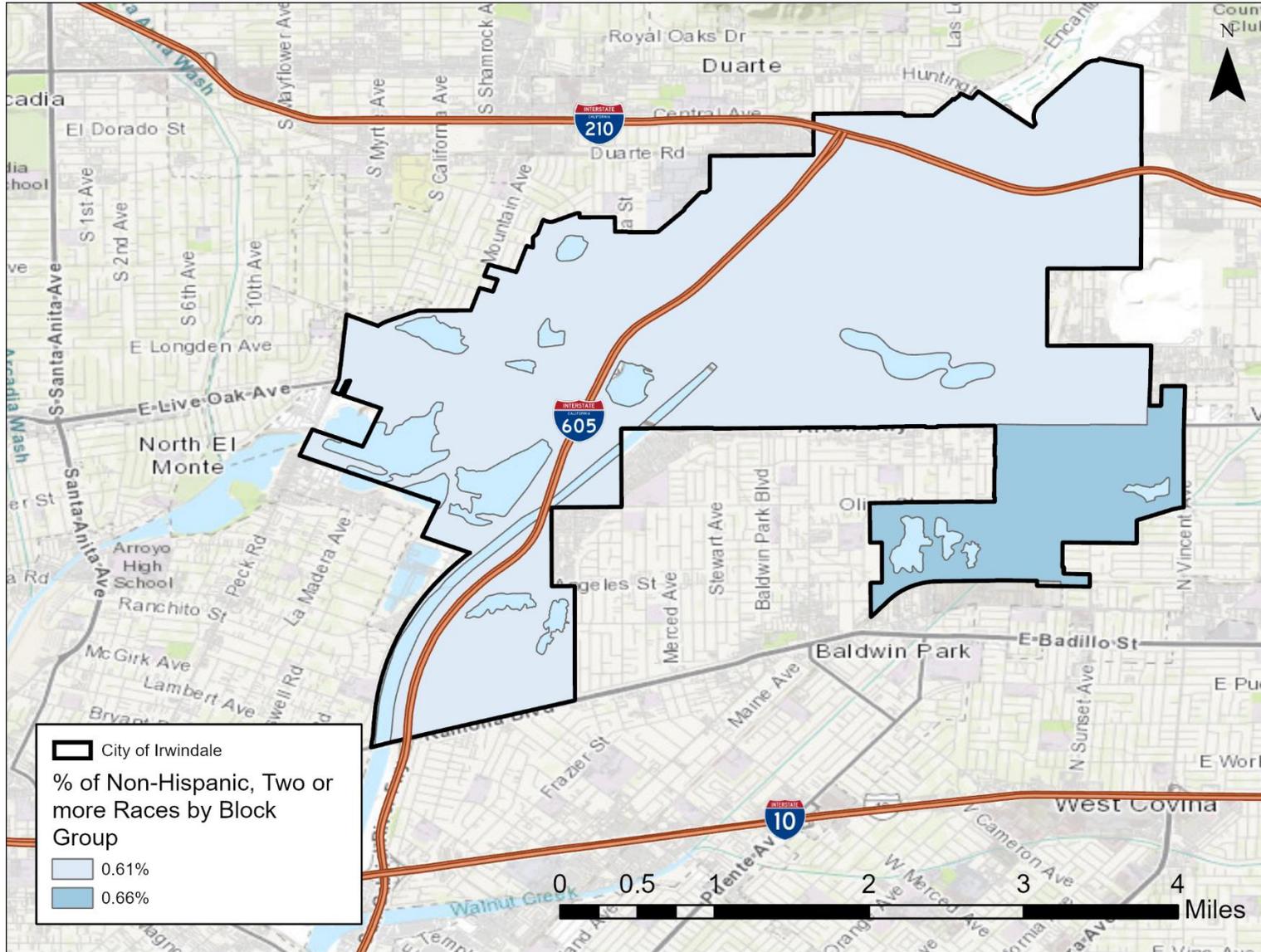
Source: Esri 2018.

Figure 37: Census Block Groups by Percent Hispanic or Latino, Los Angeles County



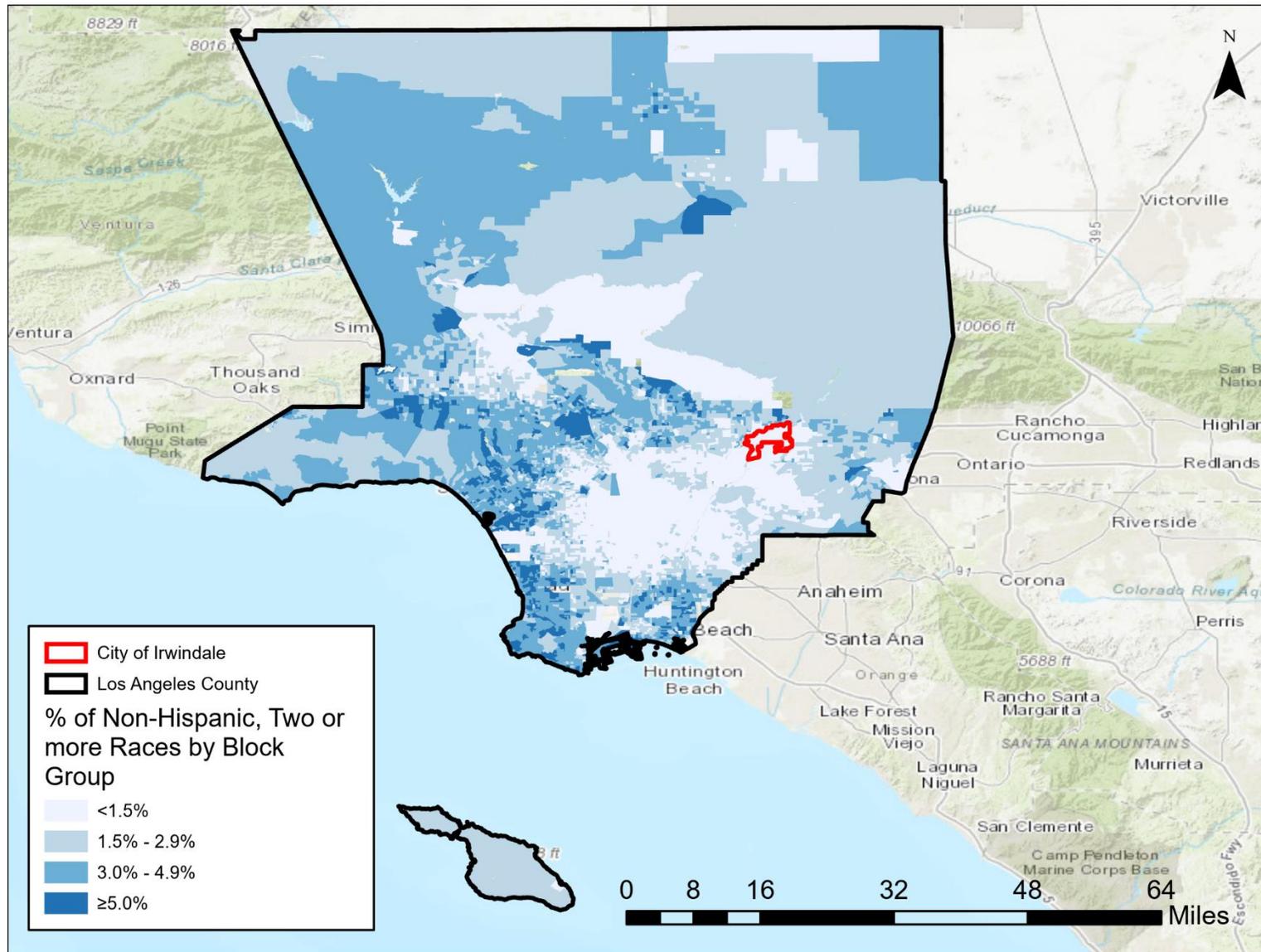
Source: Esri 2018.

Figure 38: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Irwindale



Source: Esri 2018.

Figure 39: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Los Angeles County



Source: Esri 2018.

## **Persons with a Disability**

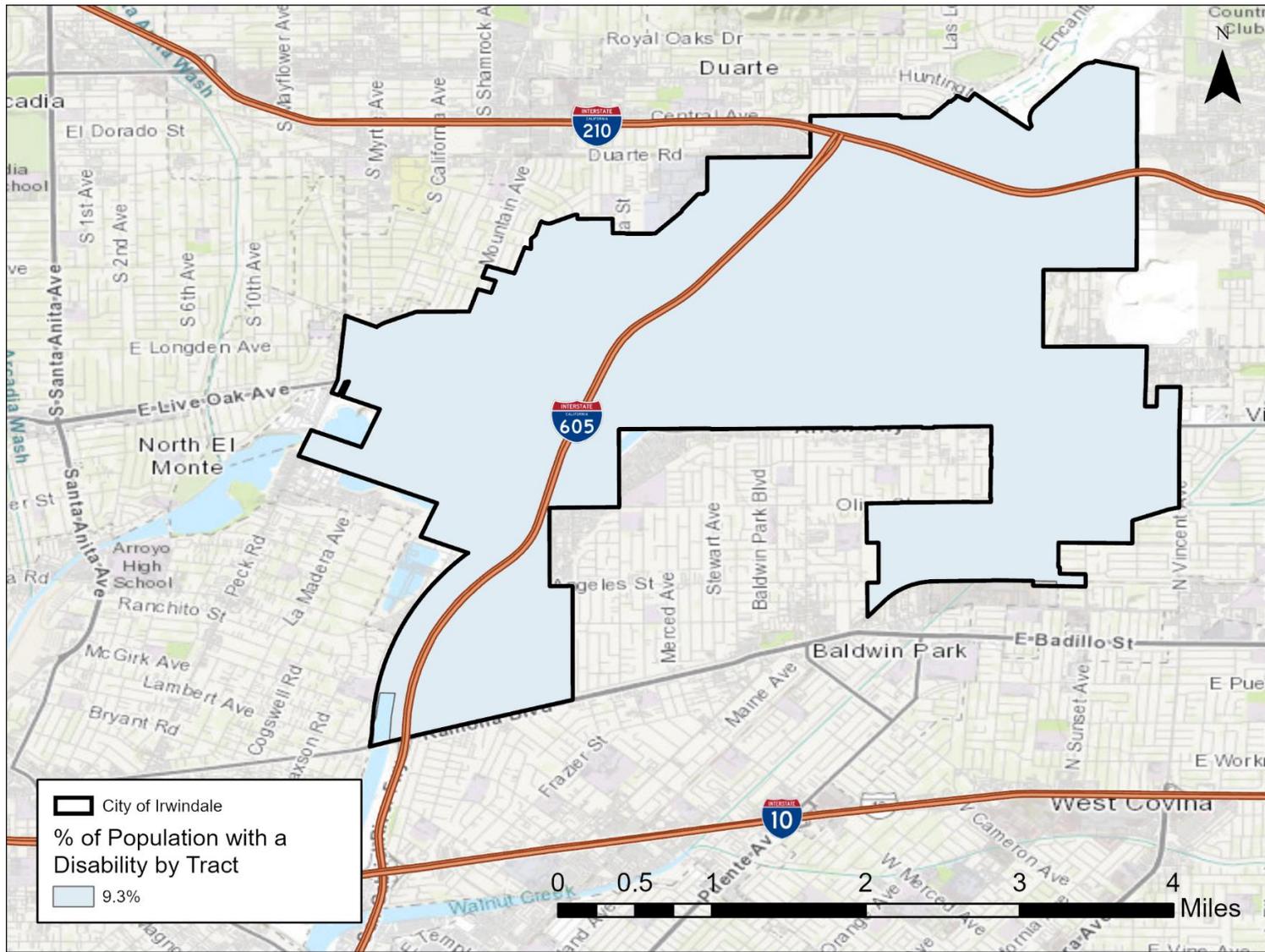
As shown in Figure 28 and discussed above in the housing needs assessment, approximately 130 persons in the civilian noninstitutionalized population (9.3 percent) in Irwindale are estimated to have one or more of the six disability types specified in Figure 27. This proportion is similar to the proportions for Los Angeles County and the SCAG Region.

Figure 40 shows the percent of persons with a disability by Census tract in the City using ACS data from 2015-2019. The entirety of the tract is coincident with the City boundaries, and therefore shows an identical percent of persons with a disability to the City.

As shown in Figure 41, Census tracts with high proportions of disabled persons are scattered throughout Los Angeles County. Less than 1.4 percent of tracts show 20 percent or more of the population with one or more disability.

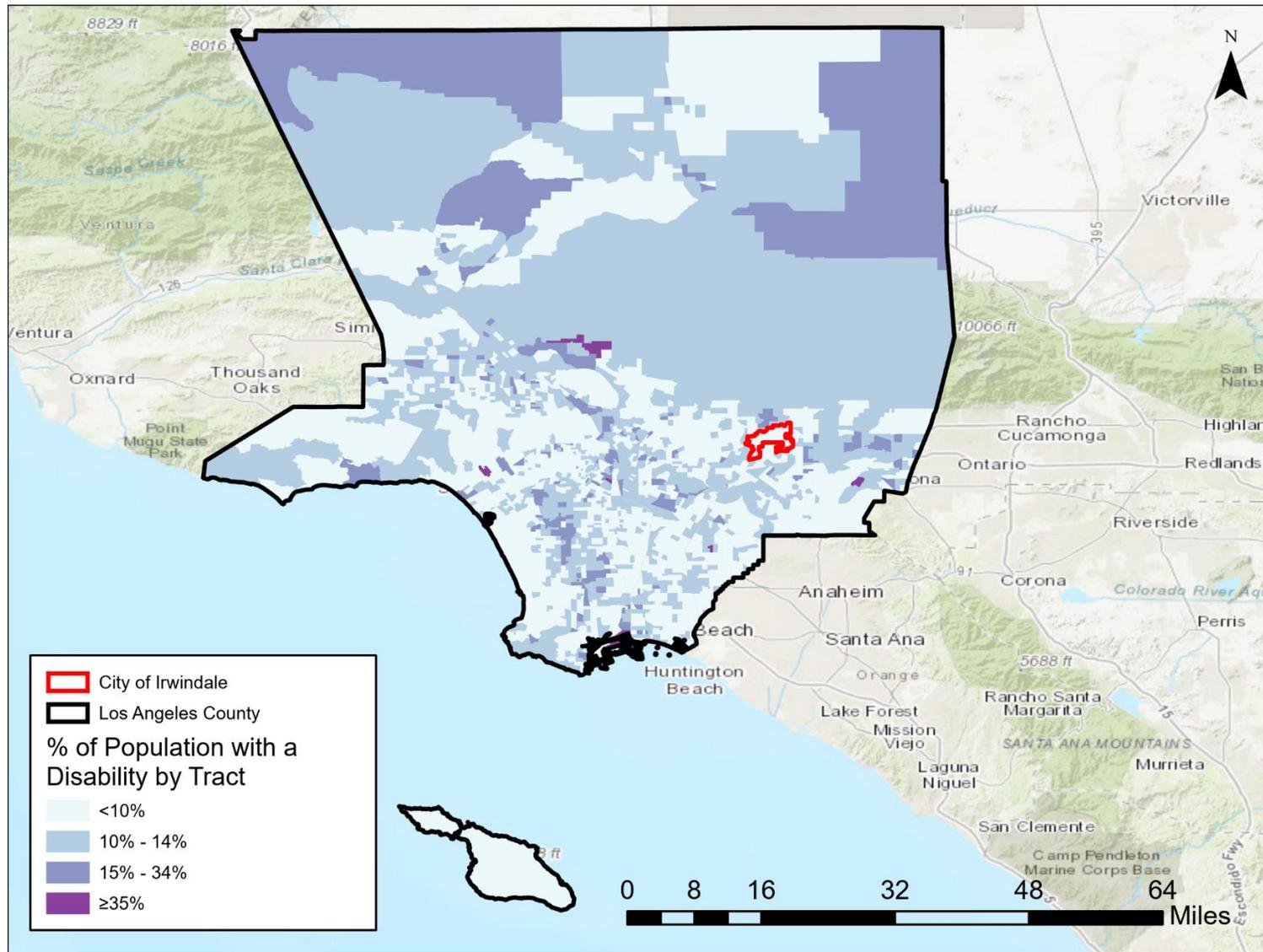
While disabled persons may face difficulty finding suitable housing in the City and elsewhere, these findings do not indicate any geographic pattern of housing discrimination for disabled persons in Irwindale.

Figure 40: Population with a Disability by Census Tract, Irwindale



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 41: Population with a Disability by Census Tract, Los Angeles County



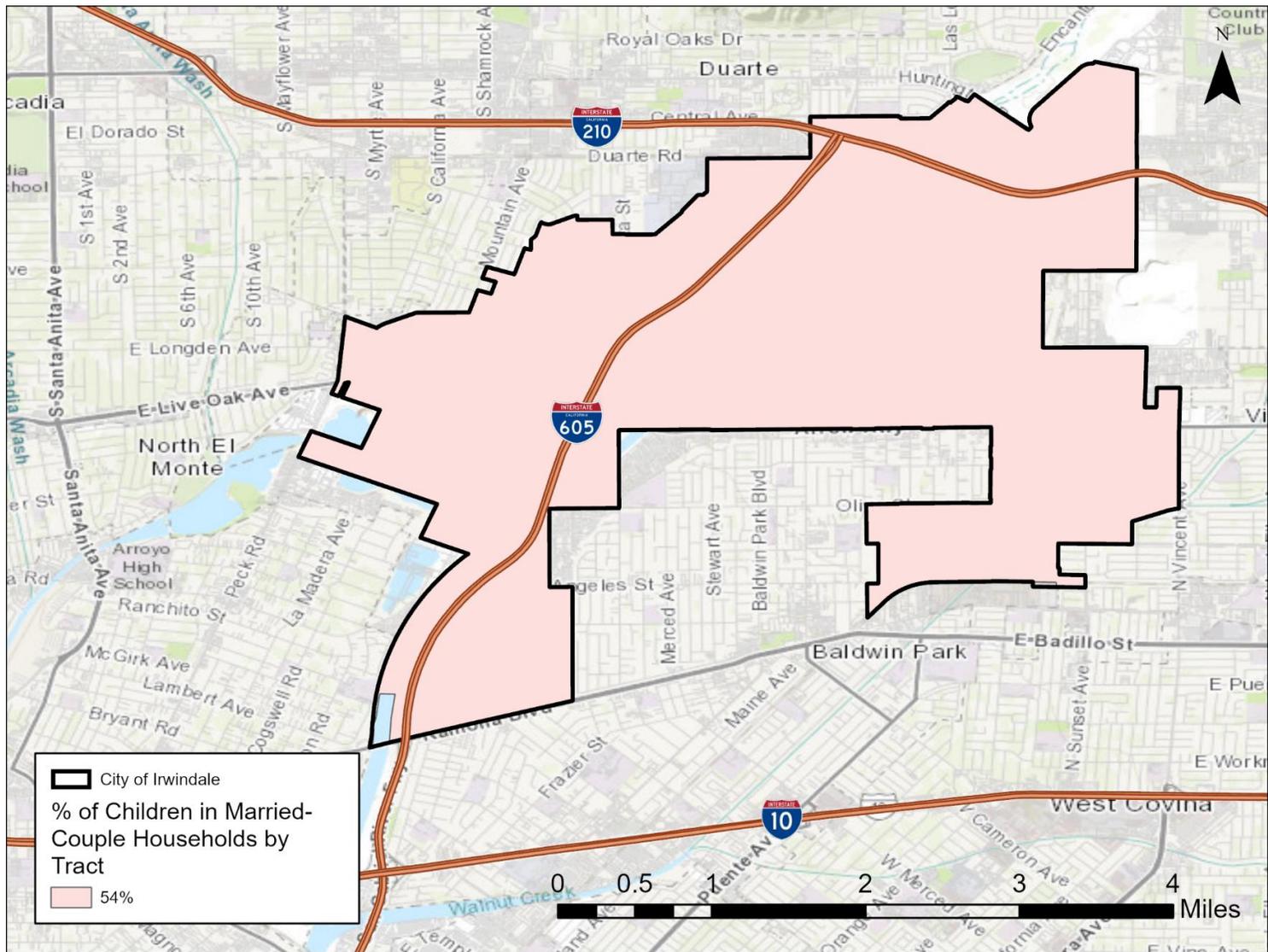
Source: U.S. Census American Community Survey, 2015-2019 data.

## **Familial Status**

Irwindale has a similar proportion of married-couple households compared to Los Angeles County and the SCAG Region, with roughly half of households reporting as married-couple families (see Figure 7 above). In Irwindale's only census tract, a slight majority of children live in married-couple households (as shown in Figure 42). For Los Angeles County overall, there are numerous tracts with close to or less than 50 percent of children living in a married-couple household, as well (see Figure 43).

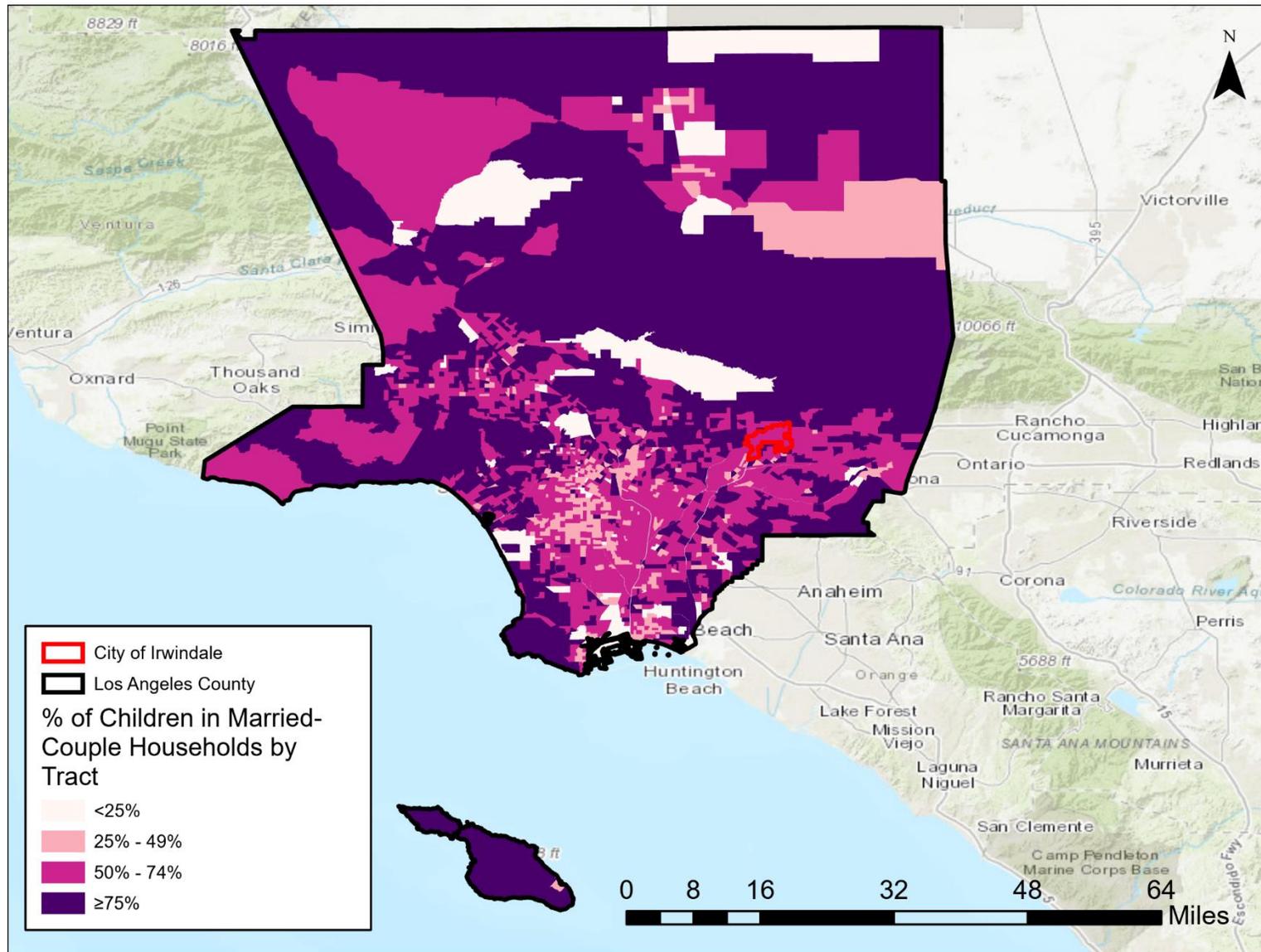
Figure 44 shows the local distribution by tract of the percent of children in female-headed households with no spouse or partner present, with the proportion of children in this type of households at 31 percent. The immediately surrounding Los Angeles County tracts show a similar proportion of children in single-parent households with a female householder (as shown in Figure 45).

**Figure 42: Percent of Children in Married-Couple Households, 2015-2019, Irwindale**



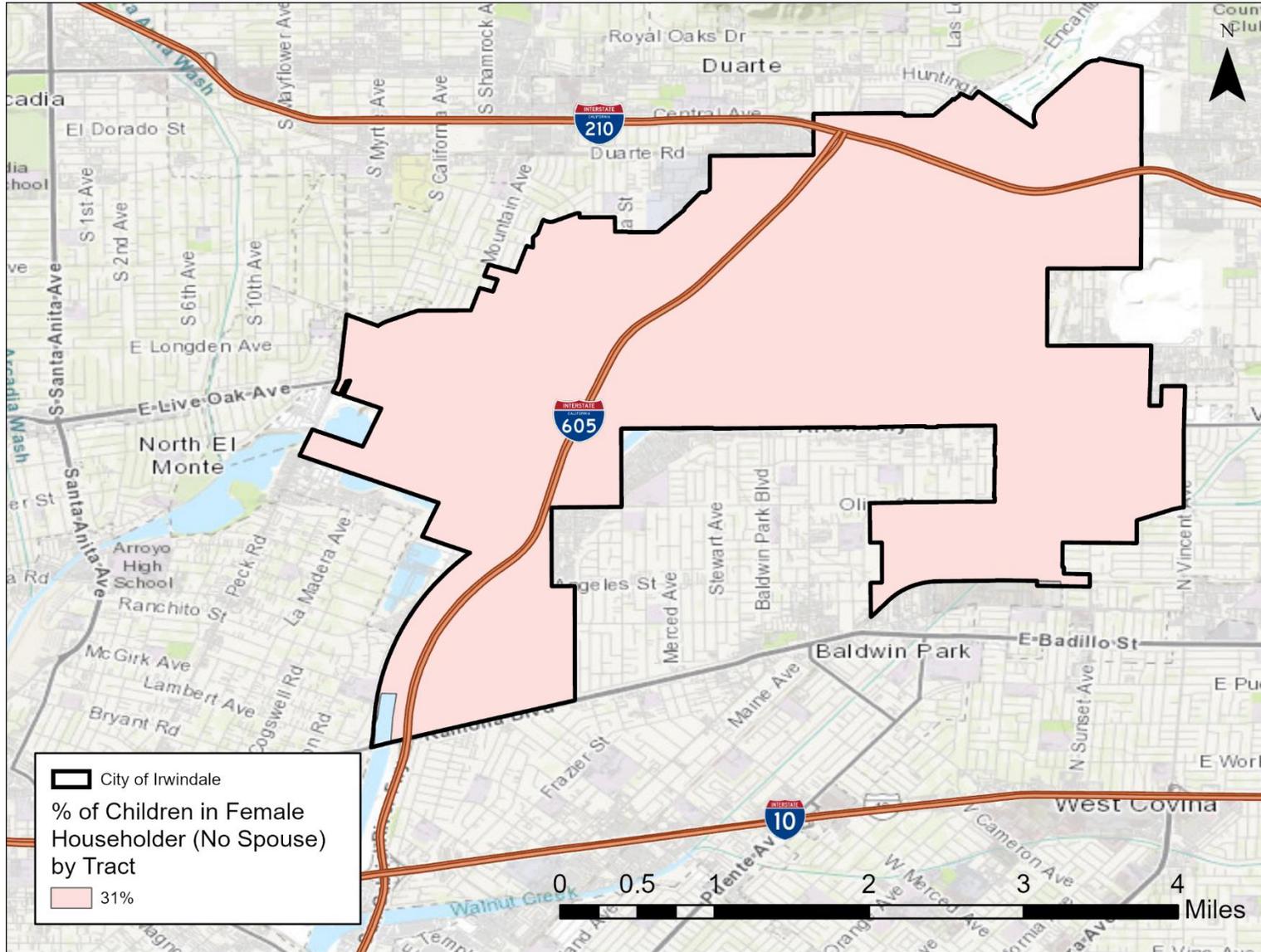
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 43: Percent of Children in Married-Couple Households, 2015-2019, Los Angeles County



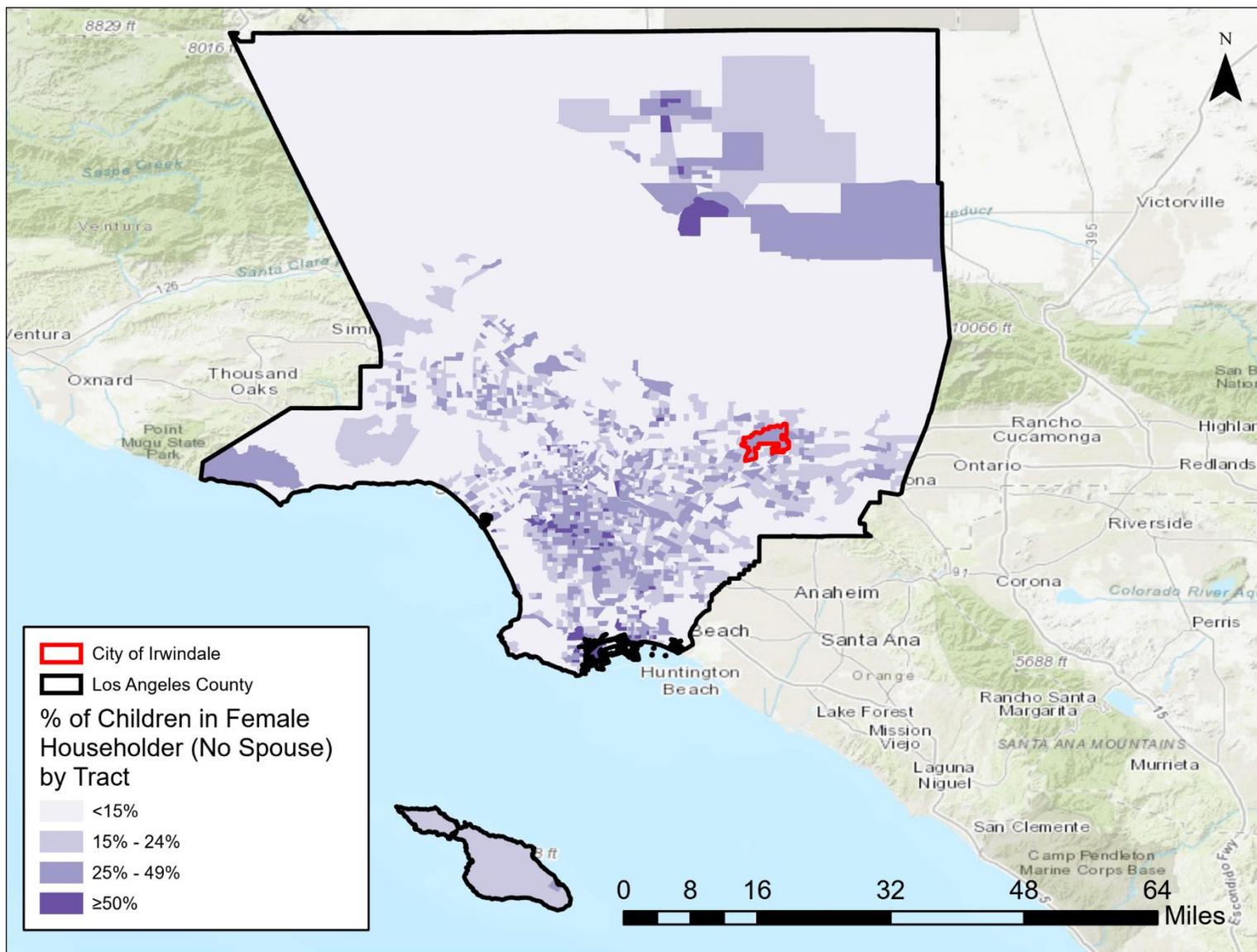
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 44: Percent of Children in Single-Female Headed Households, Irwindale



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 45: Percent of Children in Single-Female Headed Households, Los Angeles County



Source: U.S. Census American Community Survey, 2015-2019 data.

## Income

The City of Irwindale shows slightly higher household incomes relative to Los Angeles County overall. As shown in Table 22, for the 2015-2019 ACS survey period the median annual household income in Irwindale, at \$72,500, was 6.5 percent more than that of the county. The distribution of incomes was similar in both Irwindale and the County, with about one in five households earning less than \$25,000, one third earning more than \$100,000, and roughly half earning between \$25,000 and \$100,000.

**Table 22: Household Income Distribution and Median Income, 2015-2019**

<b>Irwindale</b>		
<b>Household Income</b>	<b>2015-2019</b>	
	<b>Number</b>	<b>Percent</b>
Less than \$14,999	34	8.7%
\$15,000 to \$24,999	34	8.7%
\$25,000 to \$34,999	31	7.9%
\$35,000 to \$49,999	51	13.0%
\$50,000 to \$74,999	54	13.8%
\$75,000 to \$99,999	58	14.8%
\$100,000 to \$149,999	74	18.9%
\$150,000 and above	56	14.3%
<b>Total Households</b>	<b>392</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$72,500</b>	

<b>Los Angeles County</b>		
<b>Household Income</b>	<b>2015-2019</b>	
	<b>Number</b>	<b>Percent</b>
Less than \$14,999	343,255	10.3%
\$15,000 to \$24,999	278,367	8.4%
\$25,000 to \$34,999	267,996	8.1%
\$35,000 to \$49,999	371,150	11.2%
\$50,000 to \$74,999	526,618	15.9%
\$75,000 to \$99,999	408,135	12.3%
\$100,000 to \$149,999	524,129	15.8%
\$150,000 and above	597,145	18.0%
<b>Total Households</b>	<b>3,316,795</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$68,044</b>	

**Notes:**

Incomes are in 2019 dollars.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period, B19001 and S1903; BAE, 2021.

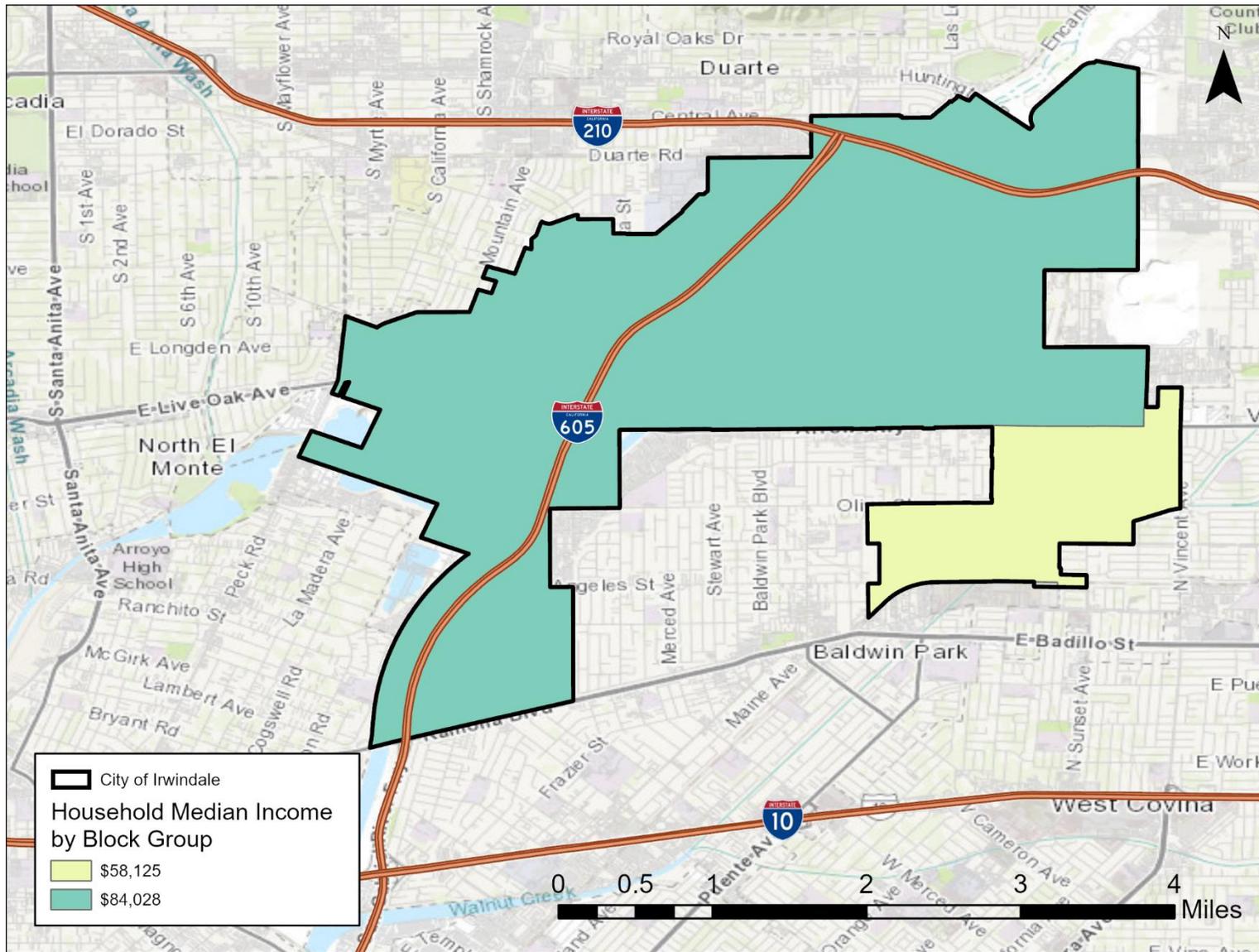
Figure 46 below shows the geographic distribution of households by median annual household income by block group in Irwindale. The lower median income by block group is slightly more than \$58,000 in the eastern block group, and the higher is over \$84,000 in the western block group. The higher-income block group contains the Irwindale Heights neighborhood, which hosts the affordable housing most recently developed by the Irwindale Housing Authority, on Ambriz Street. Countywide, median annual household incomes fall across a much broader range, from less than \$10,000 to

more than \$200,000. As shown in Figure 47, the lower incomes were concentrated in Los Angeles city, with the higher incomes along the coast and in peripheral areas of the county.

Figure 48 displays additional information regarding income levels in Irwindale by showing the percentage of low- to moderate-income households by Census tract. The percentage by tract was 58 percent for Irwindale. Los Angeles County, with thousands of census tracts, shows broad ranges, with the percentage of low- to moderate-income households by tract ranging from zero to 100 percent. As shown in Figure 49, the largest cluster of tracts where 75 percent or more of the households fall in this category are found in Los Angeles city and nearby urbanized areas.

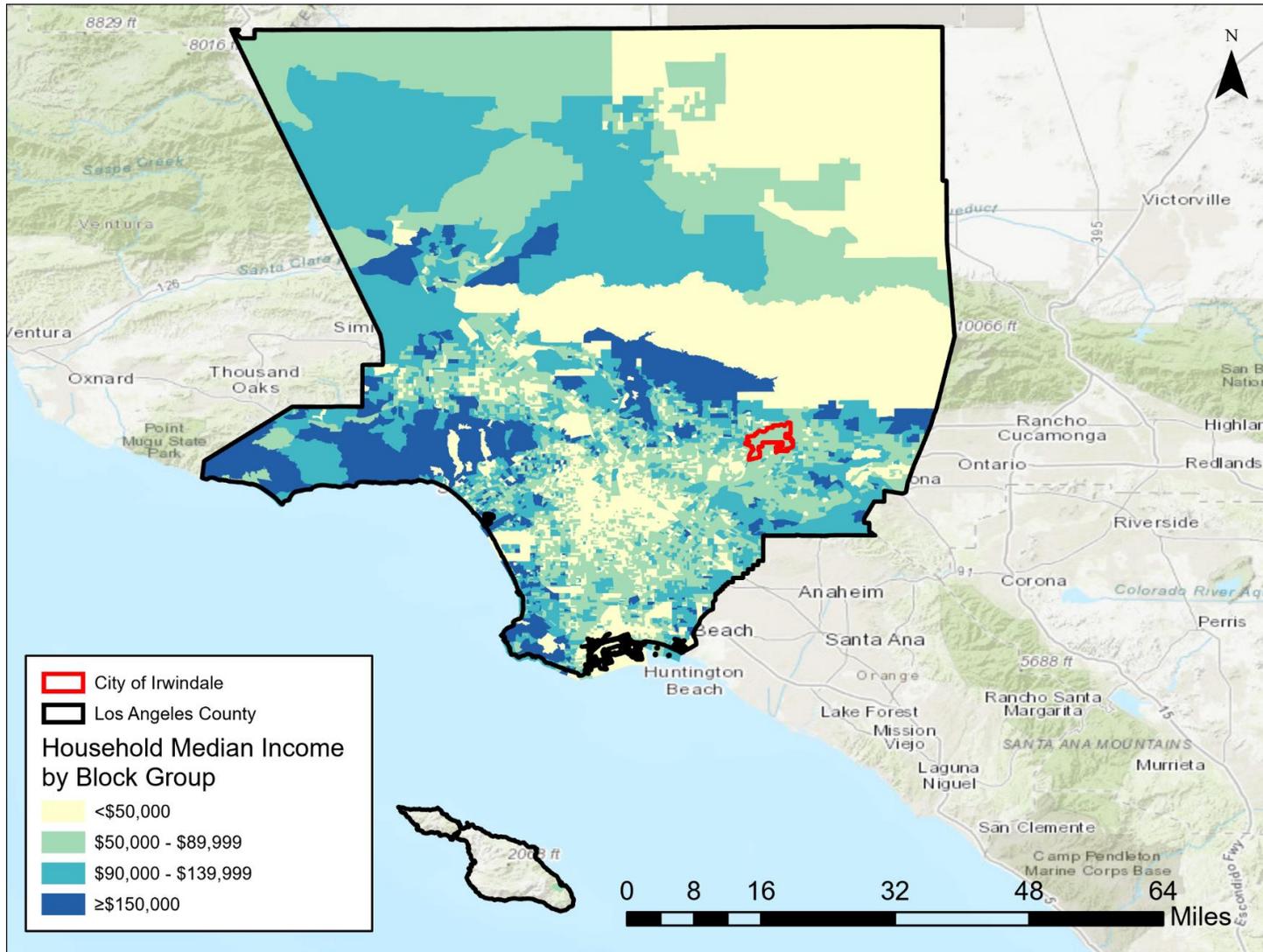
As shown in Figure 50, which displays poverty status by Census tract in the City, the percentage of population in poverty is 8.3 percent, indicating that Irwindale is an area of the County with relatively low poverty. As might be expected, the county contains substantial areas with a higher proportion of the population in poverty, ranging up to almost 80 percent for those tracts with a population of 500 or more persons. The higher-poverty tracts tended to be found in Los Angeles city and nearby urbanized areas, mirroring the distribution of low- and moderate-income tracts.

Figure 46: Distribution of Median Income by Block Group, Irwindale



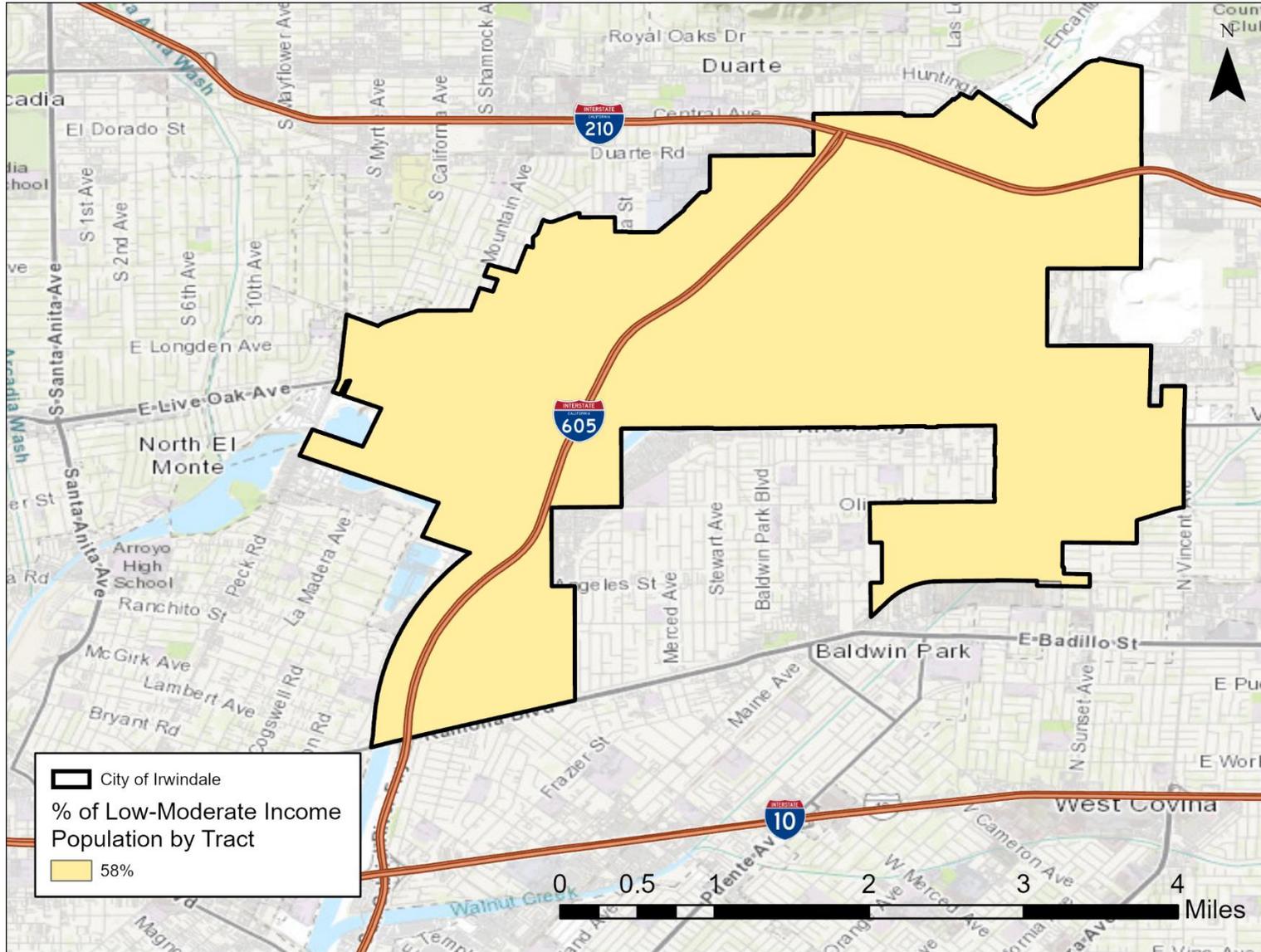
Source: U.S. Census American Community Survey, 2015-2019 data.

**Figure 47: Distribution of Median Income by Block Group, Los Angeles County**



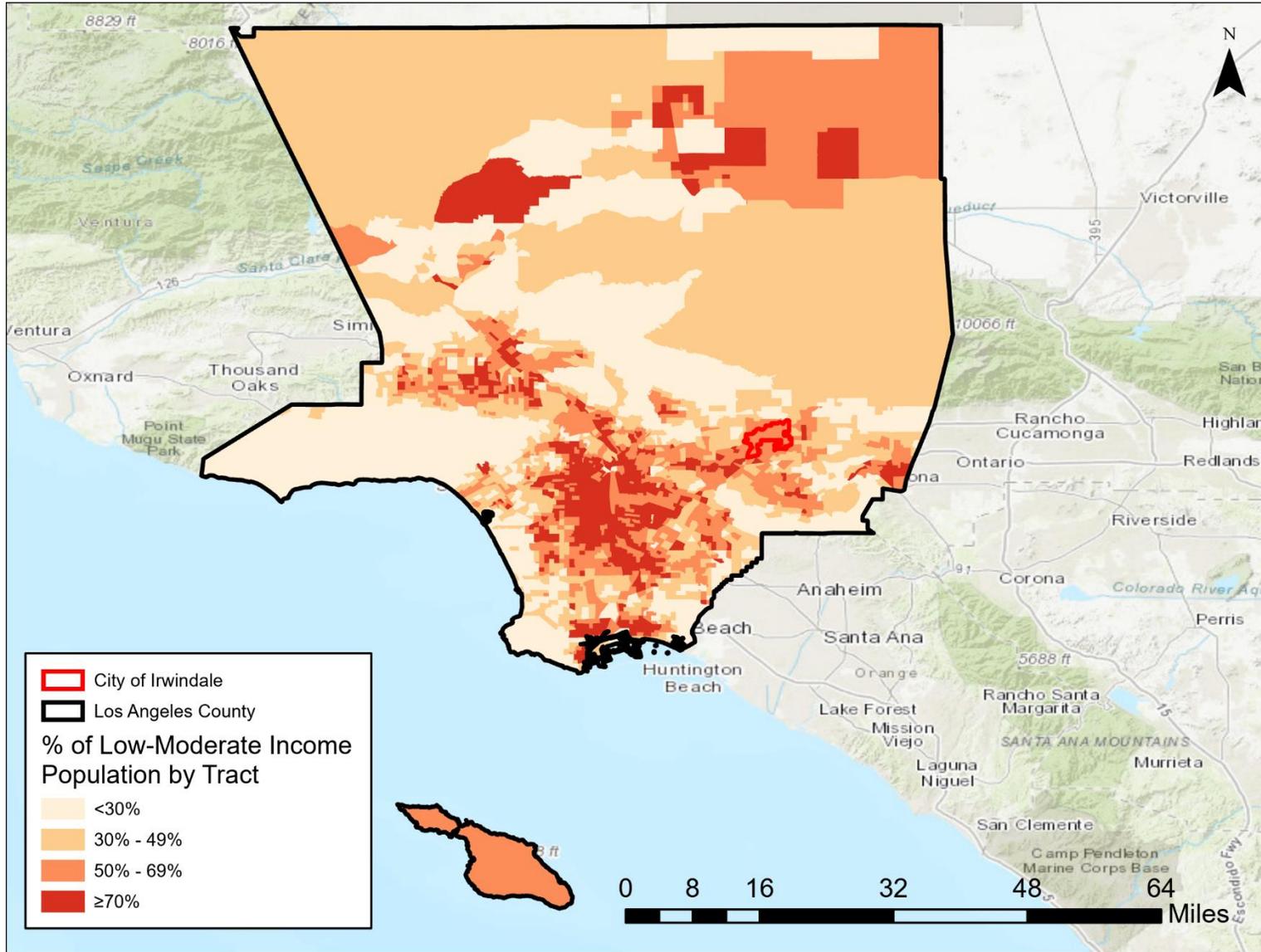
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 48: Percent of Low to Moderate Income Households by Census Tract, Irwindale



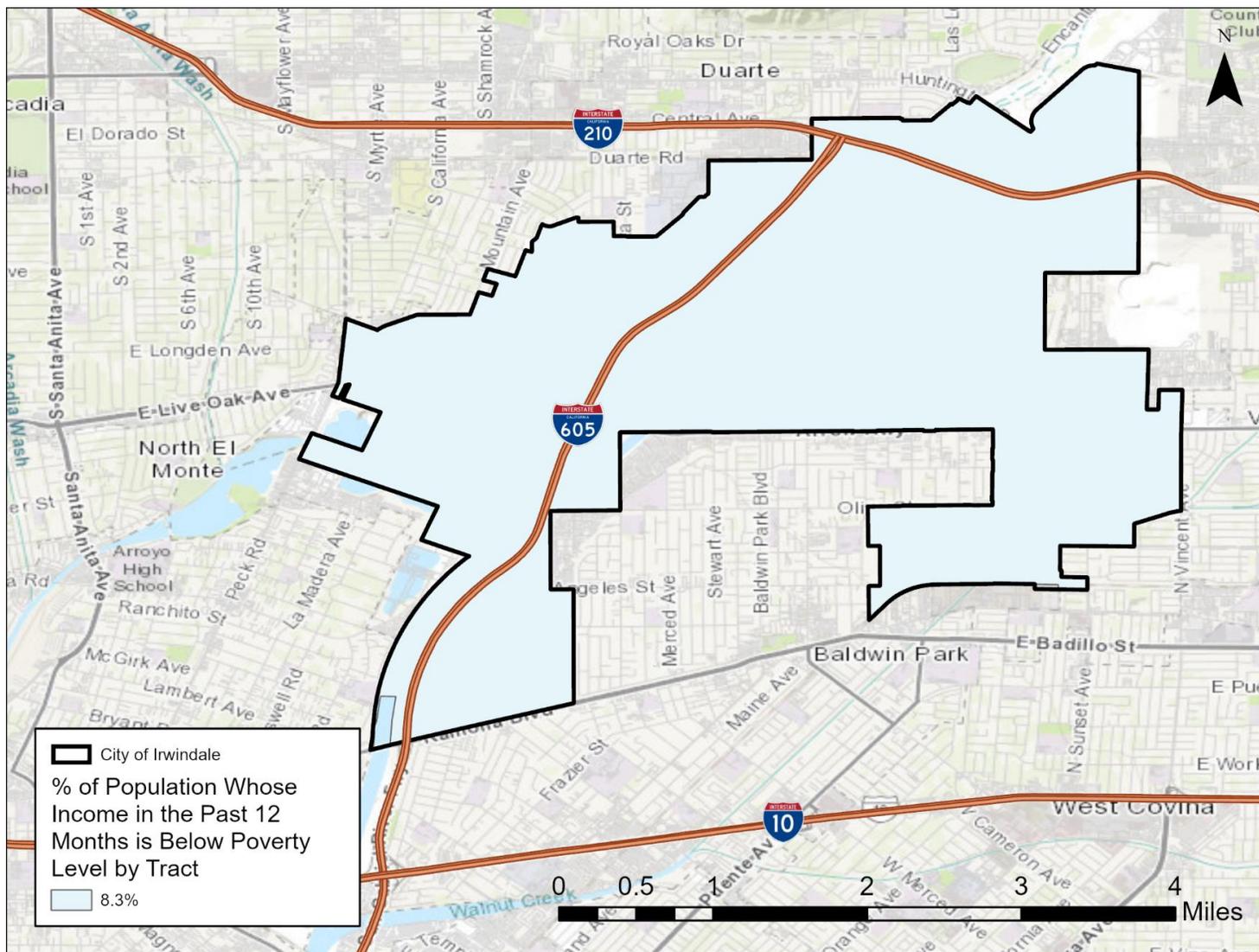
Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

Figure 49: Percent of Low to Moderate Income Households by Census Tract, Los Angeles County



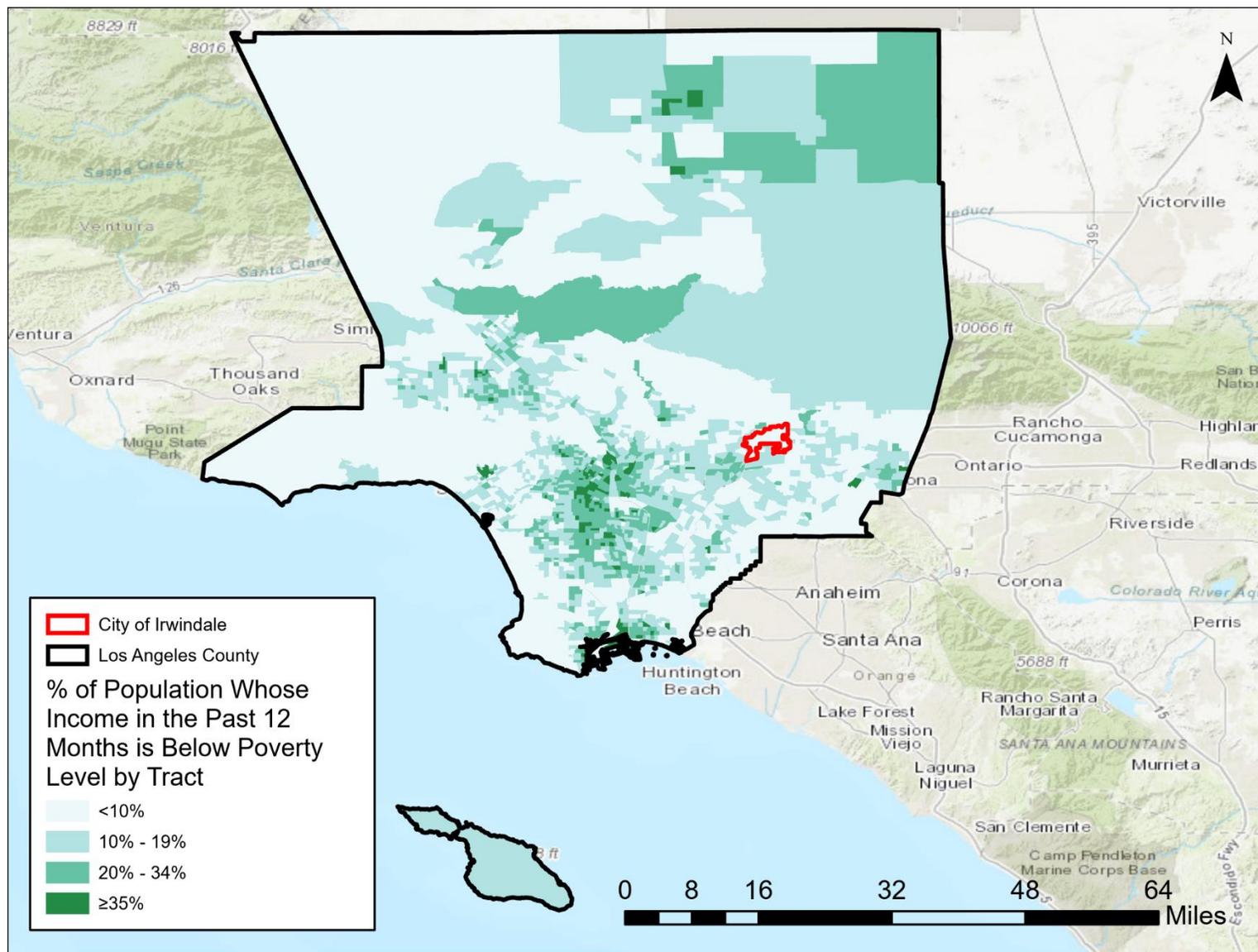
Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

Figure 50: Poverty Status, Irwindale



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 51: Poverty Status, Los Angeles County



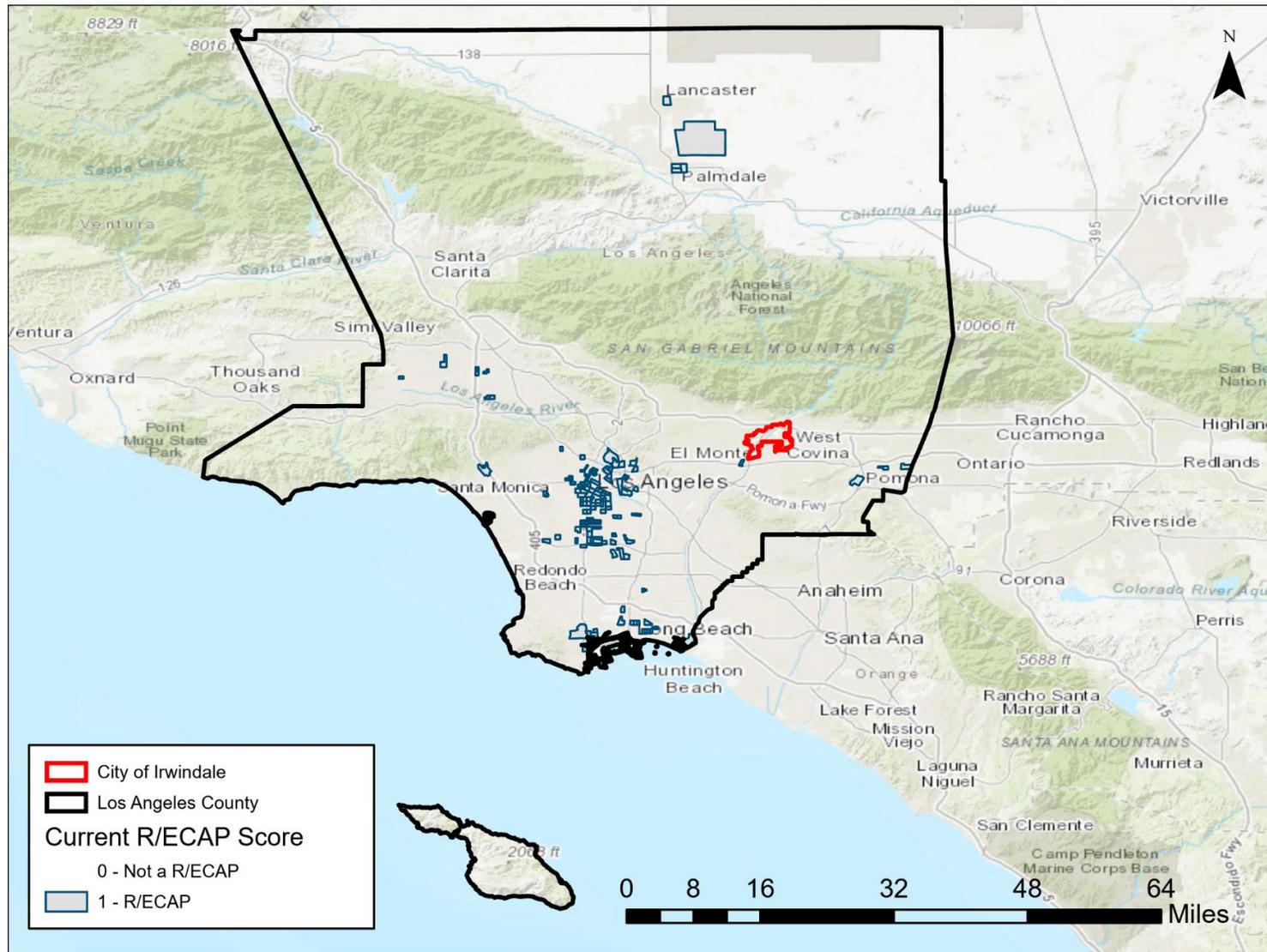
Source: U.S. Census American Community Survey, 2015-2019 data.

## **Racially and Ethnically Concentrated Areas of Poverty**

The overall poverty rates by race for Irwindale are discussed above and are shown in Table 18. To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RCAPs and ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The racial and ethnic concentration threshold requires that an RCAP or ECAP have a non-White population of 50 percent or more. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. Based on these criteria, there are no R/ECAP areas in Irwindale.

Echoing the distributions by poverty status and low- and moderate-income households, the R/ECAP Census tracts countywide are for the most part concentrated in the city of Los Angeles, with a few other nodes scattered throughout the county (see Figure 52), with noticeable concentrations in South LA, Antelope Valley, and San Pedro/Long Beach.

Figure 52: Racially and Ethnically Concentrated Areas of Poverty, Los Angeles County



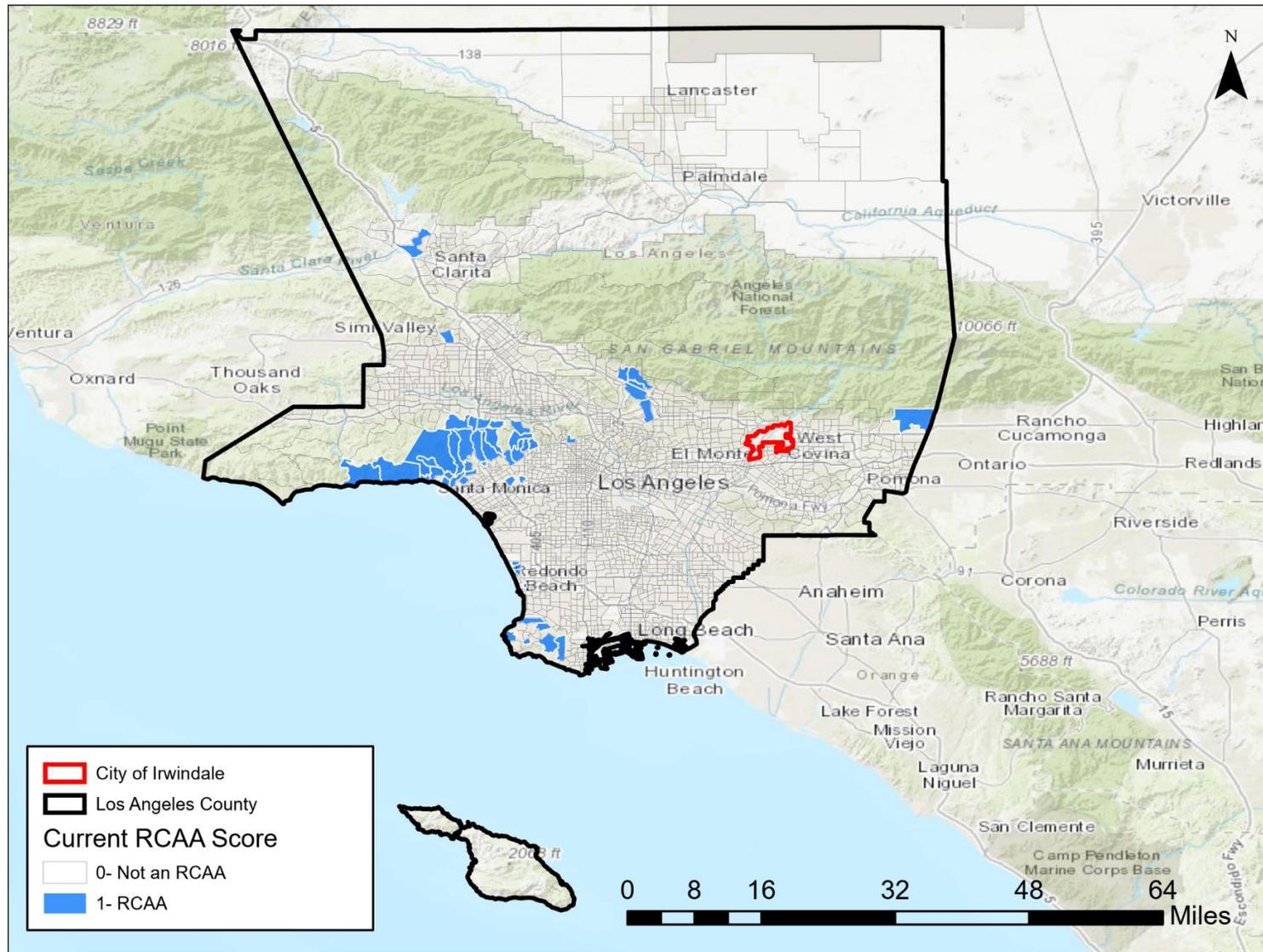
Sources: HUD 2009-2013; BAE, 2021

## **Racially and Ethnically Concentrated Areas of Affluence**

R/ECAPs show one side of concentrations by race and wealth. On the other side are “areas of affluence” where non-minority affluent populations are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as “Racially Concentrated Areas of Affluence,” or RCAAs.

There are no Census tracts categorized as RCAAs in Irwindale. Elsewhere in the county, the largest concentration of RCAAs is in populated areas in the west and near the coast, including parts of Malibu, Santa Monica, Los Angeles city, and some nearby unincorporated areas, as shown in Figure 53.

Figure 53: Racially Concentrated Areas of Affluence, Los Angeles County



Sources: HUD 2009-2013; BAE, 2021

## Disparities in Access to Opportunity

AB 686 requires the needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”<sup>8</sup>

TCAC and HCD created these “Opportunity Maps,” using reliable and publicly available data sources to derive 21 indicators to calculate opportunity index scores for Census tracts in each region in California. The TCAC/HCD Opportunity Map categorizes Census tracts into five groups based on the opportunity index scores:

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

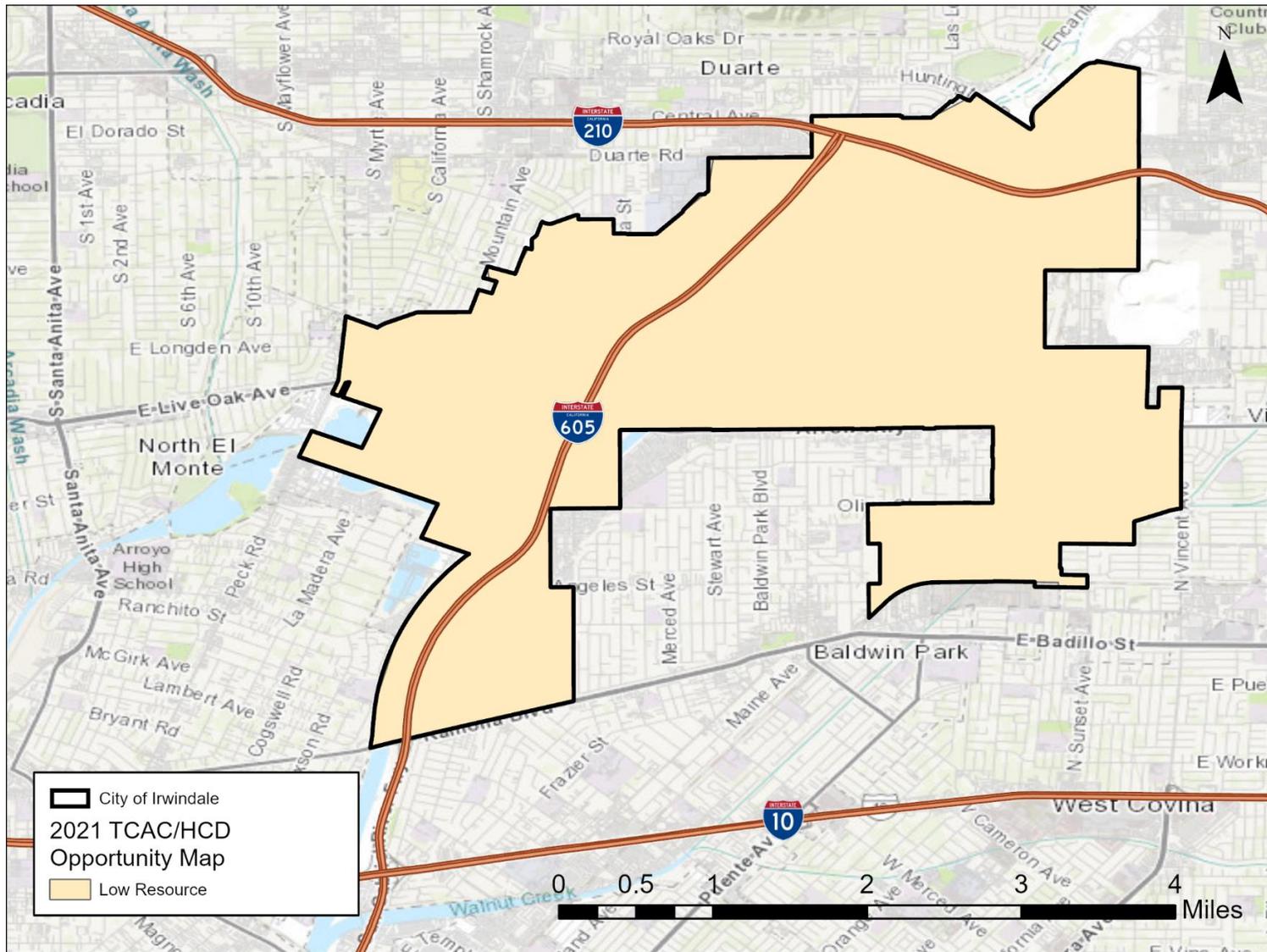
Before an area receives an opportunity index score, Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative opportunity index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

As illustrated in Figure 54, the City of Irwindale is identified as being at the Low Resource level. This indicates that the Irwindale Census tract is among the bottom 30 percent in the Los Angeles Region for access to resources. Relative to Los Angeles County overall, Irwindale has lower opportunity and less access to resources for its residents. The county’s highest resource tracts tend to be in communities along the western coastline, the border with Orange County, and along the foothills of the San Gabriel Mountains, with the low resource areas concentrated in central and south Los Angeles city and urbanized areas near that city (see Figure 55).

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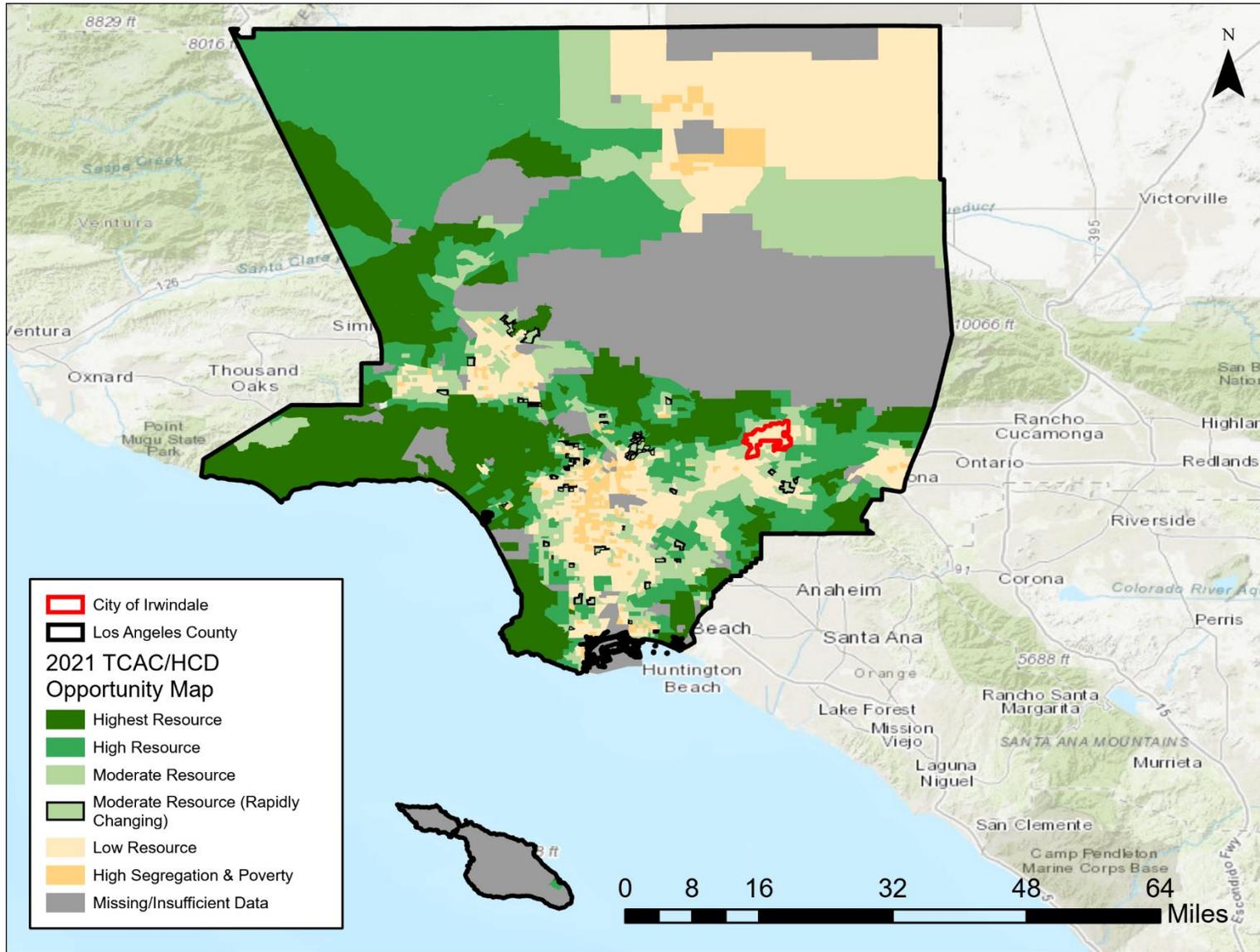
<sup>8</sup> California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

Figure 54: 2021 TCAC/HCD Opportunity Map by Census Tract, Irwindale



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Figure 55: 2021 TCAC/HCD Opportunity Map by Census Tract, Los Angeles County



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

### *Access to Education*

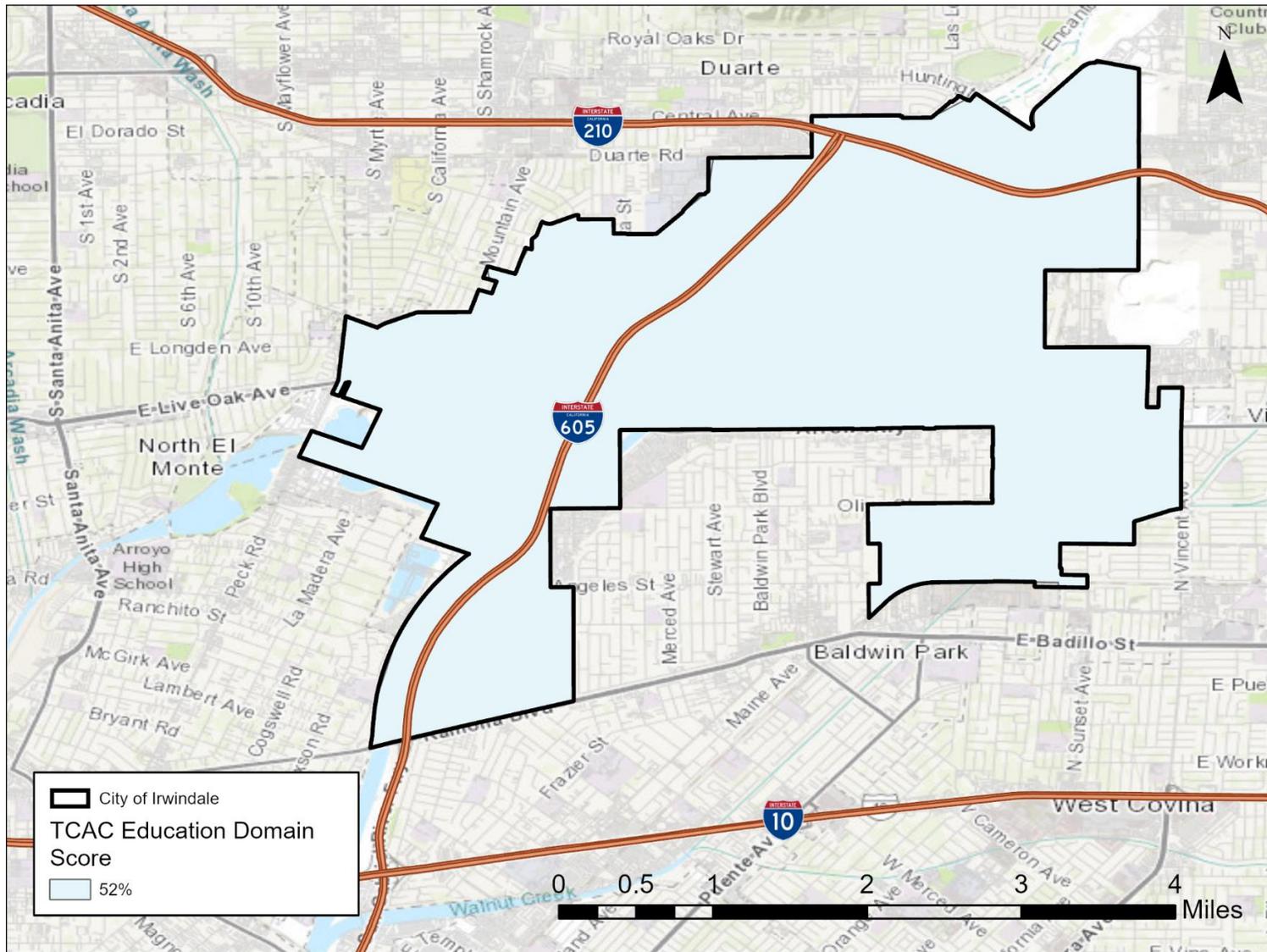
One of the factors used as part of the Opportunity Index discussed previously is education. The Opportunity Index considers three education criteria in equal measure: math proficiency for 4<sup>th</sup> graders, reading proficiency for 4<sup>th</sup> graders, high school graduation rates, and the student poverty rate, to create an “Education Domain” score ranging from 0 to 1 for each Census tract (or in some cases, rural block group), with a higher score representing better educational opportunities.<sup>9</sup>

Figure 56 shows the Education Domain score for Irwindale, which is 52 percent, in the middle range when compared to other County tracts. As illustrated in Figure 57, the level of the scores across the county tend to be mirror the scores of the overall Opportunity Index, with high scores in communities along the western coastline, the border with Orange County, and along the foothills of the San Gabriel Mountains, and low scores in the more urban core of Los Angeles city and associated urbanized areas.

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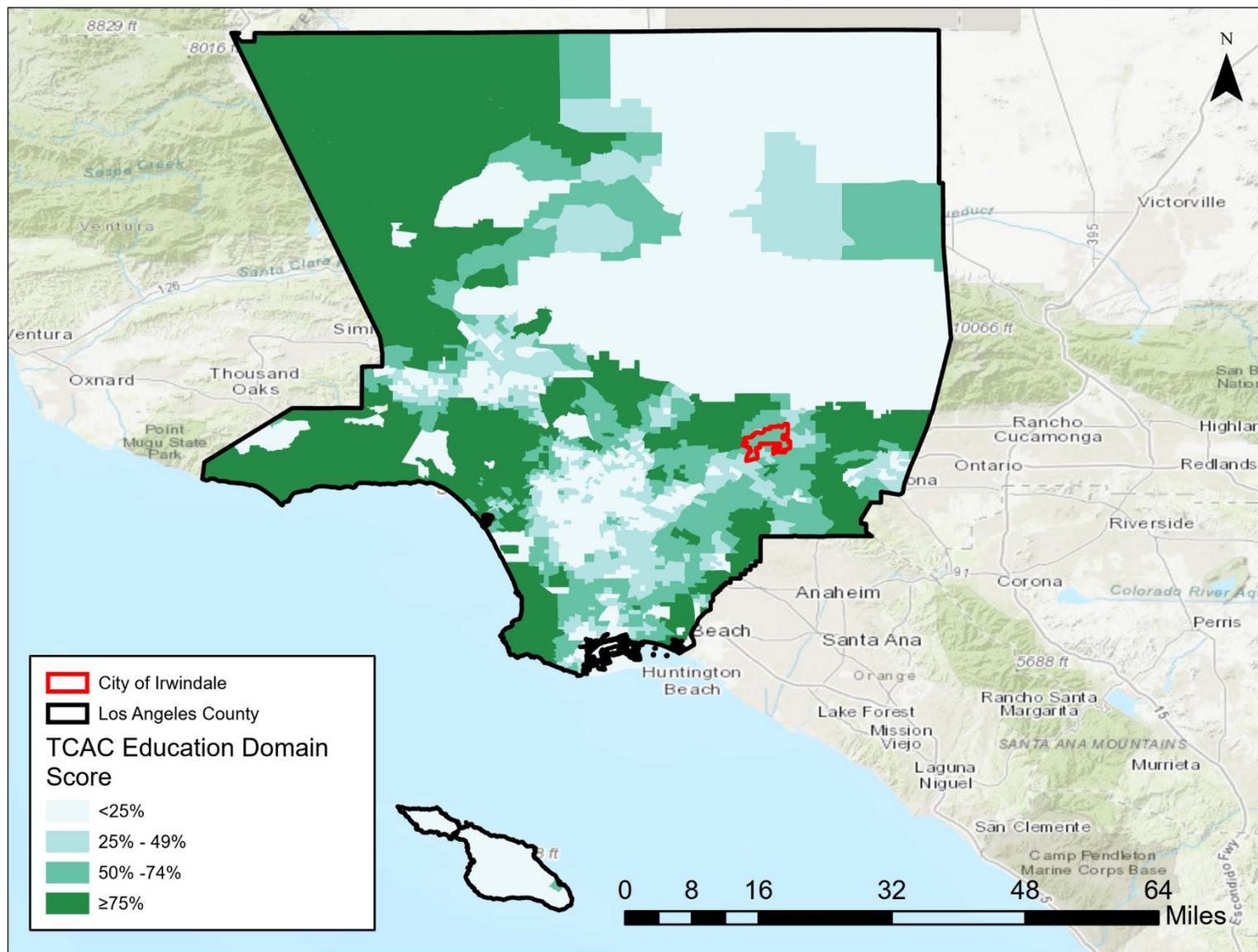
<sup>9</sup> The methodology for this can be found in <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>.

Figure 56: TCAC Education Domain Score, Irwindale



Sources: California Tax Credit Allocation Committee; HCD, 2021; BAE, 2021.

Figure 57: TCAC Education Domain Score, Los Angeles County



Sources: California Tax Credit Allocation Committee; HCD, 2021; BAE, 2021.

### *Access to Employment*

For AFFH reports, HUD has developed the Jobs Proximity Index as a way to measure access to employment. As stated by HUD:

The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily.

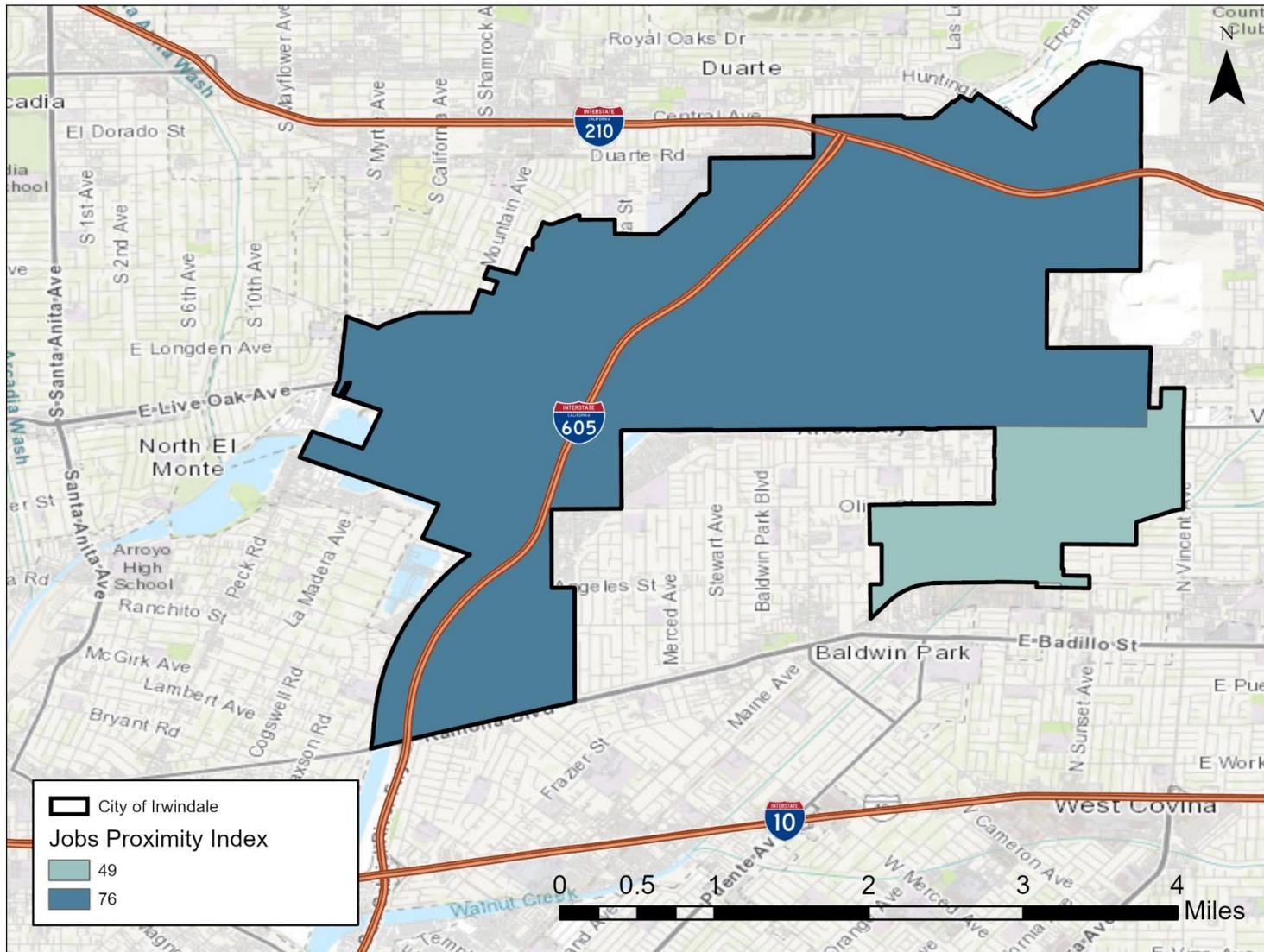
The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. Specifically, a gravity model is used, where the accessibility ( $A_i$ ) of a given residential block group is a summary description of the distance to all job locations, with the distance from any single job location positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location. More formally, the model has the following specification: Where  $i$  indexes a given residential block-group, and  $j$  indexes all  $n$  block groups within a CBSA. Distance,  $d$ , is measured as “as the crow flies” between block-groups  $i$  and  $j$ , with distances less than 1 mile set equal to 1.  $E$  represents the number of jobs in block-group  $j$ , and  $L$  is the number of workers in block-group  $j$ . .... Interpretation Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.<sup>10</sup>

Block groups covering Irwindale, as shown in Figure 58, have moderate to high job proximity indexes. In the western block group, which has a jobs proximity index of 76, easy access to the 605 and 210 freeways, as well as the presence of the Irwindale Speedway and United Rock Products Corporation facilities, may contribute to the higher score. The eastern block group is slightly farther from freeways which provide access to jobs in the surrounding areas (see Figure 59), and closer to residential areas.

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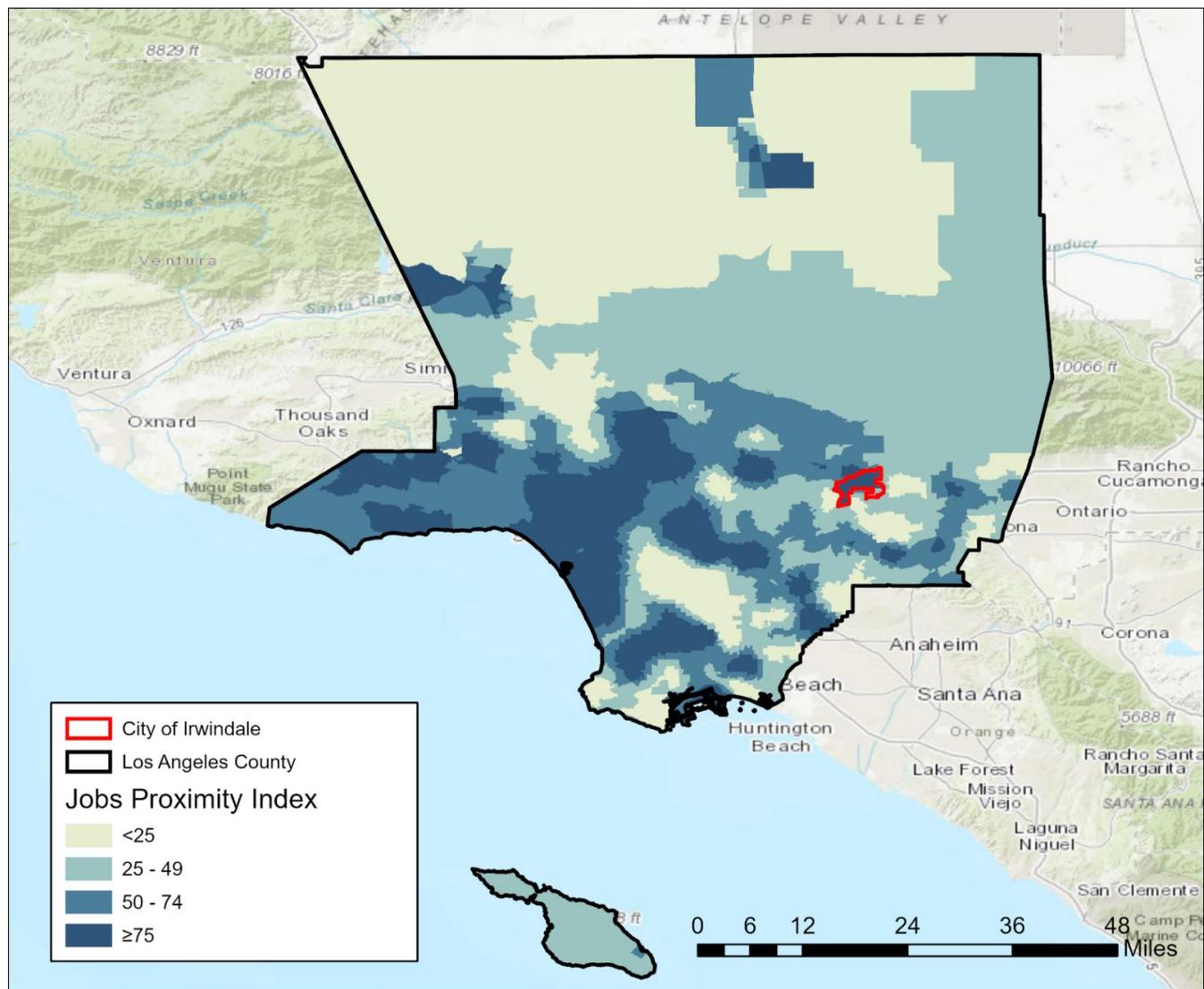
<sup>10</sup> <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about>. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

Figure 58: Jobs Proximity Index Score, Irwindale



Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Figure 59: Jobs Proximity Index Score, Los Angeles County



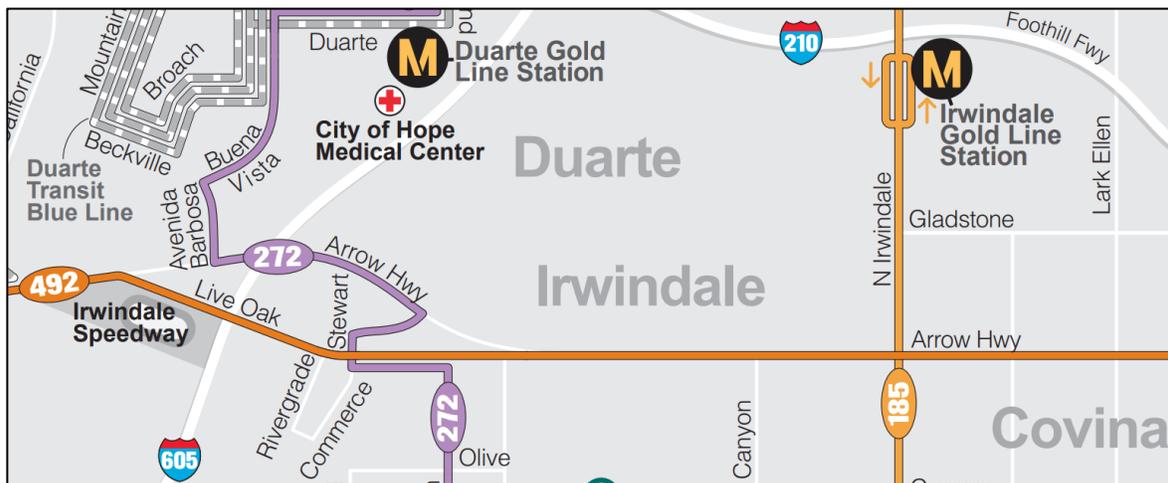
Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

## Transportation

### Public Transit

Public transit in Irwindale and nearby surrounding areas is provided by Foothill Transit, which provides bus service throughout the San Gabriel and Pomona Valleys. LA Metro's L Line (formerly the Gold Line) provides light rail service connecting Irwindale west to Downtown LA and East to Azusa via the Irwindale station. Foothill Transit's 185 bus line connects Irwindale's most populous neighborhoods directly to the L Line station on its north-south route from West Covina in the south to Azusa in the north. The 492 bus line runs from El Monte in the west to Claremont in the east, providing access to the Irwindale Speedway. The 272 bus line runs from West Covina in the south to Duarte. The 272 bus line provides access from West Covina to Duarte.

**Figure 60: Foothills Transit Map, Irwindale**



Source: <http://foothilltransit.org/wp-content/uploads/2017/04/service-area-map-20170423.pdf>

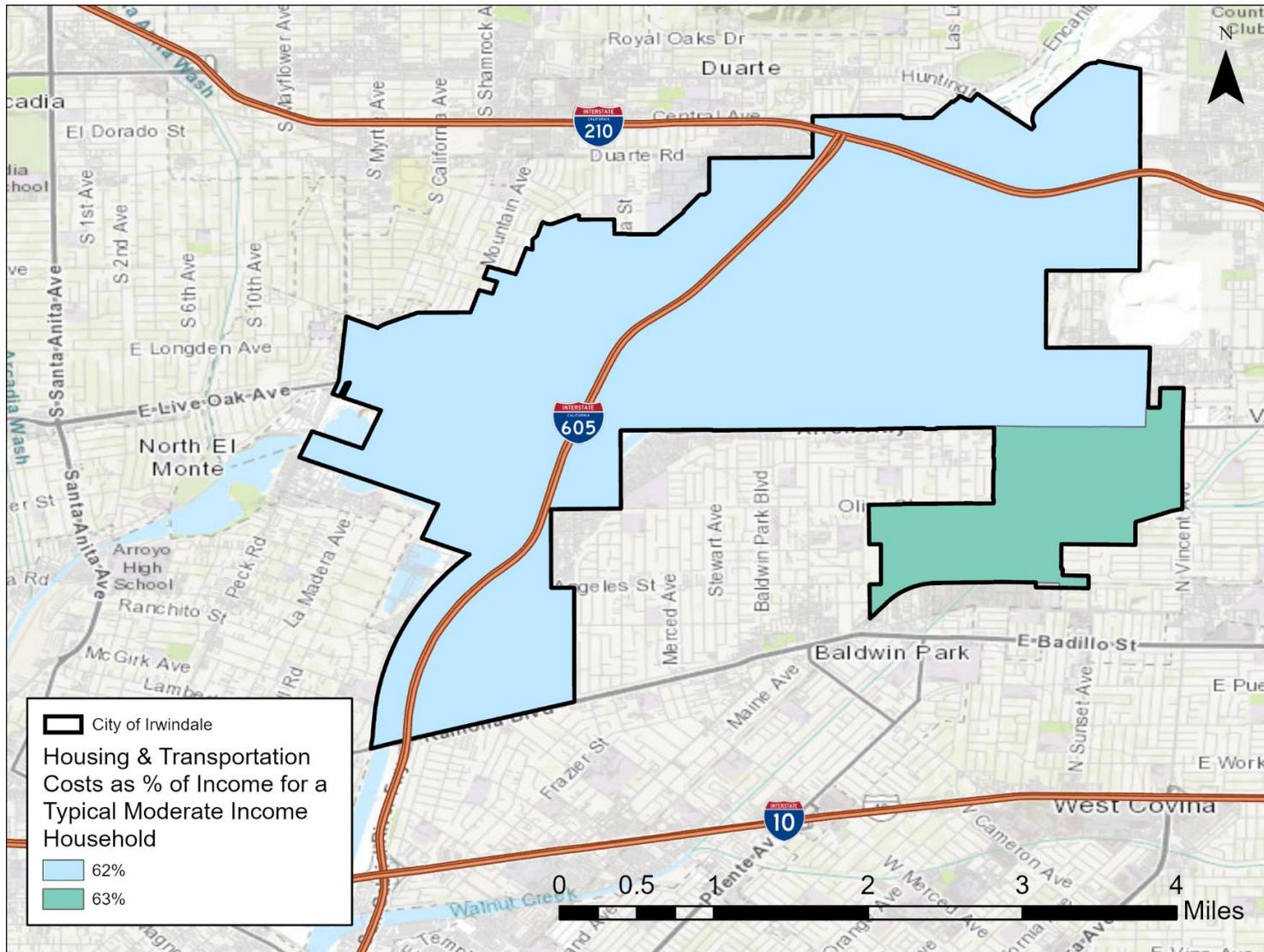
Transportation Costs. The Center for Neighborhood Technology (CNT)<sup>11</sup> has developed a metric, the H+T (Housing and Transportation) Index that takes into account housing and transportation costs for a typical household. By their metric, in order to remain affordable housing costs plus transportation costs should equal 45 percent or less of total household income. They estimate this burden at the Census block group level, so disparities in this total estimated cost can be seen at a local or a regional level.

<sup>11</sup> <https://htaindex.cnt.org/>. For more on the methodology, see [https://htaindex.cnt.org/about/HTMethods\\_2016.pdf](https://htaindex.cnt.org/about/HTMethods_2016.pdf).

Based on their estimates, for the two Census block groups within Irwindale, the costs of housing plus transportation are 62 percent and 63 percent, respectively, as shown in Figure 61. This means households in Irwindale are, on average, are somewhat cost-burdened when considering combined housing and transportation costs. For local seniors, the Irwindale Senior Center provides transportation services; typically for doctor and pharmacy visits.

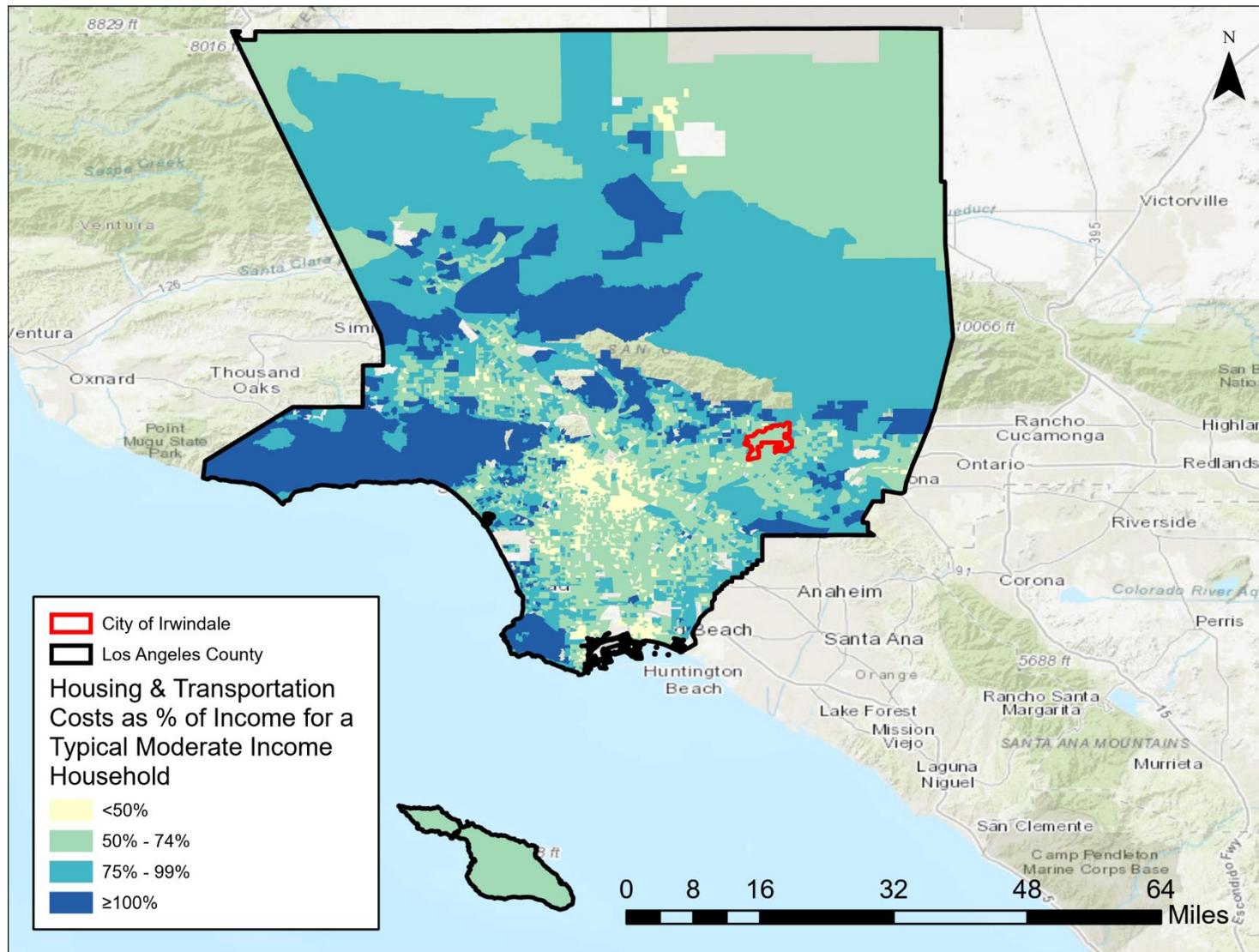
Regionally, much of the county has combined housing and transportation costs that would be a burden on a typical moderate-income household; the highest costs for housing plus transportation are concentrated on the Palos Verdes Peninsula and farther north along the coast and in nearby areas. For the most part, costs below 50 percent of income for typical moderate-income households are found in the inland areas of the city of Los Angeles and nearby urbanized areas, as shown in Figure 62; the ability of such a household to avoid high cost burdens is constrained in much of Los Angeles County. These findings are an indicator of the need for additional affordable housing in much of the county. However, it is important to note that many parts of Los Angeles County have higher household incomes and would be less burdened.

**Figure 61: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Irwindale**



Source: Housing + Transportation Index, Center for Neighborhood Technology, 2017; BAE 2021.

**Figure 62: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Los Angeles County**



Source: Housing + Transportation Index, Center for Neighborhood Technology, 2017; BAE 2021.

### *Access to a Clean Environment*

CalEnviroScreen provides a methodology to assist in identifying whether a local community is disproportionately burdened by pollution. For every Census tract in the state, CalEnviroScreen produces a score using environmental, health, and socioeconomic information derived from government sources, with higher scores associated with a higher pollution burden. The original layer was developed by California's Office of Environmental Health Hazard Assessment on behalf of the California Environmental Protection Agency and released January 30, 2017.<sup>12</sup>

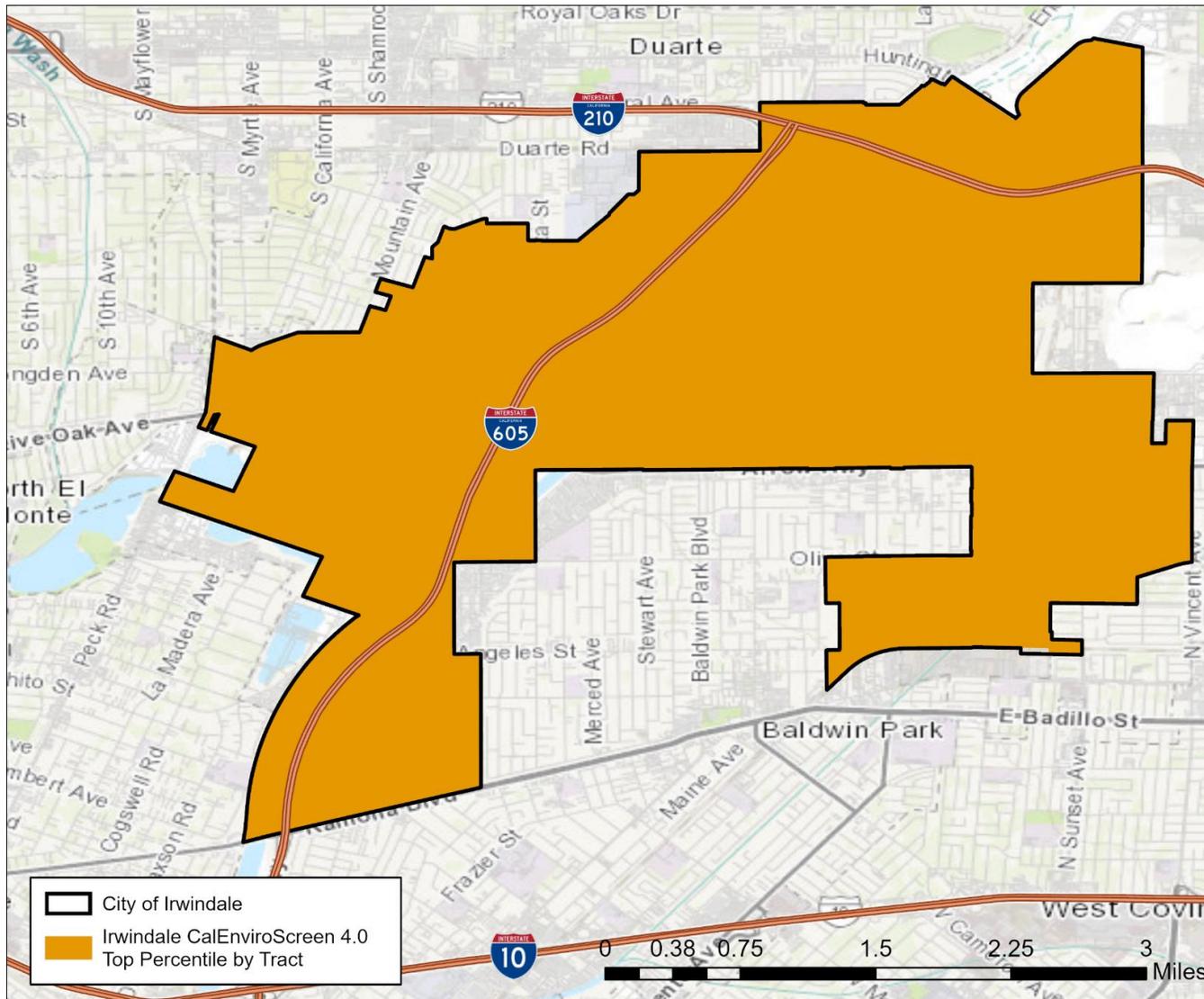
The analysis here uses the draft CalEnviroScreen version 4.0, released in the first half of 2021; Sources: CalEnviroScreen Version 4.0 DRAFT, 2021; BAE 2021.

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<sup>12</sup> For more information, go to <https://oehha.ca.gov/calenviroscreen>.

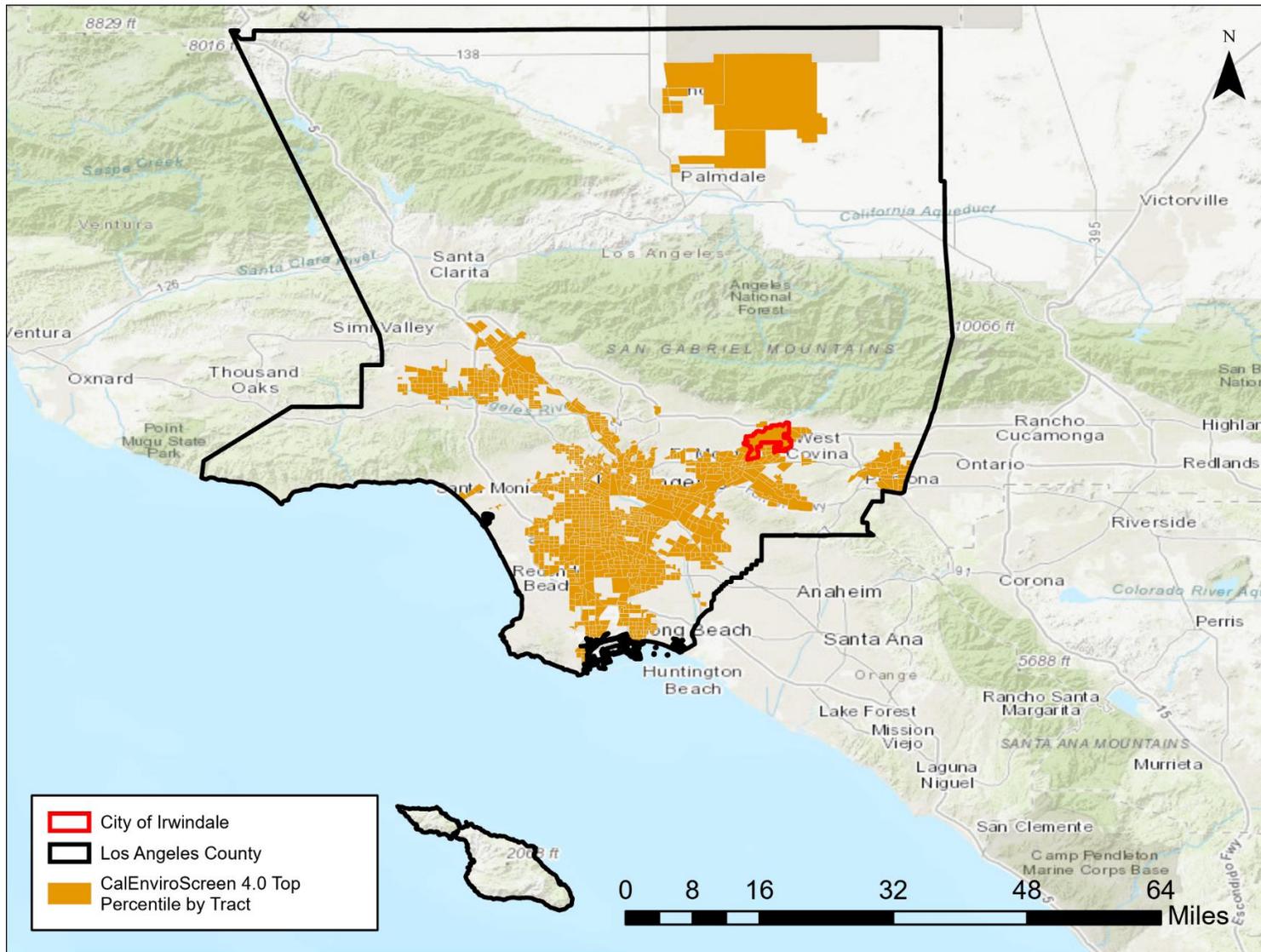
Figure 64 below highlights Census tracts scoring in the highest 25 percent (i.e., worst scores for pollution) for Los Angeles County. Similar to all census tract bordering to the south and west, the Irwindale census tract is one of those in the highest 25 percent in terms of pollution burden. Countywide, the tracts scoring in the highest 25 percent tend to be found in the urbanized areas inland, with the exception of some tracts near the Ports of Long Beach and Los Angeles. The high-pollution tracts tend to also be those with lower incomes and larger non-White populations, indicating regional disparities in access to a clean environment.

Figure 63: Areas of High Pollution in Irwindale



Sources: CalEnviroScreen Version 4.0 DRAFT, 2021; BAE 2021.

Figure 64: Areas of High Pollution in Los Angeles County



Sources: CalEnviroScreen Version 4.0 DRAFT, 2021; BAE 2021.

## Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

### *Minority Homeownership Rates*

Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. In Irwindale, 72 percent of all households are homeowners, considerably higher than the 46 percent rate for Los Angeles County overall. All represented major race and ethnic categories in Irwindale show higher rates of home ownership compared to the County, as shown in Table 23, although non-Hispanic White residents are more likely to be homeowners when compared to other groups.

**Table 23: Distribution of Homeowners by Race/Ethnicity, City of Irwindale**

<b>Householder by Race</b>	<b>Household Tenure</b>		<b>Total Household</b>	<b>Ownership Rate</b>
	<b>Owner</b>	<b>Renter</b>		
White Alone	188	52	240	78%
<i>Non-Hispanic White Alone</i>	37	16	53	70%
Asian Alone	0	3	3	0%
Some other race alone (a)	73	46	119	61%
Two or more races	21	9	30	70%
<b>Total, All Races</b>	<b>282</b>	<b>110</b>	<b>392</b>	<b>72%</b>
Hispanic or Latino	245	89	334	73%

Note:

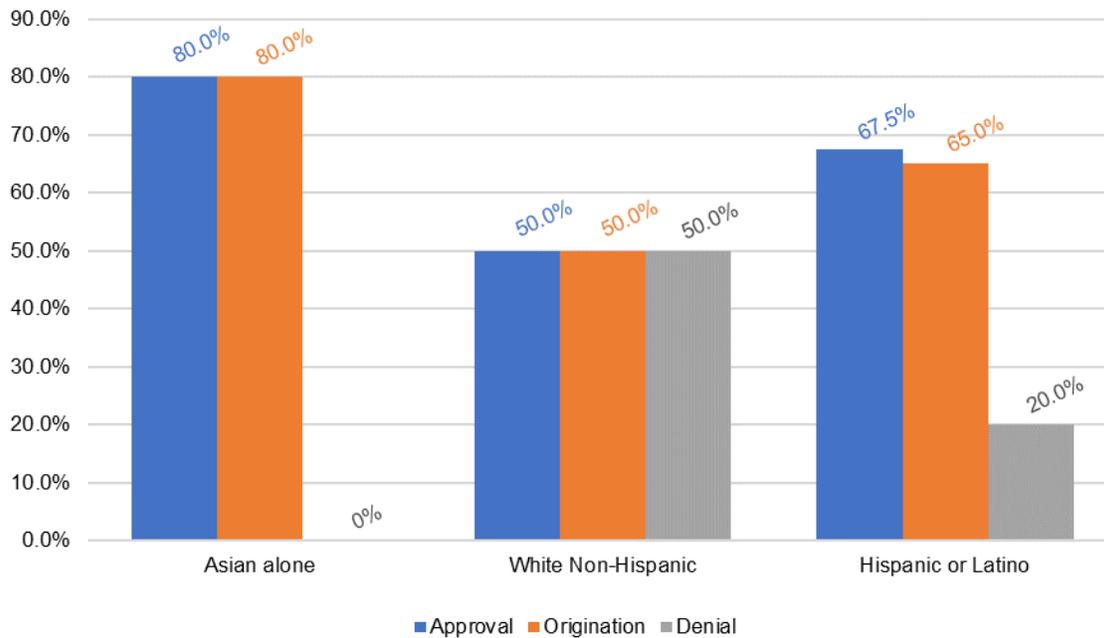
(a) Includes American Indian and Alaska Native Alone, Native Hawaiian and Other Pacific Islander Alone, and Some Other Race Alone.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 5-year sample data, B25003A-1, BAE, 2021.

### *Mortgage Loan Approvals by Race/Ethnicity and Income*

The inability to obtain a mortgage can be a barrier to home ownership, and historically, minorities have tended to have more difficulty obtaining loans, creating a significant barrier to homeownership. An analysis of HMDA data for conventional loans in Irwindale in 2020 indicates that no ethnic group has a notably higher rate of loan denials than for all applicants (see Figure 65). The overall rate of conventional loan denials overall was 19.1 percent. The rate for Hispanics is similar to the overall because they account for nearly 90 percent of Irwindale conventional loan applicants, as well as over 85 percent of all City homeowners, while Asians and non-Hispanic Whites account for seven applications in total. Due to the small population size in applications, discrepancies in the approval, origination, and denial rates should be taken with a grain of salt.

**Figure 65: Disposition of Conventional Home Loans by Race/Ethnicity, 2018**



**Notes:**

Asian, Black, and Other Minority Race includes applicants that identify as non-Hispanic and Hispanic. Hispanic applicants include all persons claiming Hispanic origin regardless of race. Analysis excludes refinance loans and those originated by lenders not subject to HMDA. Excludes applications that were withdrawn and files that were closed due to incompleteness. Includes FHA, FSA/RHS, and VA home loans on 1-4 family and manufactured dwellings by income, race, and ethnicity of applicant.

Sources: FFIEC, Home Mortgage Disclosure Act data, 2020; BAE, 2021.

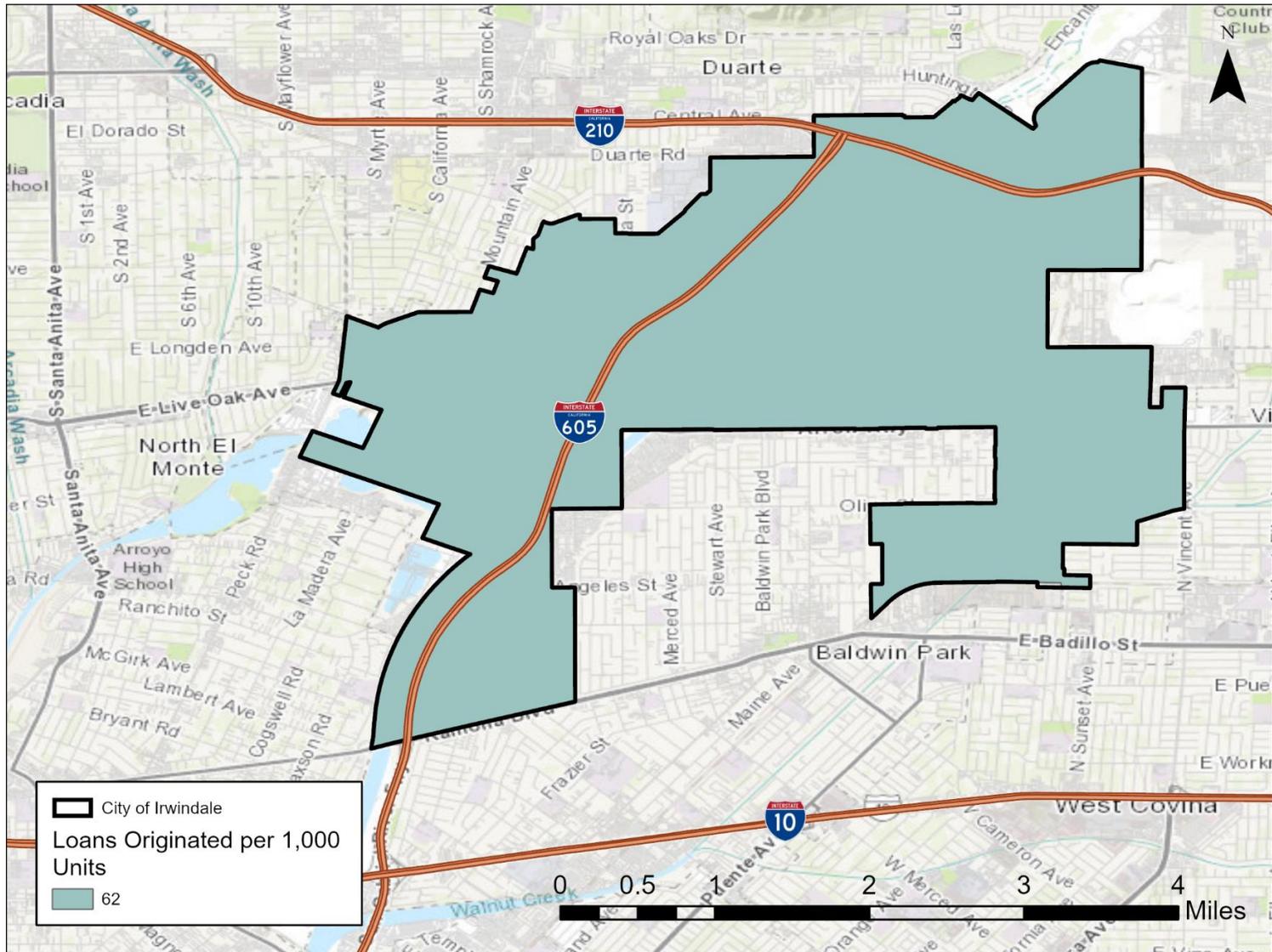
For 2020 there were very limited numbers of applications for government-insured loans, nine in total, all within the Hispanic/Latino group, so no patterns of potential discrimination could be discerned from analysis of those loan applications.

***Geography of Mortgage Lending***

Figure 66 on the following page illustrates the geographic distribution of originated home loans by Census tract in 2019 in Irwindale. The Irwindale census tract saw 62 loans originated per 1,000, which is moderately low compared to other County census tracts.

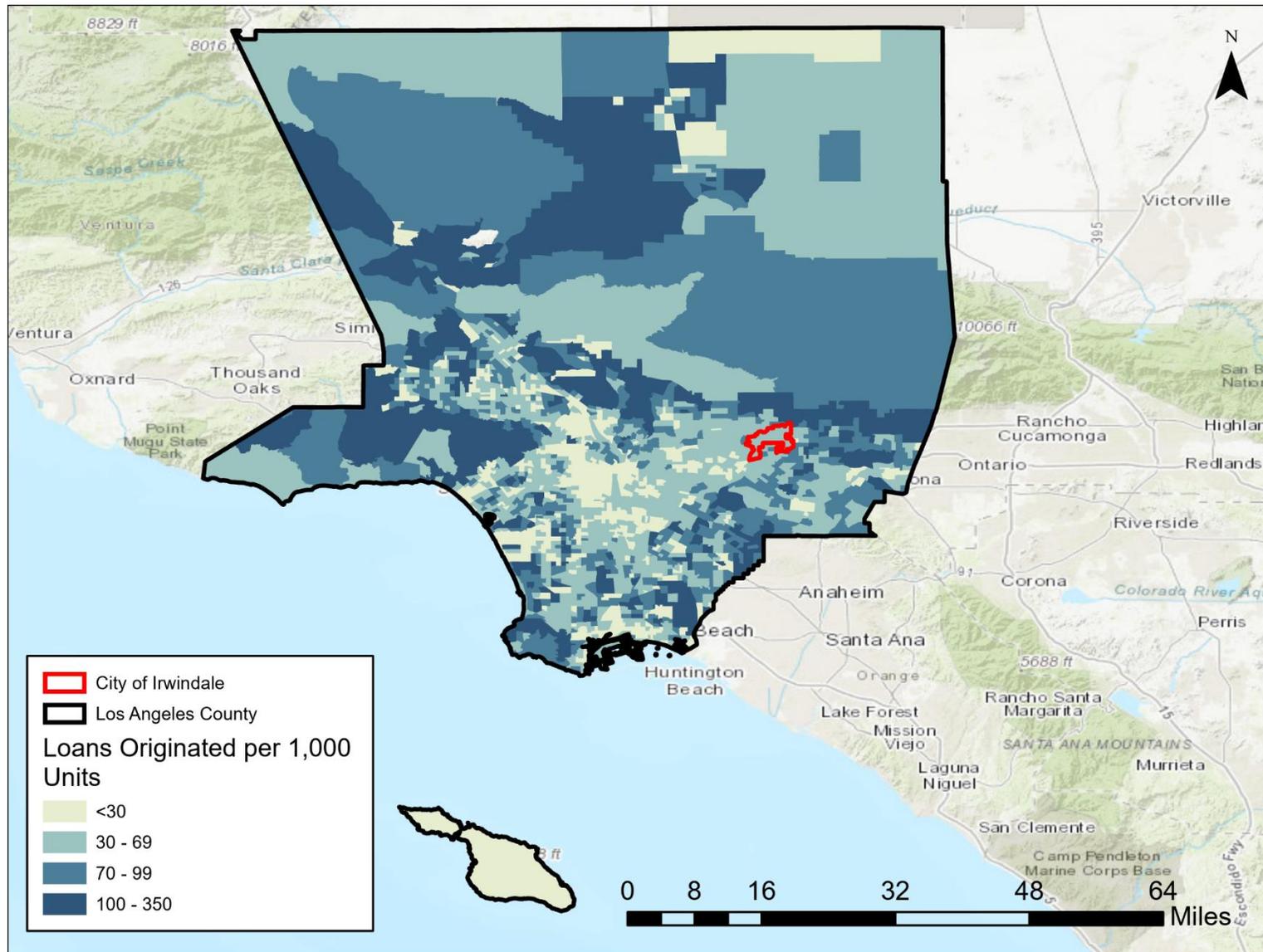
Countywide, the higher loan activity was typically in the tracts covering more suburban areas, i.e., in the areas with more affluent households (see Figure 67). This pattern may indicate that lower income households in the county may face greater barriers to home ownership due to greater difficulty obtaining mortgages.

Figure 66: Number of Loans Originated Per 1,000 Housing Units in Irwindale by Census Tract, 2019



FFIEC, Home Mortgage Disclosure Act data, 2019; BAE, 2021.

Figure 67: Number of Loans Originated Per 1,000 Housing Units in Los Angeles County by Census Tract, 2019



FFIEC, Home Mortgage Disclosure Act data, 2019; BAE, 2021..

## Prevalence of Housing Problems

Table 24 and Table 25 report the relative prevalence of housing problems among households with incomes equal to, or less than, the area median by race and ethnicity. Households of a given racial or ethnic heritage are considered to have a disproportionately greater need for housing assistance if they experience housing problems at a significantly greater rate (ten percentage points or more) than do households within the same income level as a whole, regardless of race or ethnicity. No racial or ethnic group in Irwindale experiences housing problems at a much higher rate than the average for the City, but non-Hispanic White residents are less likely to experience housing problems, at 50 percent, and no Asian residents are reported to have experienced housing problems. According to City staff, housing on Morada Street and scattered throughout the Town Center Neighborhood have the oldest housing stock and higher need for housing rehabilitation. However, there are also some recently constructed in-fill housing developments via the Housing Authority in the Town Center Neighborhood that are in sound condition.

**Table 24: Housing Problems Rate by Race/Ethnicity, City of Irwindale**

Race/Ethnicity	Percent of AMI				Total up to 100% AMI
	0-30%	31-50%	51-80%	81-100%	
White	N/A	50.0%	N/A	50.0%	50.0%
Asian	N/A	N/A	0.0%	N/A	0.0%
Hispanic	76.9%	75.0%	69.1%	33.3%	71.0%
<b>Subtotal, Housing Problems</b>	<b>76.9%</b>	<b>70.6%</b>	<b>69.1%</b>	<b>33.3%</b>	<b>69.5%</b>
<i>Average Rate +10%</i>	86.9%	80.6%	79.1%	43.3%	79.5%

**Notes:**

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than one person per room; cost burden greater than 30% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

**Table 25: Severe Housing Problems Rate by Race/Ethnicity, City of Irwindale**

Race/Ethnicity	Percent of AMI				Total up to 100% AMI
	0-30%	30-50%	50-80%	80-100%	
White	N/A	50.0%	N/A	0.0%	25.0%
Asian	N/A	N/A	0.0%	N/A	0.0%
Hispanic	48.1%	23.8%	20.2%	33.3%	28.2%
<b>Subtotal, Housing Problems</b>	<b>48.1%</b>	<b>29.4%</b>	<b>20.2%</b>	<b>33.3%</b>	<b>30.0%</b>
<i>Average Rate +10%</i>	58.1%	39.4%	30.2%	43.3%	40.0%

Notes:

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than 1.5 persons per room; cost burden greater than 50% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceeded the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

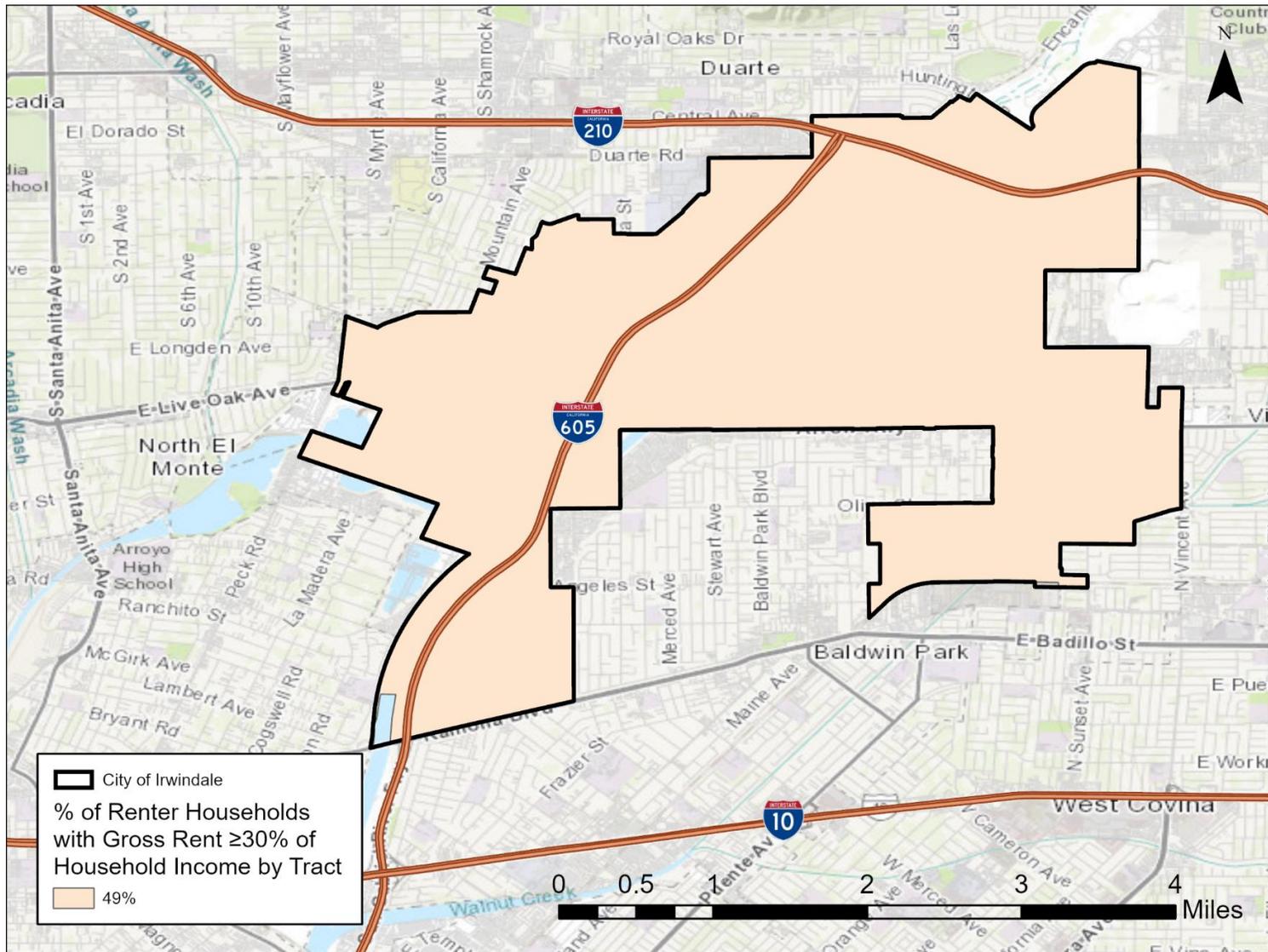
***Housing Cost Burden***

As previously described, overpayment for housing is defined as a household paying more than 30 percent of its gross income on housing related expenses, such as rent, utilities, or mortgage payments. As shown in Figure 20, by this measure one third of all households in Irwindale were cost-burdened during the 2015-2019 ACS survey period. This proportion is lower than for Los Angeles County and the SCAG Region, with the proportion of cost burdened households at 46 percent and 43 percent, respectively for these two areas. As shown above in Table 10, about two-thirds of households earning less than 80 percent of the HAMFI were cost-burdened in Irwindale, compared to only approximately three percent households with incomes at 80 percent of HAMFI and above.

Figure 68 shows the trends of overpayment for renters in the City and Figure 69 shows the trends of overpayment for homeowners. Roughly half of renters throughout the City were overpaying for housing in 2019 (see Figure 68). As shown in Figure 69, fewer homeowners are overpaying for housing throughout the City, at about 30 percent.

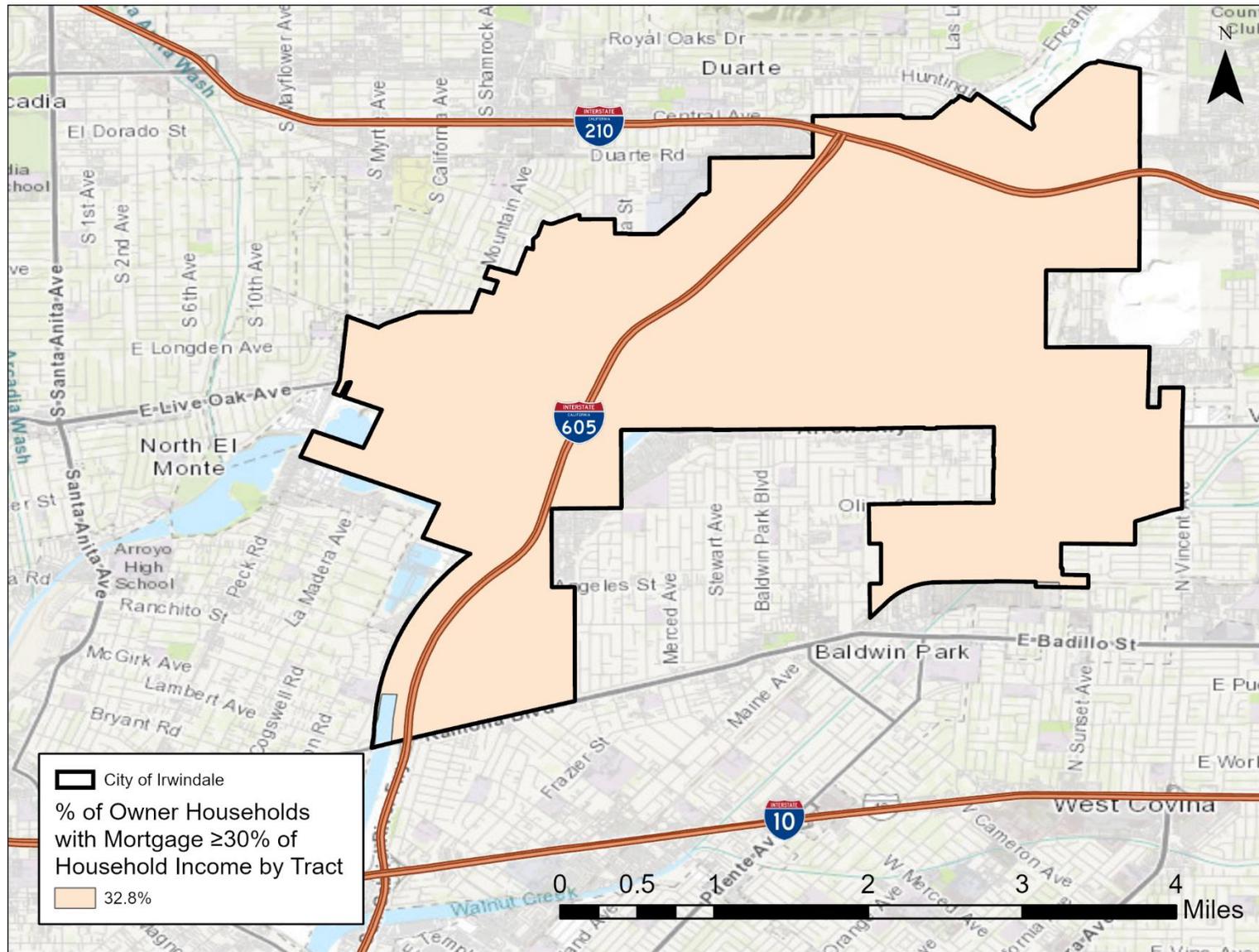
Across most Census tracts in Los Angeles County, at least 25 percent of renter and owner households were overpaying for housing (see Figure 70 and Figure 71); scattered throughout the county were tracts where over half of households were overpaying for housing. These findings reflect the high cost of housing in the region.

Figure 68: Overpayment by Renters, Irwindale



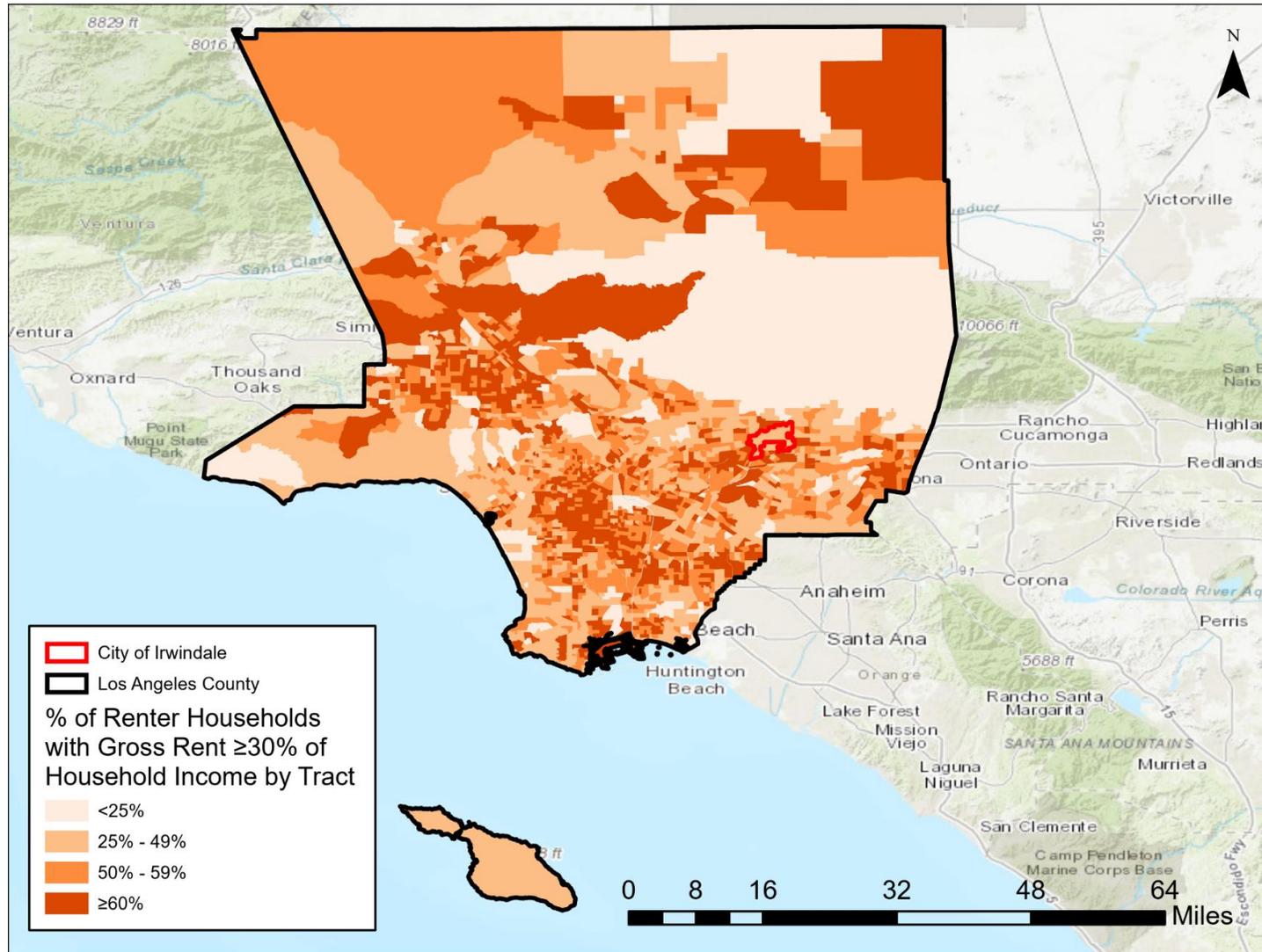
Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 69: Overpayment by Homeowners, Irwindale



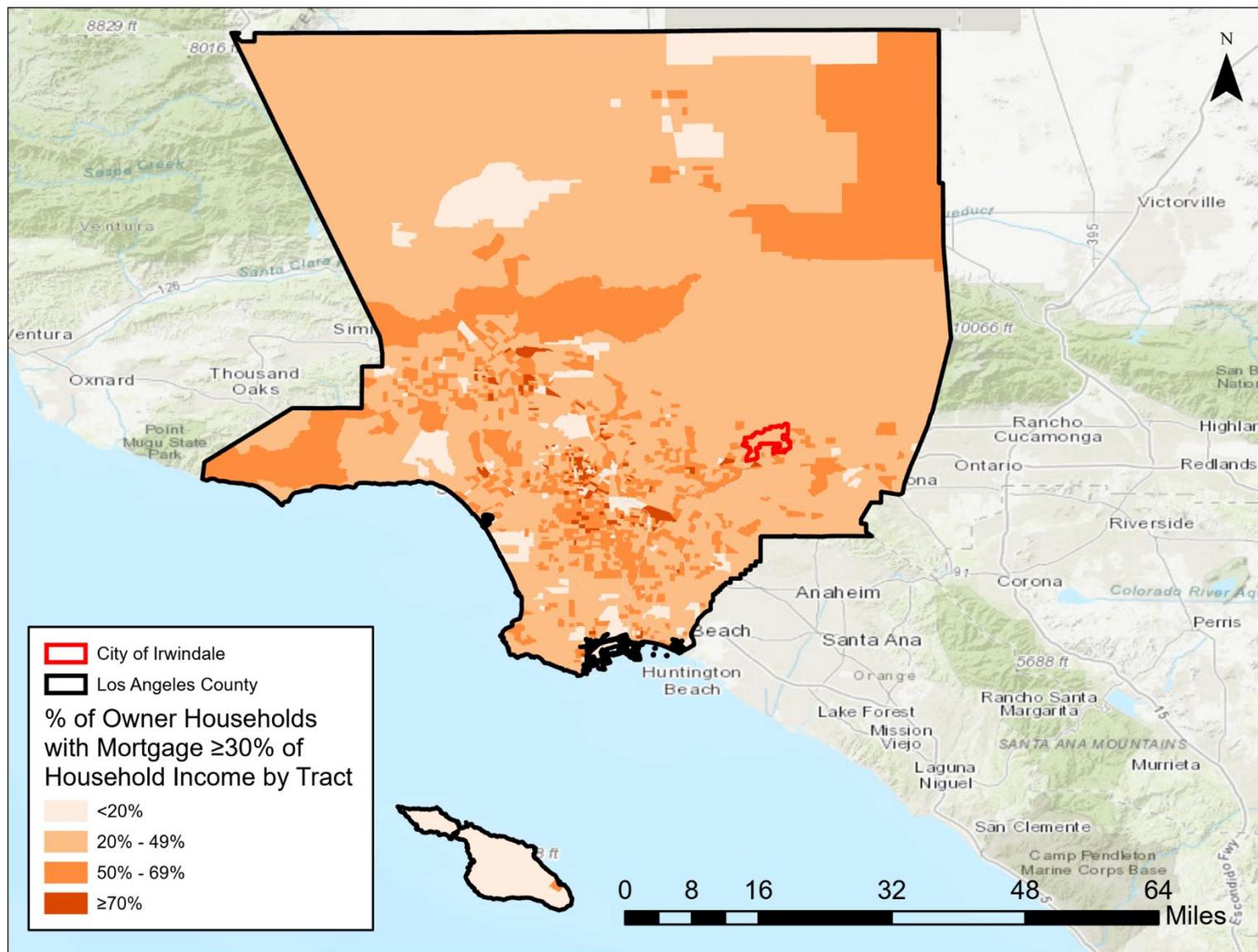
Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 70: Overpayment by Renters, Los Angeles County



Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 71: Overpayment by Homeowners, Los Angeles County



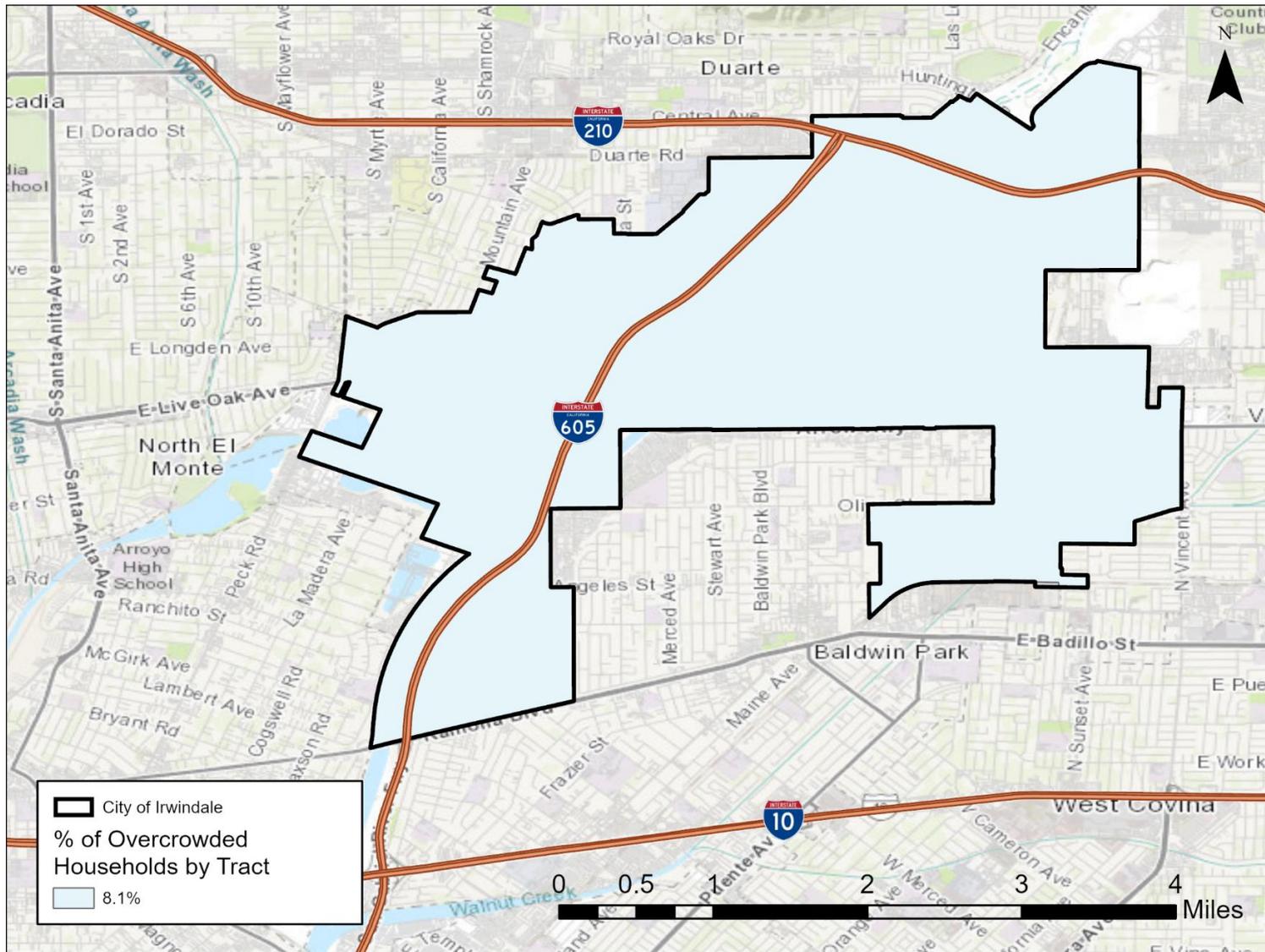
Sources: U.S. Census American Community Survey, 2015-2019 data.

### *Overcrowded Households*

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. At 8.1 percent, Irwindale (see Figure 72) is within a similar range as most Los Angeles County census tracts.

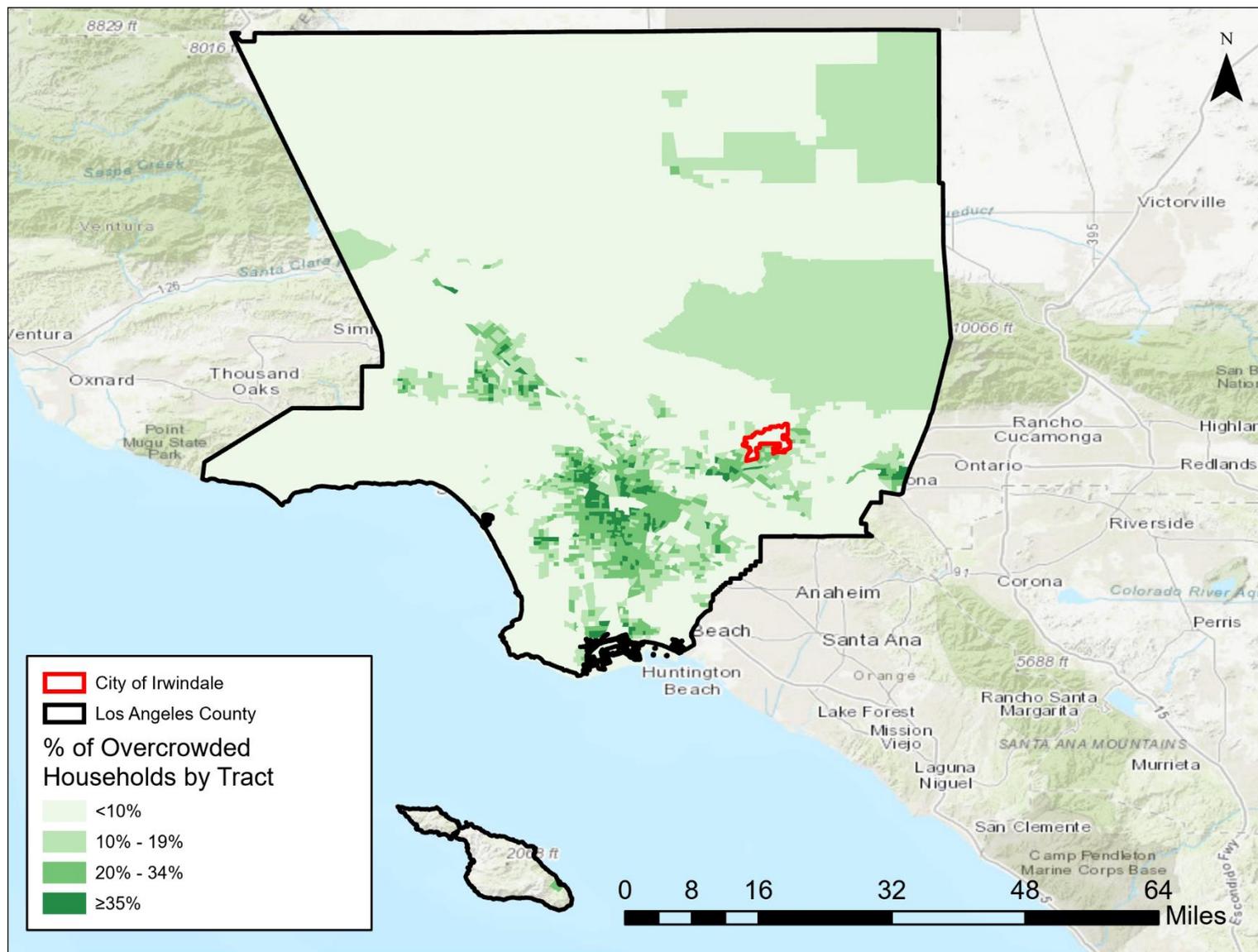
Nevertheless, as shown in Figure 73, the County has a number of Census tracts where overcrowded households are much more prevalent. These tracts appear to be largely in Los Angeles city, and extending out east of that city as far as Pomona. Included are a number of tracts where 30 percent or more of households are overcrowded; this is evidence that many households in the county are unable to afford suitable housing.

Figure 72: Overcrowded Households, Irwindale



Sources: California Department of Public Health, ACS, HUD, CHAS, 2010; BAE 2021.

Figure 73: Overcrowded Households, Los Angeles County



Sources: California Department of Public Health, ACS, HUD, CHAS, 2010; BAE 2021.

### ***Resident Displacement***

From a fair housing standpoint, the City of Irwindale is not aware of resident displacement issues. Overall, the City's residents face limited risk of displacement because of the unique nature of the City's housing stock. As indicated previously, there are 414 housing units in the City of Irwindale. Of these, 170 (over 40 percent) are protected by affordability covenants. As discussed further below, there are no major public or private investments planned within the City of Irwindale that would be expected to create threats of economic dislocation for residents.

### **Fair Housing Issues and Contributing Factors**

The City of Irwindale is not aware of any specific existing fair housing issues affecting the City and its residents and prospective residents. Existing patterns of tenure in the City's residential areas are primarily influenced by socioeconomic factors, such as the high cost of real estate in the Southern California region in general. It is acknowledged that there is a relatively limited supply of multifamily rental housing within the City's housing stock, which tends to be more affordable than single-family homes and other for-sale housing types. This likely limits the ability of lower-income households to secure housing within the City, and this may have a disproportionate effect on households with disabled and/or minority group members, as these households often have lower incomes compared to the population as a whole. As indicated in Table 6, while the City of Irwindale's overall population declined by 3.6 percent between 2010 and the 2015-2019 ACS period, the ethnic/racial population has remained relatively unchanged, with over 90 percent of the population identifying as Hispanic/Latino in both periods.

### **Contributing Factors**

Following is an assessment of common factors that could potentially contribute to fair housing issues including prioritization of factors as high, medium, low, or "n.a.". Factors are identified as "n.a." when they are not found to be a significant issue affecting fair housing in Irwindale. The Housing Element programs (see Table 3) reflect these priorities.

### ***Land Use and Zoning Laws***

Although analysis contained in the **Governmental Constraints** section of this Housing Element identified certain issues that could represent undue constraints on the development of housing, the analysis did not identify any issues in the City's land use and zoning laws that would create problems from a fair housing standpoint (i.e., illegal discrimination or disproportionate impacts on protected groups). Nevertheless, the 2021-2029 Housing Element includes programs to address the noted issues with governmental constraints. Priority: High

### ***Occupancy Restrictions***

Occupancy standards sometimes can impede housing choice for fair housing protected classes such as families with children or disabled persons. For example, some jurisdictions' zoning regulations have attempted to limit occupancy to five related persons occupying a single-family

home, or to strictly establish an occupancy standard of no more than two persons per bedroom. Such regulations can limit housing availability for some families with children or prevent the development of group housing.

The City's Zoning Ordinance complies with fair housing laws. For example, a "family" is defined as persons living together, either related or unrelated by blood, as a single housekeeping unit in a dwelling unit. When zoning or other policies may pose a barrier to equal housing opportunities, a request for reasonable accommodation may be made by any person with a disability, or a representative.

The City has adopted the Uniform Housing Code, which establishes minimum occupancy limits for all housing on the basis of square footage. According to an analysis of occupancy standards:

*The Legislature, by adopting this Uniform Housing Code standard, intends to pre-empt local occupancy standards generally. Municipalities may deviate from the uniform occupancy standard only if, pursuant to specific state provisions, they make express findings that a deviation is reasonably necessary due to "climatic, geological or topographical conditions." Local governments should adopt the foregoing Uniform Housing Code standard for compliance with fair housing laws and to address health and safety concerns in the community.*

Priority: n.a.

### ***Residential Real Estate Steering***

Steering is infrequently an alleged act in a housing discrimination complaint. According to the County of Los Angeles' 2018 Analysis of Impediments to Fair Housing Choice, which covers the City of Irwindale among other LA County jurisdictions, only ten steering complaints were made throughout the entire County between 2008 and 2016, none of which were in the City of Irwindale. Priority: n.a.

### ***Patterns of Community Opposition***

Irwindale has had limited housing development in recent years; thus, City Community Development Department staff indicate that Irwindale does not experience patterns of community opposition to housing that focus on any particular type of housing or housing in specific locations. Rather, residents consistently express a preference for single-family housing and prefer housing that is not part of Homeowners Associations (HOAs). Priority: n.a.

### ***Economic Pressures***

Factors such as increased rents or increased land and development costs for new housing could create economic pressures that could contribute to fair housing issues, to the extent that members of protected classes often have lower incomes, which means they are disproportionately affected by high housing costs. The City of Irwindale has limited direct impact on development costs, with City-imposed fees representing a relatively small proportion of overall costs for developing housing within the City. As a small community within the larger

Southern California region, the City has limited ability to influence other economic pressures, such as increasing land costs, or increasing rents that are largely driven by regional housing supply and demand dynamics that are beyond the City's control. However, ensuring that the City adequately plans to accommodate its Regional Housing Need Allocation, including providing sites that can accommodate housing for lower-income households is a key responsibility to ensure that the City does not contribute to economic pressures by unnecessarily constraining the local supply of land available for housing development. *Priority: High*

### ***Major Private or Public Investments***

Major private investments have the potential to stimulate changes in the local housing market. For example, major investments that stimulate local employment growth can increase local demand for housing and if the supply of housing does not increase commensurately, this can lead to increased competition for housing and, potentially, increased costs and consequent displacement of lower-income households who may not be able to afford the higher housing costs. Additionally, private investments in the form of redevelopment of existing residential buildings could lead to displacement of existing residents. In these situations, lower-income residents are at greatest risk, as their limited incomes mean that they will have fewer viable choices to secure replacement housing.

While the City is not the site of any major private investments in residential development, the City has adopted three Specific Plans to accommodate major industrial/commercial/medical development: The Park @ Live Oak, [Irwindale Business Center North \(IBCN, formerly known as Reliance II\)](#), and City of Hope Specific Plan. The ~~Reliance-IBCN~~ Specific Area Plan covers the 91.5-acre site of a former quarry, which will support major e-commerce fulfillment centers and other commercial activity within close proximity to the Irwindale L Line Metro Station. The Park @ Live Oak Specific Area Plan is the 78.3-acre former site of the United Rock Products Corporation quarry mine which will be dedicated to a mix of business and industrial uses. The City of Hope Specific Plan covers a 116-acre area that is divided between the City of Duarte (89.5 acres) and the City of Irwindale (26.5 acres) and plans for approximately one million net new square feet of medical campus facilities.

There are no planned major public investments that are anticipated to impact residential areas within the City of Irwindale or create indirect economic pressures that would lead to potential for economic dislocation of existing residents. As indicated previously, over 40 percent of the City's existing housing stock is protected by affordability covenants. Priority: n.a.

### ***Municipal or State Services and Amenities***

The City of Irwindale maintains a small staff of full-time employees and part-time employees. Services are provided by both City agencies contracted outside agencies and vendors. Irwindale maintains its own police department, while fire services are provided by Los Angeles County. Vendor contracts, managed by the City's Public Works Department and staff

engineers, are awarded for public facility and right-of-way maintenance. The City Council contracts with an outside law firm for City Attorney services. The City issues a franchise agreement to a commercial provider (Athens) for trash disposal and recycling, while Valley County Water District, San Gabriel Water Co., Golden State Water, Azusa Light and Water, Cal America Water Co., and Monrovia Water Division ~~provides~~provide water in different parts of Irwindale, and Southern California Edison provides electricity and Code Enforcement, and Recreation are provided by in-house staff. Students who live in the ~~city~~City are primarily served by the Covina Valley and Duarte Unified School Districts, but school transportation is provided by the City of Irwindale. Services are provided to residents and businesses located throughout the City, and there are not disparities in service levels amongst the City's various residential areas.

The City has a land area of 9.6 square miles, and about 1,400 residents. With the 836-acre Santa Fe Dam Recreation Area anchoring the center of the City, Irwindale's land uses can be described as a mix of industrial and open space, with a less prevalent mix of commercial and residential. Notable landmarks and points of interest include the Irwindale Speedway, Irwindale Brew Yard (former Miller Coors brewery), Our Lady of Guadalupe Mission, St. Cyril of Alexandria Coptic Orthodox Church, the Renaissance Pleasure Faire, and the Santa Fe Dam Recreation Area. Priority: n.a.

### ***Foreclosure Patterns***

For a number of factors, lower-income and minority households are more likely to face foreclosure than others. According to a 2009 presentation by the Federal Reserve Bank of San Francisco<sup>13</sup>, during the housing boom leading up to the 2008 housing crisis, just over one-fourth of California households received a "high cost" (i.e., subprime) loan, and these loans were more prevalent among minority borrowers than for borrowers as a whole. The presentation indicated that most of Irwindale's populated areas were among the communities with the highest foreclosure rates (more than four percent of total loans in foreclosure or REO as of February 2009). As of October 2021, RealtyTrac reported no properties within the City of Irwindale that were in pre-foreclosure, that were bank-owned, or that were subject to auction. These data indicate that foreclosure patterns are not a significant fair housing issue within the City of Irwindale. Priority: n.a.

### ***Fair Housing Enforcement and Outreach Capacity***

The City of Irwindale provides fair housing information via the City website. In addition, the Housing Rights Center (HRC) provides free fair housing services to Irwindale residents and community members. HRC offers housing discrimination complaint investigation, landlord/tenant counseling, predatory lending referrals, outreach and education, and legal and advocacy services.

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<sup>13</sup> [https://www.frbsf.org/community-development/files/california\\_0409.pdf](https://www.frbsf.org/community-development/files/california_0409.pdf)

The City's housing program has been audited by the State (State Auditor Report 2016-111) and was found to be in compliance. However, the auditors found that as a result of current residents being given priority in applications for new affordable housing purchase opportunities, the majority of successful buyers are long-time residents. Because the community is a majority Latino/Hispanic community, this leads to a lack of racial diversity in successful program participants. With a local population of which over 90 percent identify as Hispanic/Latino, the prior practice of providing a preference for long-term residents in the City's affordable housing program could perpetuate the under-representation of people from other racial/ethnic groups. To address this, Housing Element Program 21 includes an outreach component that involves conducting multi-lingual outreach to employees of local businesses, to extend the outreach beyond existing Irwindale residents. In addition, the City/Housing Authority will no longer include a preference for long-time residents in its housing programs that requires a 15-year or 5-year period of continuous residency and instead only include a preference that requires a 36-month period of continuous residency. Program 21 has been modified to state that local housing programs will require no more than 36 months of continuous residency in order to qualify for a local resident preference. Priority: High

#### ***Unresolved Violations of Fair Housing or Civil Rights Laws***

The City has no unresolved violations of fair housing or civil rights law. Priority: n.a.

#### ***Patterns of Community Opposition***

The City has not experienced any patterns of community opposition with respect to fair housing and compliance issues. Priority: n.a.

#### ***Support or Opposition from Public Officials***

The City Council supports fair housing, as evidenced in the City's participation in the County Urban Program for HUD programs participation and maintenance of the contract with the Housing Rights Center for fair housing services. Priority: n.a.

#### ***Discrimination in the Housing Market***

Complaints of housing discrimination in Irwindale are rare. As summarized previously in Table 19, from 2013 through 2020, no complaints were recorded by the HUD office of Fair Housing and Equal Opportunity (FHEO). From 2014 through 2021 to date no complaints were filed with DFEH. Priority: n.a.

#### ***Lack of Fair Housing Education***

Fair housing issues can arise when property owners and/or residents are not fully aware of their rights and responsibilities as they pertain to fair housing. As previously mentioned, the City of Irwindale contracts with the Housing Rights Center for fair housing services. In terms of

education, as mentioned previously, the Housing Rights Center provides a range of fair housing outreach and educational resources for both tenants and landlords in Irwindale. In addition to proactive education, the Housing Rights Center also responds to inquiries and complaints.

In addition, the County of Los Angeles Analysis of Impediments to Fair Housing Choice (AI), in which Irwindale is a participant, included a fair housing goal to “Promote understanding and knowledge of fair housing and ADA laws.” In order to achieve this goal, the AI describes a number of activities to be undertaken during the five-year period from 2018 to 2023, including:

- Conduct 80 outreach and educational presentations and workshops to inform special populations of their rights;
- Staff 100 fair housing information booths at community festivals and events; and
- Distribute 80,000 pieces of fair housing literature.

The Fair Housing Education and Outreach activities will be accomplished by the Housing Rights Center (HRC). HRC has established an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination. The Outreach Department of the HRC develops and distributes educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials are made available free to the public in various languages including English, Spanish, Korean, Mandarin, Armenian, Cantonese, and Russian. The Outreach Department also presents free fair housing law workshops for landlords, tenants, nonprofit organizations, and government employees. The workshops include an overview of the state and federal fair housing laws, as well as basic landlord-tenant rights and responsibilities. Depending on the audience, the presentations can be translated by HRC staff into Armenian, Mandarin, Spanish, or Russian. *Priority: Medium*

### ***Resources for Fair Housing Agencies and Organizations***

The City is a participating city in the County of Los Angeles Urban County Program. The Housing Rights Center is a fair housing agency/organization serving the needs of the City of Irwindale and all other Urban County participating cities. The City anticipates continuing to participate in this arrangement, to augment City’s own efforts and ensure that fair housing resources are available to community members and prospective residents of Irwindale. *Priority: Medium*

### ***Disproportionate Housing Needs Among Racial/Ethnic Groups***

These needs were discussed previously under the header *Disproportionate Housing Needs and Displacement Risk*. *Potential issues identified included:*

- Non-White homeownership rates in Irwindale are at or above the overall homeownership rate in Los Angeles County, but Hispanics are less likely than Whites to own a home.

- Hispanic households experienced housing problems disproportionate rates in one or more income ranges compared to White households in the same income ranges. Again, the data are based on relatively small numbers of households, so the results should be interpreted with caution.

Priority: Low

### Local Knowledge and Other Relevant Factors

The City has historically been able to provide affordable single-family homes for extremely low-, very low-, and low-income households, through its Redevelopment Agency; however, with the statewide elimination of Redevelopment Agencies and their associated tax increment financing powers, local affordable housing resources are more limited. The historic structure of these programs tended to favor long-time local residents. Per State Auditor Report 2016-111, because of this residency priority, the majority of the successful participants in the City's existing single-family housing purchase program are longtime residents, and there continues to be limited multifamily housing types, workforce housing, and housing for current non-residents. The City is seeking to develop new affordable housing funding sources, such as via a new Affordable Housing Linkage Fee program (see Program 14). Administration of such a program will comply with all current fair housing laws and, per Program 21 will proactively market available housing to typically disadvantaged households and persons within the community and also include a component to conduct outreach via local employers to people who may not currently reside in Irwindale.

Due to Irwindale's small geographic size, Census Block Group data may not accurately portray differences in conditions amongst the different residential areas within the City; thus, local knowledge can augment the typical governmental data sources to further evaluate local fair housing issues. The City of Irwindale has three primary residential areas, plus a limited number of additional small clusters of housing units, as follows:

### Civic Center Area

- It is the largest residential pocket in the City, surrounding the Civic Center complex. The furthest residence is a 10-minute walk from the City Hall. This residential area includes Hidalgo Street, Juarez Street, Irwindale Avenue, Calle del Norte, Ayon Avenue, Allen Drive, Calle de Paseo, Progress Lane, Central Street, Peppertree Lane, Martinez Street, Calle del Sur, Sabre Lane, Baca Avenue, Calle Breceda, and Morada Street.
- Due to its close proximity to City Hall and Irwindale Park, these residences have walking access to all of the City amenities such as City Hall, the recreation center, the pool, two (2) parks, and the senior center.
- There are several planned improvements to the Civic Center including the Irwindale Park improvements, the Parks and Recreation facility expansion, a new library development, ADA improvements, and additional parking off Calle del Norte.
- The Allen Drive site will be developed with pedestrian access to the Civic Center campus.

- Residents in the Civic Center Area have access to two (2) parks within a ten-minute walking distance:
  - Irwindale Park
  - Jardín de Roca Park (Skate Park)
- A public transit shelter sits on the northwestern corner of the Civic Center complex.
- Most Irwindale students go to schools outside of the City. A designated school bus drop-off location was moved from Irwindale Avenue to Calle de Paseo to provide for safe pick up and drop off.
- Blinking vehicle weight limit signs were placed on all residential streets to prevent heavy commercial vehicles from entering the residential areas to provide for pedestrian and bicycle safety and avoid conflicts with heavy truck traffic.
- The traffic signal at Calle del Norte and Irwindale Avenue was modified to provide a longer signal to allow for safe crossing for pedestrians. Safety signs were also installed to notify vehicles of pedestrian right of way.
- Residents have access to the Homebound Program, an on-call ride service program that transports residents to and from doctor appointments, free of charge.
- Grant: CA DOT: Active Transportation Program:
  - The City is currently working on a grant to fund street improvements on Irwindale Avenue to improve pedestrian safety and access to the Irwindale Civic Center.

#### **Nora-Burrola-Fraijo**

- This is a small pocket of residences southwest of the Civic Center residences within a 20-minute walking distance from the Civic Center. This is one of the smallest residential area comprised of only Nora Avenue, Calle Burrola, and Fraijo Avenue off of Cypress Street.
- Residents in this area have access to the El Nido Park situated in the northeastern corner of the site.
- In April of 2023 all the streets in this residential area were resurfaced per Irwindale’s CIP (Capital Improvement Projects).
- Blinking vehicle weight limit signs were placed on all residential streets to prevent heavy commercial vehicles from entering the residential areas to provide for pedestrian and bicycle safety and avoid conflicts with heavy truck traffic.
- Residents have access to the Homebound Program, a program that transports residents to and from doctor appointments, free of charge.

#### **Alice Rodriguez- Ruelas- Park Rose- Meridian- Ambriz – Citrusview - Shrode**

- This is the furthest residential area from the Civic Center Complex. This residential area sits on the northwestern City limit, neighboring an unincorporated region of Duarte. This area is composed of Alice Rodriguez Circle, Ruelas Street, Park Rose Avenue, Citrusview Avenue, Meridian Street, Mountain Avenue, Ambriz Street, and Shrode Avenue.
- Residents have access to the Little Park of Irwindale on Alice Rodriguez Circle. Blinking vehicle weight limit signs were placed on all residential streets to prevent heavy

commercial vehicles from entering the residential areas to provide for pedestrian and bicycle safety and avoid conflicts with heavy truck traffic. Residents have access to the Homebound Program, a program that transports residents to and from doctor appointments free of charge.

### Other

- Galen Street (3 parcels)
  - This is the northern-most residential area in the City. This is the smallest residential area composed of only three (3) residences on Galen Street. These residences border the City of Duarte to the north and the United Rock Pit 3 to the south, which is within the City's limits.
  - Residents have access to the Homebound Program, a program that transports residents to and from doctor appointments.
  
- Park Ave (6 parcels)
  - This the southern-most residential area in the City. This area is composed of six (6) parcels neighboring the City of Baldwin Park to the west and the Olive Pit to the east, which is within the City's limits.
  - Residents have access to the Homebound Program, a program that transports residents to and from doctor appointments, free of charge.

Given the small geographic extent of the City of Irwindale, residents of all of the City's residential areas have comparable access to services and resources within the community. According to City staff, demographic characteristics are similar across the residential areas and physical housing conditions are also similar. Further, there are no significant differences among the areas in terms of environmental quality; however, outreach and analysis conducted for the City's Environmental Justice Element indicated that a top concern for residents is air pollution. Five (5) households on Park Avenue are not within a ten-minute walk of a park. The western part of the City tends to have less tree cover than the rest of the City, and the neighborhoods in the northwest portion of the City do not experience the same level of connectivity through public transit as neighborhoods in the southeast. To address these types of concerns, the Environmental Justice Element contains goals, policies, and actions to Reduce Pollution Exposure and Improve Air Quality, Promote Safe and Sanitary Homes and Neighborhoods, Promote Health and Physical Activity, Promote Health Food Access, and Promote Access to Public Facilities, and Promote Civic Engagement. As such, the goals, policies, and actions contained in the Environmental Justice Element provide a roadmap for place-based strategies that the City of Irwindale will implement in order to foster health and well-being throughout the City. To ensure synergy between the Housing Element and the Environmental Justice Element, Housing Element Program 28 has been added to reference place-based strategies included in the Environmental Justice Element.

The majority of the City has been zoned M-2 as inherited from Los Angeles County's former zoning designation and the mining operations that the City is founded upon. In addition, one third of the City is the Santa Fe Dam which is controlled by the Army Corps of Engineers. These historical land use patterns limit the sites available for housing development. The City's Housing Sites Inventory for the 6<sup>th</sup> Cycle Housing Element and related program actions (i.e., Program 8) aim to address this issue by making zoning modifications to create new areas where housing can be developed within the City. Priority: Medium

### ***Fair Housing Priorities and Goals***

Based on the preceding discussion, the City's primary fair housing issue/contributing factor that may be limiting fair housing choice is likely the City's housing stock with is predominantly (90 percent) single-family detached homes. This means that the City has historically provided limited opportunities for housing choice for individuals and households that have housing needs that are not well-served by single-family detached units. The City's Fair Housing Priority and ~~its~~ primary goal related to Affirmatively Furthering Fair Housing for the 2021 to 2029 Housing Element planning period will be to diversify its housing stock and provide more opportunities for smaller households, seniors, those with disabilities, and those with incomes unable to afford to purchase single-family homes to find appropriate housing in Irwindale. Actions that Irwindale will undertake to achieve this goal are included in the City's 2021 to 2029 Housing Element programs. Table 3 identifies various programs by which the City will work to affirmatively further fair housing, including Program 7 (mixed-use development, providing the City's first opportunity for housing in a mixed-use development), Program 8 (rezoning targeted housing sites, providing opportunity for housing to be developed in a range of densities and styles, in locations distributed throughout the city), Program 15 (tenant-based rental assistance program, to assist extremely low-income residents with Section 8 vouchers secure rentals in Irwindale), Programs 16 and 17 (affordable ADU incentives/templates/monitoring, to encourage development of affordable ADUs throughout Irwindale's residential areas), Program 19 (senior housing opportunities, to encourage and support new senior housing options), Program 20 (housing opportunities for persons with disabilities, to support housing options for persons with disabilities), Program 21 (fair housing outreach, to residents, and property owners/managers are aware of their fair housing rights and obligations and know where to find resources), Program 22 (SB 330/35 compliance, to streamline approvals for qualifying affordable housing projects), and Program 25 (reasonable accommodations, to providing housing and reasonable accommodations for seniors and persons with disabilities).

## 7. REGIONAL HOUSING NEEDS ALLOCATION

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A key component of any Housing Element Update is identifying adequate sites to address the jurisdiction's Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit target numbers to regional councils of government (COGs). State law (California Government Code Section 65584) provides for COGs to then prepare and adopt plans that assign a "fair share" of the region's housing construction need to each city and county. The Southern California Association of Governments (SCAG) is the COG that determines fair-share portions of state allocations for the City of Irwindale. These allocations are contained in SCAG's Regional Housing Needs Assessment.<sup>14</sup>

This process provides for minimum fair share allocation targets, or basic housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is divided into four income categories of housing affordability (i.e., very low, low, moderate, and above moderate). Cities and counties must prepare housing elements showing how they plan to accommodate their RHNA on available land that is appropriately zoned for residential development affordable to all income categories. While the City of Irwindale is obligated to ensure adequate land is zoned for housing, the City is not obligated to build any of the units or finance their construction.

The City of Irwindale was given a total RHNA of 119 dwelling units for the sixth cycle RHNA projection period, which starts on June 30, 2021 and ends on August 31, 2029. Table 26 shows the City's sixth cycle RHNA.

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<sup>14</sup> See <https://scag.ca.gov/rhna>

**Table 26: 6th Cycle Regional Housing Needs Allocation for Irwindale**

<b>Income Level</b>	<b>Units</b>
Very-Low Income (<50% of AMI)	36
Low Income (50-80% of AMI)	11
Moderate Income (80-120% of AMI)	17
Above Moderate Income (>120% of AMI)	55
<b>Total</b>	<b>119</b>

Note:

For the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low-income households qualify as extremely low-income households.

Source: SCAG 6th Cycle Final RHNA Allocation Plan (pending HCD approval), 3/4/21.

## Housing Needs for Extremely Low-Income Households

Although the RHNA does not include allocations for extremely low-income (ELI) households, Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely low-income households and plan to accommodate this need. Extremely low-income households are those with income less than 30 percent of area median income. In Irwindale the limits for extremely low-income households are tied to the Los Angeles County Area Median Income (AMI), depending on household size, extremely low-income households can have incomes up to \$25,050 for a single person living alone, to \$35,750 for a four-person household, to \$47,200 for a household having eight persons.<sup>15</sup>

Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as supplemental security insurance (SSI) or disability insurance, are considered extremely low-income households. Many households with multiple wage earners – including food service workers, full-time students, hotel workers, and farmworkers – can also fall into lower AMI categories due to relatively low wages in these industries. Within Irwindale, as noted in the Housing Needs Assessment chapter, excessive housing cost burdens are a particular challenge for extremely low-income households, with 76 percent of Irwindale’s households in this income category experiencing excessive housing cost burdens – a higher proportion than any other income group. Extremely low-income households also tend to be Hispanic, with 21.8 percent of Irwindale’s Hispanic households falling into this income category; however, it is not surprising that Hispanic’s represent a large portion of Irwindale’s extremely low-income households, since Hispanics make up over 90 percent of the local population. Overcrowding is not a significant issue in Irwindale, even among extremely low-income households. As noted in the Housing Needs Assessment chapter, only 1.1 percent of Irwindale’s extremely low-income households is overcrowded, which is comparable to the rate of overcrowding in other income categories,

<sup>15</sup>State Income Limits for 2022, CA Dept. of Housing and Community Development, 2022.

except low-income households where the overcrowding rate is 2.1 percent. Thus, extremely low-income households do not suffer disproportionately from over-crowding.

HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making zero to 50 percent AMI) to calculate their projected need to house extremely low-income households. HCD provides three methodologies for estimating this need: 1) allocate the percent of very low-income need to extremely low-income households based on the SCAG region's proportion; 2) allocate the percent of very low-income need to extremely low-income households based on the current proportion for Irwindale; 3) assume that 50 percent of Irwindale's very low-income RHNA is for extremely low-income households. To estimate the projected housing need for extremely low-income households, 50 percent of Irwindale's 36 very low-income RHNA units are assumed to serve extremely low-income households. Based on this methodology, the City has a projected need of 18 units for extremely low-income households over the 2021-2029 Housing Element planning period.

To address the needs of extremely low-income households, Housing Element Program 2 (Housing Rehabilitation Program) prioritizes use of funds for very low- and extremely low-income households) and Housing Element Program 15 focuses on encouraging more property owners to offer leases to Section 8 voucher holders. In addition, the proposed affordable housing linkage fee program (Housing Element Program 14) will prioritize use of funds on projects that would house very low- and extremely low-income households.

# 8. CONSTRAINTS ANALYSIS

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## Introduction

This chapter of the Housing Element describes and analyzes governmental constraints, non-governmental constraints, and zoning for a variety of housing types in the City.

## Governmental Constraints

City policies and regulations that affect residential development and housing affordability include land use controls, permit processing procedures and fees, development impact fees, on- and off-site infrastructure improvement requirements, and building codes and enforcement. This section describes these standards and assesses whether they constrain housing development in Irwindale.

### *Land Use Controls*

The City’s General Plan, Specific Plans, and Zoning Code guide development and set land use controls related to housing development.

### *General Plan Land Use Element*

The General Plan is the comprehensive planning document that guides physical development throughout a local jurisdiction. The City of Irwindale General Plan was adopted in 2008. State law requires that all cities and counties in California have a General Plan that includes a Land Use Element. The Land Use Element designates the proposed general distribution and location of the extent of the uses of land for public and private uses, including identification of land and natural resources suitable for designation in the General Plan’s Conservation and Open Space Element. Specific to the Housing Element, the Land Use Element establishes residential land use designations that allow for a mix of housing types, including single-family residences, multifamily residences, and mobile homes. Table 27 outlines the residential land use designations and applicable density in the General Plan

**Table 27: Irwindale General Plan Residential Density Ranges**

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<b>Zone</b>	<b>Density</b>
R-1	8 du/acre
R-2	14 du/acre
R-3	21 du/acre

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Source: City of Irwindale, 2020.

The R-3 category allows densities up to 21 dwelling units per acre. As such, this zoning district is presumed to provide the opportunity for housing development suitable to accommodate

lower-income housing needs, according to the default minimum densities published by HCD for local jurisdictions, which indicates the minimum for Irwindale is 20 dwelling units per acre.

### *Specific Plans*

A specific plan is used to coordinate, balance, and regulate development within a geographic area such that the development plan is consistent with goals of the General Plan. As described in the Land Use Element, the City has three Specific Plan Districts, all aimed at bolstering Irwindale's economic development. Both intend to provide opportunities for the City's growth as an employment center through policies supportive of industrial/business park, commercial, and medical services land uses and through capital improvements. None of the specific plans are designed for residential uses. These include: The Park @ Live Oak Specific Plan, the [Reliance-HIBCN](#) Specific Plan, and the City of Hope Specific Plan.

### *Zoning Code*

Zoning regulations control local development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards are comparable to other community requirements and are necessary to ensure a quality living environment for all households and to protect the City's historic and natural resources. The City has one single-family residential designation (R-1) although single-family is also allowed in Heavy Commercial-Residential (C-3); one designation that allows for two single-family homes on one lot (R-2); one multifamily residential designation (R-3); and one agricultural designation (A-1), which are described in the Development Standards section below as they pertain to residential uses. The code also allows for the creation of Planned Development Districts, whose purpose is to foster innovative and pedestrian-oriented commercial and residential development. Additional zoning designations that do not allow for residential include Commercial (C-1), Heavy Commercial (C-2), and Commercial Professional (C-P), Open Space (O-S), Manufacturing (M), Quarry (Q), and Exclusive (X).

### *Quarry Overlay Zone*

Specific standards apply to properties within the quarry zone, including the requirement of a conditional use permit for manufacturing and other activities, including for asphalt plants, batching plants, and quarries. When mining and reclamation activities are complete, the property will revert to the underlying zone.

### *Automotive Dismantling Planned Development Overlay Zone*

The overlay zone for automobile dismantling uses within the M-2 zoning district are subject to specific site planning, development, and abatement/operating standards in the area currently occupied by these uses. The City's intention is to mitigate existing and potential impacts of these uses and activities on surrounding land uses.

### ***Development Standards, Local Processing and Permit Procedures***

Development standards are site or construction conditions and requirements established in the Zoning Code. Development standards are pursuant to local ordinances, the General Plan and

its elements, Specific Plans, Charter Amendments, and other local policies. They include, but are not limited to, height limits, setback requirements, floor area ratios, open space requirements, lot coverage requirements, parking ratios. summarizes the relevant development standards for residential zoning districts.

Figure 74 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, which includes the A-1 (Agricultural) and C-3 (Heavy Commercial) Districts. Residential development is permitted in the P-D (Planned Development) zone, with development standards being set forth through the preparation of a Specific Plan or Development Agreement.

**Figure 74: Residential Development Standards**

	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	P-D 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 Agreement 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 (Ft.)	5	5	5	5	20	
	Rear Yard Setback (Ft.)	15	15	10	15	20	
Minimum Parking	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit	2 Stalls/Unit		
Permitted Uses	Single-Family	Permitted <sup>1</sup>	Permitted	Permitted	Permitted	Permitted	A Specific Plan Or Development Agreement would set forth the appropriate development standards
	Second Unit	Permitted	Permitted	Permitted	Permitted	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	

Note:  
 "Permitted" in the above table means allowed as a use by right.  
 Source: City of Irwindale, Municipal Code, Title 17

Approximately 59.67 acres of the City's total land area is designated for residential development. Generally, the City's development standards ~~are~~ allow for maximum densities to be achieved in each zoning district.

### *Off-Street Parking Regulations*

Off-street parking facilities in R zones are subject to the following conditions:

1. Two parking spaces per dwelling unit shall be provided on the same lot or parcel of land, unless the housing development, at the applicant's or developer's request, meets the criteria for a Density Bonus, in which case specific parking ratios apply.
2. Off-street parking shall be located in a garage. Such facilities shall be conveniently accessible and located only at a place where the erection of structures is permitted.
3. No parking lot to be used as an accessory use to a commercial or industrial establishment shall be established until it has first been reviewed by the planning commission and its location approved by a conditional use permit.
4. Such parking lots referred to in subsection A of this section, shall be used exclusively for the parking of private passenger vehicles.
5. No sign of any kind, other than one designating entrances, exits or conditions or use, shall be maintained on such parking lot. No such sign shall exceed more than eight square feet in area.

The requirement for two parking spaces per dwelling unit, which applies to multifamily units as well as single-family units may pose an undue constraint for smaller residential units, such as multifamily studio units where residents may commonly have less than two cars per unit. Further, the requirement for off-street parking to be provided in a garage may also pose an undue constraint, given the additional cost of building parking in garages as opposed to providing surface parking or carport parking, particularly for multifamily housing, where open covered parking and/or carport parking is common in other communities. To address these potential constraints, Housing Element Program 6 includes a component to modify the parking requirement to only one space per unit for studio units and to allow multifamily development to satisfy parking requirements with covered or uncovered surface parking.

### *Lot Coverage*

Figure 74 summarizes the lot coverage limitations for the City's single-family residential districts.

### *Floor Area Ratio*

The City does not impose floor area ratio restrictions in residential districts. Rather, building intensity is limited by the set-back requirements, height limitations, and other development standards that determine the maximum building envelope.

### *Heights*

Figure 74 provides the height limits for the City's residential zones. As shown, the maximum residential building height is 35 feet, except in the C-3 zone, where building heights can be up to 45 feet. Given that the R-3 district is intended to accommodate higher density multifamily residential developments, the 35-foot height limit in this zone may be considered a constraint to achieving the targeted densities. While a 35-foot height limit may accommodate a 3-story building, this maximum may constrain design options at the 3-story level and would preclude

more than 3-story development. To address this potential constraint, Housing Element Program 6 contains a component to increase the maximum residential building height in the R-3 and C-3 zoning districts to at least 48 feet, which would facilitate 4-story development.

#### *Unit Size Requirements*

Section 17.24.060 of the Municipal Code specifies minimum unit sizes for residential units depending on the number of bedrooms in the unit: one bedroom – 600 square feet; two bedrooms – 800 square feet; three bedrooms – 1,100 square feet.

#### *Open Space Requirements*

The three residential zones (see Chapters 17.16, 17.20, and 17.24) require varying levels of accessible open space. The minimum open space area for an R-1 zoned parcel is 300 square feet, increasing one square foot for every ten square feet of additional gross area over 5,000 square feet, up to 500 square feet. A minimum of 25 percent of the required open space shall be improved with landscaping or a lawn and a maximum of 50 percent of the required open space may be covered by a cabana or other roof.

For R-2 zoned parcels, a minimum of 300 square feet of open space is required per dwelling unit. Any contiguous area of open space shall have a minimum average dimension of twelve feet and a minimum area of 280 square feet. The same landscaping and roof covering regulations apply.

For R-3 zoned parcels, at least 100 square feet of usable space shall be provided for each dwelling unit and must either be designed for outdoor recreation or be landscaped, either on the ground or on an unenclosed balcony/porch. All open areas must be properly landscaped and maintained so as to dispose of runoff. Internal walkways with a minimum width of 30 inches connecting the public street and the front door of each dwelling unit.

#### *Accessory Dwelling Requirements*

To encourage establishment of accessory dwelling units (ADUs) on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law allowing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial (i.e., staff level) approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting ADUs in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Several bills have added further requirements for local governments related to ADU ordinances (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to

60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in housing elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners' association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs.

The City approved an Accessory Dwelling Unit/Junior Accessory Dwelling Unit Ordinance on July 11, 2018, replacing the City's former chapter on residential second units (17.16.130). Chapter 17.120 of the municipal code defines Accessory Dwelling Units and Junior Accessory Dwelling Units and provides standards for the development and maintenance in accordance with California State Government Code Sections 65852.2 and 65852.22. For a lot with an existing or proposed single-family residence, the City allows for no more than one Accessory Dwelling Unit and one Junior Accessory Dwelling Unit, and defines each as follows:

- *Accessory Dwelling Unit (ADU)* – Defined as an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A minimum of one enclosed parking space is required, unless the ADU is located in a Very High Fire Hazard Severity Zone (tandem parking is allowed under this circumstance).
- *Junior Accessory Dwelling Unit (JADU)* – Defined as a secondary a residential dwelling unit no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. A JADU is required to provide separate entrance from the main entrance to the proposed or existing single-family residence. No additional parking is required.

ADUs and JADUs are allowed on or within existing multi-family structures for up to a number equal to 25 percent of the existing dwelling units (rounded down). The non-livable space, such as attics, garages, passageways, and boiler rooms, must be converted to livable space and granted a certificate of occupancy. No more than two detached ADUs are allowed on a lot with existing multi-family structures. Development standards for new ADUs and JADUs are as follows:

The Municipal Code, section 17.10.120, describes development standards for new ADUs and JADUs. ADUs and JADUs, attached or detached, are allowed in R-1, R-2, R-3, and C-3 districts, and on lots with single-family dwelling units if they adhere to the development standards

outlined in Section 17.10.120 of the Municipal Code with ministerial approval of a Site Plan Review by the Director. Ministerial approval will be processed within 60 days of receiving a completed application. ADUs and JADUs that do not meet the applicable standards may be permitted with the granting of the applicable permits.

The 2021-2029 Housing Element Update includes a program to bring the City's ADU Ordinance into alignment with current State law.

#### *Consistency with State Density Bonus Law and Housing Accountability Act*

As mentioned previously, the City's Density Bonus code provisions were last updated in 2013. The Density Bonus regulations have not been updated to comply with AB 2345, which went into effect in 2021, which requires that local jurisdictions allow for density bonuses of up to 50 percent for affordable housing projects and relaxes standards for granting additional concessions and incentives to facilitate affordable housing projects. The 2021-2029 Housing Element includes a program to review and align the City's density bonus provisions with State law.

#### *Local Processing and Permit Procedures*

The Housing Element is required to provide information regarding local processing and permit procedures, including timeframes, permit types and requirements by housing type and zone, decision making criteria/findings, design/site/architectural review process and findings, description of standards, and the planned development process. Additionally, each jurisdiction must provide information regarding its process to accommodate SB35 streamline applications and by-right applications for permanent supportive housing and navigation centers.

#### *Approval Processes and Requirements*

Approval for single-family housing development is very simple. Development approval for single units is ministerial. Only building plan check is required to construct a single-family home on an existing lot that permits single-family development (i.e., lot zoned R-1, R-2, A-1, C-3. The approval process for multifamily development is also straightforward. Multifamily housing is ministerially approved in the R-2 zone (two-family dwellings or condominiums). In the R-3 zone, most projects are approved ministerially except for senior housing projects, which require a conditional use permit. For projects requiring a conditional use permit, one hearing is required before the Planning Commission for approval. The required approval findings for a conditional use permit are as follows:

- A. The site for the proposed use is adequate in size and shape;
- B. The Site has sufficient access to streets and highways adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and
- C. The proposed use will not have an adverse effect upon adjacent property.

The City of Irwindale believes that these processes and requirements are the minimum necessary to ensure appropriate oversight of housing development within the city and has not found these approval processes and requirements to be a hindrance to approving new

residential development. In practice, the requirements do not add significant time, cost, or uncertainty to the housing development process and, thus, the City finds that they do not pose any undue constraints on housing development.

#### *Typical Processing Timeframes*

The typical timeframe between application for a housing development and granting of planning approvals in Irwindale depends on the type of project being proposed and the requested applications. Depending on whether the parcel needs to be rezoned, subdivided, or needs environmental review, residential development projects can be processed in time frames ranging from three months to two years.

After planning approvals are granted and an applicant submits plans for permit issuance, a first plan check typically takes four to six weeks and re-checks typically take two to three weeks. Overall, the average time between first submittal and permit issuance is three months. All plan checks expire 12 months from the first submittal, with a maximum of two extensions, prior to expiration, upon request and approval.

#### *Objective Development Standards*

The State Legislature has enacted several bills that require jurisdictions to adopt objective design standards. First, under the Housing Accountability Act, a housing development may only be denied or reduced in density if it is inconsistent with objective standards. Senate Bill (SB) 330, Housing Crisis Act of 2019, prohibits cities and counties from adopting standards that reduce residential development capacity and imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards. Finally, SB 35, passed in 2017, requires jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per SB 35, review and approval of proposed projects with at least 50 percent affordability must be based on objective standards and cannot be based on subjective design guidelines.

The City of Irwindale has not revised its design standards since SB 330 and SB 35 were enacted. The 2021-2029 Housing Element includes a program to review and revise the City's design standards to ensure compliance with the requirements of SB 330 and SB 35 as part of Housing Element Program 6.

#### *Senate Bill 35 Mandated Streamlining for Affordable Housing*

SB 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. If a project meets certain requirements, including meeting objective standards, paying prevailing wages, and exempt from CEQA, the local jurisdiction must approve the project within 90 days of submittal of an application for 150 or fewer housing units, or within 180 days of submittal of an application for than 150 units. As of November 2021, the City had not

received any applications for SB 35 approval. The 2021-2029 Housing Element includes an implementation program to establish a process for SB 35 streamlining consistent with SB 35.

#### *Senate Bill 330 Processing Procedures*

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows a housing developer to submit a “preliminary application” to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time. The project is considered vested and all fees and standards are frozen, unless the project changes substantially (by 20 percent or more of the residential unit count or square footage) or the applicant fails to timely submit a complete application as required by the Permit Streamlining Act.

Each jurisdiction may develop their own preliminary application form or may use the application form developed by HCD. In addition, the bill limits the application review process to 30 days, for projects less than 150 units, and 60 days, for projects greater than 150 units, and no more than five total public hearings, including planning commission, design review, and city council.

SB 330 also prohibits cities and counties from enacting a development policy, standard, or condition that would have the effect of: (A) changing the land use designation or zoning to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed on January 1, 2018; (B) imposing or enforcing a moratorium on housing development; (C) imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards; or (D) establishing or implementing certain limits on the number of permits issued or the population of the city or county.

In addition, the 2021-2029 Housing Element includes a program to accept the use of the preliminary application form provided by HCD in compliance with SB 330.

#### *Requirements for Transparency in City Fees*

State Government Code § 65940.1 subdivision (a)(1) (A) through (E) require that certain development standards be posted on the City website, as follows:

**(A)(i)** A current schedule of fees, exactions, and affordability requirements imposed by that city, county, or special district, including any dependent special districts, as defined in Section 56032.5, of the city or county applicable to a proposed housing development project. **(ii)** The city, county, or special district shall present the information described in clause (i) in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection. **(iii)** The city,

county, or special district shall post a written fee schedule or a link directly to the written fee schedule on its internet website.

(B) All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.

(C) The list required to be compiled pursuant to Section 65940 by the city or county presenting the information.

(D) The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.

(E) An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018. For purposes of this subparagraph, "cost of service study" means the data provided to the public pursuant to subdivision (a) of Section 66016.

The City already provides most of the information required, but will provide all information required by Code § 65940.1 subdivision (a)(1) (A) through (E) as part of Housing Element Program 6.

### ***Building Codes and Enforcement***

The City of Irwindale adopts the Los Angeles County Building Code, 2020 edition, which incorporates and amends the 2019 California Building Code, in its entirety. The City has not made any local amendments; thus, ensuring that contractors familiar with the Los Angeles County Code can easily comply with building requirements within the City of Irwindale. By doing so, the City ensures that a large pool of qualified contractors who work in the larger region are also able to work in Irwindale without the need for knowledge of special local building regulations.

### ***On- and Off-Site Improvements Requirements***

#### ***On-Site Improvements Requirements***

The following are the City's onsite improvement requirements for residential projects:

- Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
- Two off-street parking spaces for each dwelling unit, which spaces shall be located in a garage, unless dictated by the density bonus parking ratio or in the case of the construction of an accessory dwelling unit (ADU). Such parking facilities shall be conveniently accessible and located only at a place where the erection of structures is permitted.

- In the case of the construction of an accessory dwelling unit, one additional standard site off-street parking space shall be provided in addition to the off-street parking required for the primary dwelling. Each such required car space shall be not less than two hundred square feet in area. Parking must meet the construction standards set in Chapter 17.64, except that that the additional space may be uncovered.
- All driveways serving parking areas for less than five vehicles shall be a minimum of ten feet in width. All driveways serving parking areas for five or more vehicles shall be a minimum of twelve feet in width.
- All off-street parking areas, including driveways, aisles and access, shall be paved with asphaltic pavement or equivalent materials. Such surfacing shall be designed, constructed and maintained so as to dispose of all surface water.
- For dwelling units, parking facilities shall be located on the same lot or building site as the buildings they are required to serve.
- On new development, all utility facilities are underground.
- A new single-family hillside home development shall include mitigation measures to conserve natural area, protect slopes and channels, provide storm drain system stenciling and signage, divert roof runoff to vegetated areas, and direct surface flow to vegetated areas. Subject new development and redevelopment projects are required to comply with standard urban stormwater mitigation program (SUSMP) conditions assigned by the City.
- In addition to yard area requirements, each parcel shall be required to maintain open space in conformance with the standards specific to the residential zone described previously, including any landscaping or lawn requirements.

#### *Off-Site Improvements Requirements*

If the planning director, director of public works, planning commission, or city council finds that the development of the property subject to site plan and design review will increase vehicular traffic in that area, the planning director, director of public works, planning commission, or city council may require as a condition to the approval of a Site plan that an applicant provide the following street dedications and improvements reasonably in proportion to increased vehicular traffic which the planning director, director of public works, planning commission, or city council determines is caused by development on the subject property:

1. When the development borders or is traversed by an existing street, the following may be required:
  - a) Minor Streets, Local Streets, and Cul-de-sacs: Dedication of all necessary rights-of-way to widen the street to its ultimate width determined by the city in accordance with city ordinances and regulations; installation of curbs, gutters, sewers, drainage, street lighting, street trees, sidewalks, street signs, water mains, driveway approaches and required utilities; and grading and improving from curb to existing pavement.

- b) Major Streets and State Highways: The setback of all facilities to required distances from the property line ultimately established following completion of street improvements, as shown on the general plan; installation of curbs, gutters, sewers, drainage, street lighting, sidewalks, street trees, street signs, water mains, driveway approaches and required utilities; and grading and improving the roadway for a distance of eighteen feet from the curb.
2. When the development does not border or is not traversed by an existing street, frontage roads or new roads of any class determined by the planning director, director of public works, planning commission, or city council to be necessary due to the development shall be dedicated to the city. Such streets or roads shall be fully graded and improved with curbs, gutters, sewers, drainage; sidewalks, street trees, street signs, street lighting, water mains, driveway approaches, required utilities, and grading and paving; provided, that where the street or road is indicated as an eventual major street on the general plan.

***Fees and Exactions***

This section describes and quantifies permit, development, impact and other fees imposed on housing development in Irwindale. Exactions also are discussed.

*Fees*

The current comprehensive City of Irwindale schedule fees and charges is published on the City of Irwindale website at the following link:

<https://www.irwindaleca.gov/DocumentCenter/View/7589/Schedule-of-Fees-and-Charges>

Fees applicable to planning and building applications are grouped under the Community Development heading. Typically, only a limited sub-set of fees applies to a given application. Individually, the applications are not highly expensive. For example, for a 4-lot subdivision the costs would be:

- Site Plan Review (Administrative)      \$1,000
- Subdivision (Parcel and Tract)            \$14,784
- Negative Declaration                        \$500
- Conditional Use Permit                      \$2,957

Although the fees for “typical” single-family and multi-family developments cannot be computed, the aggregate total fees would represent a small percentage of the cost of new housing in Irwindale, considering the high costs of land and construction, which are discussed in the **Non-Governmental Constraints** section of this Housing Element.

As stated above, typical fees cannot be computed; however, the actual fees for built projects is known. Following are the fee amounts for recent, representative single-family and multifamily housing projects:

**Single-Family Development (example: 1 unit, 1,506 square feet):**

	<b>Total</b>	<b>Per Sq. Ft.</b>
City Fees	\$10,316	\$6.85

**Multifamily Development (example: 10-unit project, 697 square feet per unit):**

	<b>Total</b>	<b>Per Sq. Ft.</b>
City Fees	\$10,316	\$6.85

**Multifamily Development (example: 10-unit project, 697 square feet per unit):**

	<b>Total</b>	<b>Per Sq. Ft.</b>
City Fees	\$32,240	\$4.63

The figures above represent building permit fees. In addition, housing development is subject to development impact fees which cover seven different public improvement categories, including: Administrative Facilities, Police Facilities, Parks & Recreation Facilities, Library Facilities, Transportation Facilities, Storm Drain Facilities, and Sewer Facilities. For single-family units, impact fees total \$38,269 per unit or \$25.41 per square foot for the example above. For multifamily units, impact fees total \$19,114 per unit or \$27.42 per square foot. Based on the above example, the total City fees for a single-family unit are \$32.26 per square foot and \$32.05 per square foot for a multifamily unit. Based on information included below in the Non-Governmental Constraints section, total development costs for a single-family unit in Irwindale are estimated to be at least \$458 per square foot, while development costs for multifamily development are estimated at around \$409 per square feet. The costs imposed by permit and fee costs are thus estimated to represent approximately seven percent of the costs of a single-family unit and about eight percent of the costs of a multifamily unit. These figures are within the range of permit costs seen in other urban areas in California. The City of Irwindale establishes its permit and fee schedules based on fee studies that carefully identify the costs to provide services and infrastructure for new development and allocate those costs to new development so that they are only required to cover the costs of the services and facilities, without requiring new development to pay more than its fair share. Given that the fees are funding essential services (e.g., building plan check and inspections for code compliance) and facilities (e.g., required public facilities such as police, transportation, library, etc.), the City of Irwindale finds that they are necessary and do not represent an undue constraint on new development.

### *Exactions*

By definition, an exaction is a large capital improvement included in a project's approval for development (e.g., a park dedication, building a school, etc.). The City does not generally require large-scale capital improvements to be constructed by project applicants. Instead, the City's fees are intended to finance construction of such facilities; however, new residential developments will require fire clearance and may require new fire hydrants, to ensure adequate water supply for emergency firefighting purposes.

In summary, the City concludes that the fees and exactions required by the City do not pose an unnecessary constraint to development.

### *Housing for Persons with Disabilities*

#### *Definition of Family*

Irwindale Municipal Code section 17.08.210 defines "family" as, "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." The City's definition of family complies with fair housing laws, as it does not limit the number of persons that occupy a housing unit, does not make a distinction regarding related or unrelated persons living together, does not define family in terms of blood, marriage, or adoption, and emphasizes that a family means a single "housekeeping" unit in a dwelling unit. The Code does not impose any limitations on the number of people who can live in a dwelling unit.

#### *Concentrating/Siting Requirements for Group Homes*

The City's Development Code does not establish siting or separation requirements for group homes, such as regulations that require that group homes be spaced apart by a certain distance or limit the number of group homes that can be located in a given area.

#### *Conditions of Approval*

The Development Code does not require any special conditions of approval or other unique requirements for housing for people with disabilities (including substance abuse) or other disabilities that do not apply to similar single-family or multifamily units/structures in the same zones.

#### *Reasonable Accommodation Procedures*

Irwindale Municipal Code chapter 17.26 contains provisions for reasonable accommodations for persons with disabilities in the application of zoning laws and other land use regulations, policies and procedures when necessary to eliminate barriers to housing opportunities. The chapter includes:

- Procedure for requests for a reasonable accommodation
- Reference to applicable fair housing laws
- Timeline for a decision within 30 days
- Findings for granting a reasonable accommodation request
- Community Development Director or building official determines whether to grant a request

Applications are made to the Community Development Director or building official, as applicable, and a written determination must be issued within 30 days of the application.

According to Chapter 17.26 (Reasonable Accommodations) of the Irwindale Municipal Code, the written decision of the community development director to grant or deny a request for reasonable accommodation will be consistent with the Federal Fair Housing Amendments act of 1988 and the State Fair Employment and Housing Act. The following findings must be analyzed, made, and adopted before any action is taken to approve or deny a request for reasonable accommodation.

1. The housing that is subject to the request will be used by an individual with a disability, as defined under the Federal Fair Housing Amendments Act of 1988 and the State Fair Employment and Housing Act.
2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
5. There are no other alternative reasonable accommodations that may provide an equivalent level of benefit at a similar cost while providing greater consistency with the city's laws and regulations.

The required findings strike a reasonable balance between consistently implementing City policies and making exceptions to accommodate the needs of persons with disabilities that cannot be accomplished through strict adherence to existing policies. By providing this balance, the city can effectively alleviate constraints on housing for persons with disabilities. The City has not received complaints that its required findings are too strict, and it will review and, if necessary, revise the reasonable accommodations provisions if it does receive feedback that it's policy is too restrictive.

#### *Application of Building Codes and ADA Requirements*

The City has adopted the Los Angeles County Building Code, 2020 Edition, which incorporates and amends the 2019 California Building Code, in its entirety. Per federal law, housing constructed after March 13, 1991 needs to comply with the accessibility standards of the Americans with Disabilities Act (ADA).

As mentioned previously, the City has adopted a reasonable accommodation procedure. A request for a reasonable accommodation may include a modification or exception to the rules, standards and practices for the “development” of housing. The term “development” includes modifications or exceptions to the Building Code.

In summary, the City’s rules, policies, and standards are consistent with fair housing laws. The City’s Development Code does not impose constraints on the development of housing for disabled persons.

### ***Locally Adopted Ordinances That Directly Impact Housing Supply***

City policies and code regulations that positively and directly impact housing supply are the Density Bonus for Affordable Housing and associated development incentives and parking ratios. Policies and code regulations that may constrain development, and that existed prior to Housing Element adoption, include:

#### *Density Bonus for Affordable Housing*

A Density Bonus is a density increase over the maximum allowable residential density in a particular zone and as allowed by the Land Use Element of the General Plan. SB 1818, which took effect on January 1, 2005, requires all cities to adopt an ordinance that specifies how compliance with Government Section 65915-65918 will be implemented. The City of Irwindale provides incentives for the production of housing for very low-, low-, and moderate-income households in accordance with Sections 65915 - 65918 of the California Government Code in the form of a density bonus (Chapter 17.15).

The City provides the opportunity for a Density bonus when a developer constructing a housing development of five or more dwelling units agrees to the following:

- At least one of the target units is an affordable to an extremely low-income household and/or restricted to senior citizens
- Five percent of the total units are for very low-income households
- Ten percent of the total units are for low-income households
- A senior citizen housing development or mobile home park
- Ten percent of the total dwelling units of a condominium or planning unit development (PUD) are for moderate income households, provided each unit is available to the public for purchase

The amount of the density bonus is based on the percentage of affordable units and is provided in Table 28 below.

**Table 28: Density Bonus by Affordability**

<b>Affordable Units</b>	<b>Density Bonus</b>	<b>Additional Density Bonus</b>
5% of Very Low-Income Units	20%	One percent increase in the number of affordable units above initial five percent, density bonus is increase by two and a half percent up to a maximum of 35 percent.
10% of Low-Income Units	20%	One percent increase in the number of affordable units above initial ten percent, density bonus is increase by one and a half percent up to a maximum of 35 percent.
10% of Moderate-Income Units	5%	One percent increase in the number of affordable units above initial ten percent, density bonus is increase by one percent up to a maximum of 35 percent.

Sources: City of Irwindale Municipal Code, Chapter - Affordable Housing, 2021; BAE, 2021

If a housing development meets the requirements for a density bonus, it shall at a minimum be granted the number of development incentives identified in Table 29 below. A housing development that includes a child care facility on premise, or adjacent to the site, is granted one additional development incentive.

The child care facility must remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable and the children who attend the child care facility, the children of very low-, low-, or moderate-income households shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low-, low-, and moderate-income households.

**Table 29: Development Incentives by Affordability**

<b>Affordability Level</b>	<b>% Affordable Units</b>	<b># Development Incentives (a)</b>
Very Low-Income	At least 5%	1
	At least 10%	2
	At least 15%	3
Low-Income	At least 10%	1
	At least 20%	2
	At least 30%	3
Moderate-Income (b)	At least 10%	1
	At least 20%	2
	At least 30%	3

Notes:

(a) An additional incentive may be granted if the housing development includes a child care facility.

(b) In a condominium or planned unit development.

Source: City of Irwindale Municipal Code Chapter 17.15.050 Table 4 2021; BAE 2021.

Development incentives may include, but are not limited to the following:

- a. Reduced minimum lot sizes and/or dimensions.
- b. Reduced minimum lot setbacks.
- c. Reduced minimum outdoor and/or private outdoor living area.
- d. Increased maximum lot coverage.

- e. Increased maximum building height and/or stories.
- f. Reduced minimum building separation requirements.
- g. Reduced street standards e.g. reduced minimum street widths.

A housing development that meets the criteria for a Density Bonus, at the applicant's or developer's request, may utilize density bonus parking ratios. These ratios include handicapped and guest parking. The parking ratios offered will be in addition to the incentives listed above. If the total number of bedrooms is from zero to one, the minimum number of parking spaces is one. If the total number of bedrooms is two or more, the minimum number of spaces is two. Parking spaces maybe offered as tandem or uncovered parking.

AB 2345 went into effect in 2021, and increased the maximum possible density bonus for projects incorporating affordable housing to 50 percent and also lowered thresholds for projects to request additional concessions and incentives from standard zoning regulations in conjunction with the density bonus. The City has not yet adopted revised density bonus provisions, but State law requires the City to follow the provisions of AB 2345 even if it hasn't updated its local ordinance. The 2021-2029 Housing Element update includes a component in Program 6 to review and revise the City's density bonus provisions to align with the new State law.

#### *Short Term Rentals*

The City of Irwindale does not prohibit the operations or advertisement of short-term rentals in residential zones.

#### *Article 34*

Article 34 of the State Constitution requires local jurisdictions to obtain voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons and includes State or federal funding; however, projects using tax credits are not subject to Article 34. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success. Local jurisdictions typically place a measure or referendum on the local ballot that seeks authority to develop a certain number of units during a given period of time. To date, Article 34 has not posed a barrier to affordable housing development in Irwindale.

#### *Capacity of Water and Sewer Providers to Serve New Housing Development*

As noted in the Housing Sites Analysis, a variety of private and public utility providers will extend water and sewer services to new residential development in Irwindale. City staff have confirmed that the affected agencies have sufficient capacity in their services to extend services to new housing development required as part of the City's RHNA. The Housing Element update includes Program 31 to provide water and sewer providers with a copy of the adopted

[Housing Element and a cover letter explaining the State requirement to provide priority to affordable housing developments.](#)

***Efforts to Remove and Reduce Governmental Constraints***

In response to state regulations in place at the time, the City of Irwindale adopted the ADU ordinance in 2018; commenced the comprehensive zoning code update to incorporate updates in response to more recent changes in State legislation; established a process for entitlement application for Site Plan and Design Review (AA) allowing new construction under 1,000 SF to be reviewed administratively; adopted a development impact fee (DIF) ordinance; and implemented a CEQA exemption for infill projects (class 32).

**Non-Governmental Constraints**

A variety of nongovernmental constraints impact the maintenance, improvement, and development of housing in a community. The Housing Element is required to discuss the availability of financing and development costs such as the price of land and cost of construction.

***Availability of Financing***

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing is generally available in the City for new construction, rehabilitation, and refinancing.

While financing is generally available for market-rate development, limited availability of funding to subsidize for affordable projects is a key impediment to the construction of affordable housing, not only in Irwindale, but throughout California and the U.S.

***Cost of Land***

Typically, land costs account for the largest single component of housing development costs. The variable cost of land is influenced by many factors including: location, lot size, zoning, accessibility, availability of services, and existing infrastructure. Land costs in the San Gabriel Valley vary depending on location, lot size and configuration, and zoning. Few vacant lots remain in the City of Irwindale. Vacant residential land costs in single-family residential neighborhoods in surrounding communities, such as Azusa, Duarte, and Arcadia, range from

\$220,000 to \$2,000,000 per lot.<sup>16</sup> When available, vacant land for multifamily development will tend to cost less on a per-unit basis than land for single-family units, but will vary depending on factors such as neighborhood characteristics, allowable density, and so forth. For purposes of this analysis, it is estimated that land for multifamily development will cost between \$50,000 and \$150,000 per unit.

### ***Cost of Construction***

Construction costs for residential development are based on the cost of labor and materials, which vary depending on the type of development. Once a vacant parcel is purchased, the contractor is also required to make site improvements before constructing a building on the property. Site improvements can include connections to existing utility systems, rough grading, and installation of water and sewer lines. The cost variation for site improvements depends on the lot size, unit size, and type of residential dwelling. Other factors that can influence costs are the primary infrastructure needed for the site and roadway improvements.

According to the National Association of Home Builders, the average construction cost of a typical single-family home in the 2019 survey is \$296,652 (Table 3), or about \$114 per square foot (NAHB, 2019)<sup>17</sup>. 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. According to a report prepared by the Turner Center, Type I construction (mainly composed of concrete and steel) is significantly more expensive than other construction types, which in turn means that these high-rise buildings are more likely to be financially feasible in markets with high rents (Raetz et al, 2020)<sup>18</sup>. Future construction costs are difficult to predict given economic cycles of fluctuations related to supply and demand.

In recent years, several factors have caused the increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. Most recently, the COVID-19 pandemic has also influenced the cost and availability of construction materials. Supply chain disruptions have resulted in project delays and increased costs due to a shortage of construction materials and equipment as well. In addition, labor costs have also increased in recent years, as the labor pool has not kept pace with the increase in demand. Since the recession, California has seen a severe tightening in the construction labor market, especially for workers trained in specific construction trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects.

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<sup>16</sup> A review of vacant residential land sales on Zillow.com on October 29, 2021 provided seven vacant lots for sale in surrounding communities. There were zero vacant lots for sale in Irwindale. Land costs were estimated from this sample and may not be representative of general land costs in Irwindale.

<sup>17</sup> <https://www.nahbclassic.org/generic.aspx?genericContentID=271883&channelID=311>

<sup>18</sup> [https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf)

Although construction costs may vary significantly due to all of the factors mentioned above, for the purposes of this analysis, it is estimated that residential construction costs in Irwindale will average approximately \$210 per square foot, for either single-family residential or multifamily residential units. Consistent with local fees, prevailing interest rates and fees for construction loans, professional fees for various specialties such as architecture, engineering, and legal, soft costs are estimated at approximately 30 percent of construction costs. Finally, the builder could expect to incur marketing costs equal to approximately six percent of the project cost and would also likely need to be able to achieve at least a ten percent profit in order to attract equity and debt financing. Based on these assumptions, total development costs for residential projects in Irwindale, including land, fees and other soft costs, construction, and marketing costs are estimated to be at least \$825,000 per single-family unit (assuming an 1,800 square foot unit) and \$327,000 per multifamily rental unit (assuming average unit size of 800 square feet). Given these costs to develop housing most lower-income households and many moderate-income households will not be able to afford to buy or rent new market rate housing without incurring excessive housing cost burdens; thus, subsidies will be needed to make housing affordable to a significant portion of households that could be expected to be interested in living in Irwindale.

#### ***Requests for Housing Developments at Reduced Densities***

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. City staff indicate that the City of Irwindale did not receive requests to develop housing on sites identified in the Housing Element at densities below the permitted levels during the 5<sup>th</sup> Cycle.

#### ***Length of Time between Project Approval and Applications for Building Permits***

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. According to City staff, the typical length of time passed between project approval and applications for building permits for all types of developments, which includes single-family and multifamily developments is approximately two to eight months. The length of time passed is dependent on a number of factors unique to each applicant and project, including funding constraints, time needed to finalize project design, and time needed to respond to staff comments.

#### ***Zoning for a Variety of Housing Types***

The City of Irwindale Zoning Code, consistent with the General Plan, includes provisions for a variety of residential use types by zoning districts. The following analysis explains how the City facilitates these housing types consistent with State law requirements. Specifically, State Housing Element law (Government Code Section 65583(c)(1) and 65583.2(c)) require that local governments analyze the availability of provisions that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile-homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.” The

Zoning Code is consistent for most State law requirements, but does not include provisions for transitional housing, supportive housing, group homes, and single residence occupancy (SRO) units. The 2021-2029 Housing Element includes a program to amend the zoning code to conform to these requirements.

#### *Multifamily Rental Housing*

As summarized previously in the [Zoning Code](#) subsection, there are two zones for development of multifamily housing: R-2 and R-3. Multifamily housing projects follow the standard permitting process and permits shall be issued if the site plan and design has been submitted, reviewed, and approved.

#### *Single Room Occupancy Units*

Development standards have not been established for SRO housing.

#### *Emergency Shelters*

Section 17.52.012 of the Municipal Code defines emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Section 17.52.015 of the Development Code permits by right emergency shelters in the Light Manufacturing (M-1) zones; however, for the sake of clarity, the Irwindale Municipal Code should be updated to include emergency shelters in the listing of permitted uses in Section 17.52.010. The 2021-2019 Housing Element includes a component of Program 6 to update the Municipal Code accordingly.

As of January 1, 2023, AB 2399 went into effect with new requirements for local zoning to accommodate homeless shelters. According to a technical assistance memo issued by the California Department of Housing and Community Development (HCD), the City of Irwindale must now:

- Expand the definition of "emergency shelters" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- Ensure that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses. This could include zones that allow mixed uses that permit residential.
- Demonstrate the adequacy of sites identified to accommodate emergency shelters. Specifically, if a vacant site is zoned for a nonresidential use but allows residential development, the site must be located near amenities and services that serve people experiencing homelessness. If the site is nonvacant, the analysis must provide substantial evidence that the existing use is likely to be discontinued during the planning period.

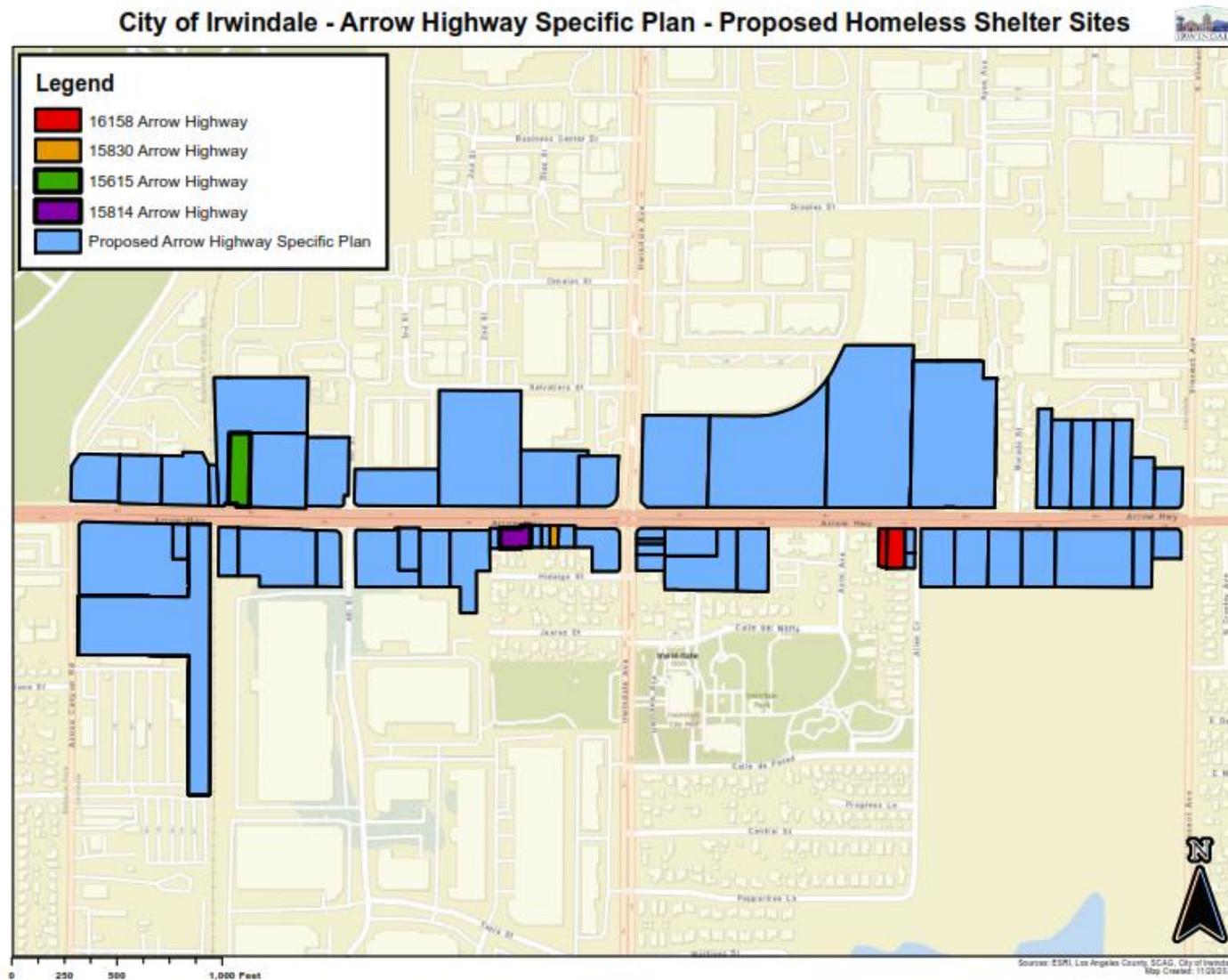
The M-1 zoning district is the only zoning district in the City that allows emergency shelters by-right and it does not currently allow residential development. Thus, the City is not currently in compliance with AB 2339. The City will need to review its zoning to identify a zone or zones where emergency shelters can be permitted by-right that also allow residential development. The City will also need to update its definition of emergency shelters to conform to the requirements of AB 2339. To address this issue, the Housing Element includes component (g) of Program 6 to make the necessary zoning modifications to bring the City in compliance with AB 2339.

AB 2339 requires there be adequate sites within the designated zoning district to accommodate the City's unmet need for emergency shelters. As discussed previously, the City's most recent point-in-time count indicated there were 163 inadequately housed homeless persons in Irwindale. AB 2339 defines an adequate supply of land to accommodate homeless shelter needs as 200 square feet of land area per unhoused homeless person. In the case of Irwindale, this would require 32,600 square feet of land suitable for development of a homeless shelter. To address this need, Irwindale proposes to establish new mixed-use zoning in the proposed Arrow Highway Specific Plan (AHSP) area, which would allow both residential and non-residential development.

Figure 75 is a map that shows the boundaries of the proposed AHSP. Within this area, there are a number of parcels that are suitable for homeless shelter facilities, City staff have identified several vacant parcels that would be suitable for development of emergency shelter facilities, as listed on Table 30. These sites are all vacant. As summarized on the table, the sites total to approximately 1.6 acres of land. Per the site area standard of 200 square feet of land for every unhoused individual, the City's current unhoused homeless population would require approximately 32,600 square feet of land to accommodate new homeless shelters. With a total potential land area of 68,651 square feet, the identified sites provide capacity for approximately 211 percent of the City's current need. These sites are within close proximity to each other and all are within approximately one-fourth to one-half mile from community amenities such as Irwindale Park, Jardin d Roca Park and the Santa Fe Dam Recreation Area and various shopping and services businesses located primarily along the Arrow Highway corridor. Public transit accessibility to these sites is provided by multiple bus routes that serve Arrow Highway and nearby cross-streets including Irwindale Avenue. As an existing commercial corridor that is targeted for mixed-use development, there is access to an abundance of jobs in the immediate area, and future mixed-use development with housing should help to attract additional resident-serving retail and services. Upon rezoning the AHSP area with mixed-use zoning that will allow emergency shelters by-right in areas also permitting residential development, the City of Irwindale will be able to accommodate its AB 2339 obligations for provision of opportunities for development of emergency shelters.

The 2021-2029 Housing Element includes new Program 27, for completion of the Arrow Highway Specific Plan by July, 2026, with the appropriate zoning to allow emergency shelters by-right in the new mixed-use zone which also will allow residential development.

**Figure 75: Proposed Arrow Highway Specific Plan Area and Potential Emergency Shelter Sites**



**Table 30: Potential Emergency Shelter Sites**

Address	APN	Lot Size (sq ft)	Lot Size (acres)	Vacant?
15615 Arrow Highway	8619-001-013	34493.01	0.79	Yes
15814 Arrow Highway	8417-028-007	14500.62	0.33	Yes
15830 Arrow Highway	8417-028-004	4172.26	0.10	Yes
16158 Arrow Highway	8417-029-025	15687.81	0.36	Yes
<b>Total Acres</b>			<b>1.58</b>	
<b>Total Site Square Feet</b>			<b>68,651</b>	
<b>Capacity Needed for Homeless Shelters</b>				
Unhoused individuals			163	
AB 2399 Site Requirement			200 square feet/unhoused individual	
Required Site Area			<b>32,600</b>	
<i>Emergency Shelter Sites Capacity vs. Need</i>			<i>211%</i>	

Sources: Los Angeles Homeless Services Agency, 2023; City of Irwindale, 2023.

Low Barrier Navigation Centers

The City of Irwindale Municipal Code does not include a definition of Low Barrier Navigation Centers or regulations regarding the permitting of such facilities. AB 101, passed in 2019, requires that a low barrier navigation center be a use allowed by right in mixed-use zones and non-residential zones permitting multifamily uses if it meets specified requirements. The 2021-2029 Housing Element includes a component of Program 6 to review the Municipal Code, include a definition for low barrier navigation centers and, and identify zones where they will be allowed by right, consistent with AB 101.

Transitional Housing

The City municipal code does not define transitional housing.

Supportive Housing

The City municipal code does not define supportive housing.

Group Homes

State law requires that State-licensed group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. The City of Irwindale Code of Ordinances does not contain regulations that pertain specifically to group homes.

Housing for Farmworkers and Employee Housing

The City of Irwindale is not proximate to agricultural land uses and does not have any full-time residents who are employed in farmworker occupations; therefore, housing for farmworkers is not needed in the community local farmworkers is not needed in the community. However,

farmworker housing is a need within the broader region, given the high cost of housing and the typically low wages paid to farmworkers. The City of Irwindale does not specifically establish zoning for farmworker housing; however, farmworker housing can be developed in any zone permitting residential development, subject to regulations that apply for similar single-family or multifamily housing developments in the same zones.

The Municipal Code does not include provisions for general Employee Housing consistent with the Employee Housing Act (California Health and Safety Code section 17000 et. seq. Housing Element Program 6 includes a component to update the Code to comply with sections 17021.5 and 17021.6.

#### Manufactured Homes

Manufactured homes are permitted by right in single-family zones and are not subject to restrictions that are not applicable to conventionally built housing. Mobile home parks are permitted in residential zones with approval of a Conditional Use Permit.

#### Accessory Dwelling Units

ADUs and JADUs are permitted in single-family and multifamily residential zones pursuant to Municipal Code Chapter 17.120; however, these regulations were last updated in 2018 and are not in compliance with the most recent State ADU/JADU laws. The 2021-2029 Housing Element includes a component of Program 6 to align the City's ADU/JADU regulations with the current provisions of State law.

## **9. SUMMARY/KEY FINDINGS FROM HOUSING NEEDS ASSESSMENT AND ASSESSMENT OF FAIR HOUSING**

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### **Population, Employment, and Household Characteristics**

- In recent years, Irwindale has seen little change in the population and number of households residing in the City.
- More than 90 percent of the Irwindale population is Hispanic/Latino, which is a far higher proportion than that seen in Los Angeles County, at about half of the population. The County's population is more ethnically/racially diverse.
- The City's employed residents commonly work in manufacturing, wholesale & transportation, and financial & professional services. Industry patterns are similar to those seen countywide.
- Unemployment in the City has historically been higher than for Los Angeles County or the SCAG region. The recent pandemic led to a spike in unemployment from which the City, county, and region are gradually recovering.
- Irwindale has a very high homeownership rate, with owner households making up over 72 percent of total households. In contrast, less than half of the county's households are owners.
- Forty-two percent of the City's households are married-couple families; most of the remainder are either single-person households or female-headed households. Less than half of the county's and region's households are married couple families.

### **Housing Stock Characteristics**

- The vast majority of housing in Irwindale is single-family detached homes, accounting for nearly 90 percent of the total. Multifamily accounts for only 8.2 percent of total.
- One third of the housing stock was constructed between 1950 and 1969, with noticeable periods of growth of 1980 to 1989 and 2000 to 2009.
- Irwindale has few substandard units; 1.79 percent of the approximately 392 housing units, below what is seen in the County.
- The City's median home price was about \$100,000 lower than for the region overall in 2019, at \$460,000 versus \$560,977 for the region.
- Median rent, at \$1,192, in the City is 12 percent lower than the median for the SCAG region.
- Permits for 29 new housing units have been issued in Irwindale since the beginning of the 5<sup>th</sup> Cycle Housing Element period in 2013.

### **Assisted Housing Development at Risk of Conversion**

- The Irwindale Housing Authority assists 115 homeownership units.

- Since 2010, the Irwindale Housing Authority has assisted ten rental housing units, all units for seniors at Las Casitas Senior Apartment Complex. However, none of these units are at risk of conversion to market rate rents within the next ten years.

### **Overcrowding and Overpayment**

- Irwindale has rates of overcrowding on par with the County and region, with about 11 percent.
- There is no clear relationship between income and overcrowding in the City.
- Irwindale has a smaller proportion of households paying excessive housing costs than the county or the region; nevertheless, 29.2 percent of the City’s households report moderate housing cost burdens (30 percent to 50 percent of income) and 14.6 percent report severe housing cost burdens (more than 50 percent of income).
- Renters in the City tend to have higher housing cost burdens than owners, which is typical of most communities.

### **Special Needs Populations**

- Irwindale has three residents in part-time farmworker occupations, and very few residents working in agriculture and related industries. There are no students of farmworkers reported as enrolled in local schools.
- 61 percent of large families of five or more persons in Irwindale have incomes below 100 percent AMI. Among other household types, 29 percent have incomes below 100 percent AMI.
- Few households (8.2 percent of the total) in Irwindale live in poverty, in contrast to 14.9 percent in Los Angeles County.
- Of the approximately 85 female-headed households in the City, five are classified as below the poverty line.
- Slightly below 65 percent of senior households in the City are owners; those that are owners are less likely than renters to have incomes less than 30 percent HAMFI (19.6 percent versus 8 percent).
- Elderly renters in Irwindale are more likely to have severe housing cost burdens and may face difficulty affording housing in the City.
- Slightly more than nine percent of the City’s population has one or more of the six disabilities affecting daily living (independent living, self-care, ambulatory, cognitive, vision, or hearing) tracked by the U.S. Census American Community Survey. This proportion is similar to that for Los Angeles County and the SCAG region.
- Relative to the population, a large number of unsheltered persons experiencing homelessness live in the City – 120.
- In large part, Irwindale households have lower incomes than the County and Region, with 32 percent with incomes greater than the 100 percent of AMI level, below the 39 percent for the county and 43 percent for the SCAG region above this income level. However, there are fewer households in the lowest income category in Irwindale, at 13 percent, when compared to Los Angeles County (19 percent) and the SCAG region (17 percent).

- Most racial/ethnic populations in Irwindale have poverty rates well below the overall county rate of 14.9 percent, at 8.2 percent. The exceptions are Asian households, at one thirds, and Two or more races, at 13.7 percent, although there are few residents who fit into either category, 23 in total below poverty line.

### **Assessment of Fair Housing**

- No housing discrimination complaints have been filed in recent years regarding housing in Irwindale. No complaints were filed with either HUD’s Office of Fair Housing and Equal Opportunity between 2013 and 2020 nor with the California Department of Fair Employment and Housing between 2014 and 2021 to date. [Pending additional information from DFEH and Housing Rights Center].
- Measures of geographic dissimilarity and isolation could not be calculated due to there only being one census tract for Irwindale in the 2020 decennial census.
- Female-headed households are 22 percent of households, a higher proportion than what is seen in Los Angeles County (15 percent) and the SCAG region (14 percent).
- Household incomes are generally moderate throughout the City with medians ranging from \$58,125 to over \$84,028 annually for the two block groups.
- The distribution of low- and moderate-income households mirrors the distribution of median household incomes, with the percentage of such households at 58 percent, which is not as high as many tracts in highly urbanized tracts in the City of Los Angeles, but higher than tracts near the coast and other affluent areas.
- There are no racially and ethnically concentrated areas of poverty (RECAPs/ECAPs) in Irwindale.
- There are no census tracts in the City that qualify as a racially concentrated area of affluence.
- The Irwindale census tract is rated as Low Resource per the Opportunity Maps as developed by TCAC and HCD. This places it in the bottom 30 percent regionally as ranked by this measure, which considers education and measures of economic health.
- All represented major race and ethnic categories in Irwindale show higher rates of home ownership compared to the County, at 72 percent of total. White residents are slightly more likely to own a home than others, at 78 percent homeownership.
- Based on HMDA data for 2018, the overall denial rate for mortgage loans in the City was 19.1 percent. Hispanics in Irwindale, who constitute the vast majority of residents, saw a similar rate. White residents’ loans were denied at a rate of 50 percent.
- No racial or ethnic group in Irwindale experiences housing problems at a much higher rate than the average for the City, but non-Hispanic White residents are less likely to experience housing problems, at 50 percent, and no Asian residents are reported to have experienced housing problems.
- At 8.1 percent, overcrowding is less prevalent in Irwindale compared to elsewhere in the County. Countywide, a number of tracts show overcrowding, reflecting region-wide housing affordability issues.
- City staff were unaware of any displacement issues related to fair housing.

- Contributing factors for possible fair housing issues in the City are strongly linked to socioeconomic factors, such as high and increasing real estate costs, including rents, home prices, land costs, and development costs. The high costs limit the ability of various groups such as the disabled and low-income minorities to find housing in the City. The City of Irwindale has limited direct impact on many of these factors.
- The City of Irwindale is not aware of any specific existing fair housing issues affecting the City and its residents and prospective residents.
- The City's Zoning Ordinance complies with fair housing laws and the City has adopted the Uniform Housing Code.
- There were no housing discrimination complaints, neither from HUD's office of Fair Housing and Equal Opportunity (FHEO) nor DFEH.
- While the City is not the site of any major private investments in residential development, the City has adopted three Specific Plans to accommodate major industrial/commercial development: The Park @ Live Oak, [Reliance-HBCN](#), and the City of Hope Specific Plan.
- The City of Irwindale maintains a small staff of full-time employees and part-time employees. Services are provided by both City agencies contracted outside agencies and vendors.
- The City has no unresolved violations of fair housing or civil rights law.
- The City is a participating city in the County of Los Angeles Urban County Program. The Housing Rights Center is fair housing agency/organization serving the needs of the City of Irwindale and all other Urban County participating cities.
- One potential identified issue is that Hispanic households experienced housing problems at disproportionate rates compared to White households. Again, the data are based on relatively small numbers of households, so the results should be interpreted with caution.

### **Constraints Analysis**

- City policies and regulations that affect residential development and housing affordability include land use controls, permit processing procedures and fees, development impact fees, on- and off-site infrastructure improvement requirements, and building codes and enforcement.
- Irwindale's municipal code allows for three residential densities. One is for single-family homes, one is for two single-family homes on one parcel, and the other is for multifamily development. The amount of land zoned for multifamily residential development in Irwindale is minimal. There is one parcel zoned R-3 and it is developed with the Las Casitas Senior Complex at 5164 Ayon Avenue. The limited land available for multifamily development could be a constraint to developing housing for lower-income households. The 2021-2029 Housing Element includes a program to provide additional land zoned for multifamily development at densities adequate to accommodate housing for lower-income households.

- There are open space requirements for all new residential developments, as well as parking requirements, most commonly two spaces per unit, unless utilizing density bonus parking ratios.
- The General Plan land use categories include a land use category that allows for residential densities up to 21 dwelling units per acre.
  - According to state law, the default minimum density for land targeted to target the lower-income portion of the City’s RHNA is 20 dwelling units per acre.
- A specific plan is used to coordinate, balance, and regulate development within a geographic area such that the development plan is consistent with goals of the General Plan. As described in the Land Use Element, the City has three Specific Plan Districts, The Park @ Live Oak Specific Plan, ~~Reliance-HIBCN~~ Specific Plan, and City of Hope Specific Plan, all aimed at bolstering Irwindale’s economic development.
- To comply with state law, the City approved an Accessory Dwelling Unit/Junior Accessory Dwelling Unit Ordinance on July 11, 2018, replacing the City’s former chapter on residential second units (17.16.130). These provisions will need to be updated to confirm with more recent (e.g., 2019 and 2020) state legislation regarding regulation of accessory dwelling units and junior accessory dwelling units.
- The City’s Density Bonus code provisions were last updated in 2013. The Density Bonus regulations have not been updated to comply with AB 2345, which went into effect in 2021, which requires that local jurisdictions allow for density bonuses of up to 50 percent for affordable housing projects.
  - The current density bonus allows for a 20 percent bonus if at least five percent of units are very low-income units; a 20 percent bonus if at least ten percent are low-income units; a five percent bonus if at least 10 percent are for moderate-income units. The maximum density bonus is 35 percent.
  - The density bonus ordinance will need to be updated to conform to more recent changes in state law which provide for bonuses up to 50 percent.
- The State Legislature has enacted several bills that require jurisdictions to adopt objective design standards. The City of Irwindale has not revised its design standards since SB 330 and SB 35 were enacted.
- Transitional and supportive housing, group homes, and low barrier navigation centers are not defined in the municipal code.
  - Zoning code text amendments are recommended to bring the code in line with more recent changes in State law.
- The City is not in compliance with new State law effective January 1, 2023 regarding zoning for emergency shelters (AB 2339).
- Housing Element Program 6 calls for various actions to address the identified governmental constraints.

### **Regional Housing Needs Allocation**

- The City has limited ability to control economic pressures that are largely driven by regional housing supply and demand dynamics that are beyond the City’s control. However, ensuring that the City adequately plans to accommodate its Regional Housing

Need Allocation, including providing sites that can accommodate housing for lower-income households is a key responsibility to ensure that the City does not contribute to economic pressures by unnecessarily constraining the local supply of land available for housing development.

- The RHNA allocation of housing needs to Irwindale for this 6<sup>th</sup> Cycle Housing Element Update is as follows:
  - 119 dwelling units in total
    - Above Moderate Income: 55
    - Moderate Income: 17
    - Low Income: 11
    - Very Low Income: 36

## 910. HOUSING SITES ANALYSIS

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### Introduction

As required by State law, a Housing Element is to include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate a jurisdiction's Regional Housing Needs Allocation (RHNA). This inventory for Irwindale focuses on sites that are or can be made available for housing development affordable to households of varying income levels. This chapter summarizes the evaluation of potential housing sites, and the adequacy of these sites with their development capacities based on environmental and infrastructure constraints to address the City's regional housing needs for the 2021-2029 planning period.

Specifically, California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites. While there is a limited amount of land in Irwindale with access to urban services such as water and wastewater utilities, the analysis presented in this chapter demonstrates that the City has sites to accommodate the City's housing allocation of ~~xxx~~119 units, including housing at all income levels. Irwindale is now considering ~~xxx~~five potential sites to accommodate the City's RHNA, the combined capacity of which greatly exceeds the City's RHNA. The City will revise or reduce the list of sites prior to finalizing the Housing Element Update for adoption, depending on comments on the Draft Housing Element Update from HCD, public feedback on the Draft Housing Element Update, the findings of the CEQA analysis being conducted for all of the sites, and further investigation of site feasibility for housing development.

### Regional Housing Needs Allocation

As mentioned previously, the City's RHNA for the 2021 to 2029 planning period is 47 units affordable to very low-income and low-income households, 17 units affordable to moderate-income households, and 55 units affordable to above moderate-income households, for a total of 119 units.

### Summary of Capacity to Accommodate RHNA

Table 31, below, summarizes the City of Irwindale's ability to accommodate the full RHNA, by income level, for the 2021 to 2019 planning period. As shown in the table, through housing production since the beginning of the RHNA projection period (July 1, 2021), available lots for single-family residential development, anticipated production of accessory dwelling units, and capacity identified on candidate sites for rezoning to accommodate future residential development, Irwindale can fully accommodate its 6<sup>th</sup> Cycle RHNA and potentially provide an overall buffer of 112 percent, with buffers by income-category ranging from 43 percent (lower-

income) to 200 percent (moderate-income). Because the City cannot fully accommodate its RHNA with sites that are currently zoned appropriately to accommodate the RHNA, the Housing Element contains a program to rezone candidate sites for residential development via new residential development overlay zones.

A detailed discussion of each of the proposed housing sites/overlay areas is provided after this summary discussion of the City’s ability to accommodate the 6<sup>th</sup> Cycle RHNA.

**Table 31: Adequate Sites Analysis Summary**

	Income Category			Total
	Very Low/ Low	Moderate	Above Moderate	
<b>6th Cycle RHNA</b>	47	17	55	119
-Production Since July 1, 2021 (a)	7			7
-Vacant Single-Family Lots (b)			8	8
- ADU Production (c)	3	1	1	5
<b>Remaining Unmet RHNA</b>	<b>37</b>	<b>16</b>	<b>46</b>	<b>99</b>
+ 25% Buffer (d)	9	4	12	25
<b>Target Capacity</b>	<b>46</b>	<b>20</b>	<b>58</b>	<b>124</b>
<b>Capacity Identified on Candidate Rezone Sites</b>	<b>53</b>	<b>48</b>	<b>109</b>	<b>210</b>
% Buffer (d)	43%	200%	137%	112%

Notes:

- (a) The City issued certificates of occupancy in December, 2021 for seven lower-income units in the Mayans development. [The affordability of the units is protected by 45-year deed restrictions that are attached to the properties.](#)
- (b) Number of existing vacant single-family lots within the city.
- (c) The City issued permits for two accessory dwelling units in the last three years. For RHNA purposes, the City assumes this pace of ADU development will continue throughout the planning period. For purposes of allocating units to income categories, City of Irwindale assumes affordability consistent with SCAG ADU survey.
- (d) Buffer is calculated on [remaining unmet original](#) 6th Cycle RHNA number.

Sources: SCAG, 2021; City of Irwindale, 2022; BAE, 2022.

*Single-Family Unit Development on Vacant Lots*

As part of the process for evaluating the adequacy for residential development within Irwindale, a GIS exercise was conducted to look at existing parcels with potential for development of single-family homes. The GIS analysis considered residentially allowable parcels that are vacant. In reviewing existing parcels with potential for development of single-family homes, the City’s General Plan and zoning ordinance permit construction of one single-family home on each legal lot, except for areas that are zoned for industrial use. By reviewing those residentially allowable parcels that are considered vacant (no building on site) and that are deemed buildable, up to eight single-family homes could be developed on currently vacant single-family parcels, with the assumption that these homes would provide market rate (rather than affordable) housing suitable for above moderate-income households.

### Accessory Dwelling Units

Further evaluation of parcels designated for residential uses considered the development trends of Accessory Dwelling Units (ADUs) and the projected number of units to be built within the planning period. ADUs and Junior Accessory Dwelling Unit (JADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small, detached unit in the rear yard or above a garage. Frequently smaller in size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner. The City’s zoning permits one ADU and one JADU per parcel within residential zoned areas. Per HCD guidance, the City ~~the~~ may assume that ADUs and JADUs will continue to develop at the same pace that has occurred over the last three years, and the City may assume affordability levels based on a survey of ADU affordability. In this case, the City has chosen to adopt the affordability assumptions provided the Southern California Association of Governments’ ADU survey. During last three years, the City permitted two ADUs, as shown in Table 32 below.

**Table 32: Accessory Dwelling Units Permitted in Prior Housing Element Cycle**

Year	2019	2020	2021	Total
<b>Building Permits Issued</b>	0	0	2	<b>2</b>

Source: City of Irwindale, 2022.

Based on the annual average of two ADUs per three years since 2019 and considering the results of the SCAG survey of existing ADUs to distribute the projected units by income category as shown in Table 33 below, the City is projecting a yield of approximately 5 ADUs being permitted at a range of income levels over the eight-year planning period of the HEU. While this analysis anticipates that the recent rate of ADU and JADU production will continue, Irwindale will continue to make improvements to its ADU processes, public education, and policies in the coming years to further advance ADU and Junior ADU development (for more information, see the Policies & Programs section of the Housing Element).

**Table 33: Accessory Dwelling Units Projected Over the Planning Period**

Income Category	Low	Moderate	Above Moderate	Total
<b>Total ADUs</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>5</b>
Percentages	68%	2%	30%	100%

Sources: SCAG, 2021; BAE, 2022.

Table 31 begins with the City’s original RHNA and then subtracts seven units of housing unit production since the beginning of the RHNA projection period (July 1, 2021), eight vacant

single-family lots, and projected ADU production during the 2021 to 2029 planning period. As indicated in the footnotes for Table 31, the seven units already produced were affordable units, deed-restricted for 45 years to be affordable to lower-income households. These seven units were reported on the City's Annual Housing Element Progress Report (APR) for 2020, because the building permits were issued in 2020; however, the units were completed and certificates of occupancy were issued in December, 2021.

The City assumes that ADU production will continue at the pace of the last three years, and that the affordability of the ADUs will be consistent with the distribution for similar jurisdictions identified in SCAG's accessory dwelling unit survey. After accounting for these production figures, Irwindale's remaining unmet RHNA is 99 units, including 37 lower-income units, 16 moderate-income units, and 67 above moderate-income units.

Irwindale is targeting a housing sites inventory that will provide a minimum of a 25 percent overall buffer above its remaining unmet RHNA, or a total capacity on identified housing sites of at least 124 new housing units. In addition, the City is targeting a housing sites inventory that will provide at least a 25 percent buffer above its remaining unmet RHNA numbers within each income category. As summarized in the table, the City's sites inventory can provide an overall buffer of 112 percent of the remaining unmet RHNA, and buffers ranging from 43 percent in the lower-income category to 331 percent in the moderate-income category.

The sections below provide a detailed discussion of the housing sites inventory that the City has identified to accommodate its remaining unmet RHNA. Table 34, on the following page, provides a detailed listing of the housing sites inventory.

**Table 34: Housing Sites Inventory**

Site #	APN	Site Size (Ac.)	Existing GP	Existing Zoning	Proposed Acres	Proposed GP	Proposed Zoning (Overlay)	Targeted Housing Type	Minimum Density Proposed	Max. Density Proposed	Assumed Density	Estimated Units			Estimated Total Capacity	Vacant/ Non-Vacant	Infrastructure Availability	
												VL/L	Mod.	Above Mod.				
Site 1 - Allen Dr.		10.0	Industrial/Business Park	M2	3.0	Res-Overlay-Residential	R-2	Townhouses	8	14	12		36					
					3.0	Res-Overlay-Residential	R-1	Single-Family	1	8	5		15					
	8417-034-912	10.0	Industrial/Business Park	M2													Vacant	Roads to and from the site
Site 2 - 12881 Ramona		1.0	Industrial/Business Park	M2	1.0	Res. Overlay	R-4 RO R-3	Apts./Condos	21	30	21	21						
	8546-031-082	1.0	Industrial/Business Park	M2	1.0												Non-Vac.	Existing Building , utilities, roads to and from the site
Site 3 - 13201 Ramona		4.0 4.3	Quarry Overlay	A1	4.0 4.3	Res. Overlay	MXD RO C-3	Apts./Condos	21	30	21			84				
	8546-002-088	4.0 4.3	Quarry Overlay	A1	4.0 4.3												Non-Vac.	Existing Building , utilities, roads to and from the site
Site 4 - Gold Line Reliance II		90.0	Specific Plan	R11	1.0	Res. Overlay	MXD RO C-3	Apts./Condos	21	30	21	21						
	*8604-019-001	4.3	Specific Plan	R11													Vacant	Roads to and from the site
	*8604-019-003	62.4	Specific Plan	R11													Vacant	Roads to and from the site
	*8604-019-010	22.9	Specific Plan	R11													Vacant	Roads to and from the site
Site 5 - Irwindale/Padilla		20.0	Industrial/Business Park	M2	1.0	Res. Overlay	MXD RO C-3	Apts./Condos	21	30	21	11		10				
			Industrial/Business Park	M2	1.0	Res. Overlay	R-2 RO R-2	Townhouses	8	14	12		12					
	8615-001-072	0.67	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-001-047	0.59	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-001-063	0.52	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-001-049	0.57	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-001-050	0.81	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-005	0.72	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-012	0.59	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-006	0.7	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-007	0.71	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-008	0.64	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-017	3.41	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-018	4.53	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-013	1.23	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-011	1.85	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
	8615-021-015	2.27	Industrial/Business Park	M2													Non-Vac.	Existing Building , utilities, roads to and from the site
<b>Total Potential Units</b>												<b>53</b>	<b>48</b>	<b>109</b>	<b>210</b>			

Note:

\*Parcels and parcel numbers as identified by Los Angeles County Assessor's Office as of November 7, 2022.

Source: City of Irwindale, 2022.

## Sites Selection Process

The City undertook its site selection process through a multi-step process, beginning with a search of the housing sites database prepared by SCAG (HELPR) to screen for sites meeting basic criteria for housing development suitability, including parcel sizes between 0.5 and 10 acres. City staff then reviewed the initial listing and, based on local knowledge, provided refinements to the list, including deletions and additions, based on the following considerations. City staff provided refinements to the Housing Sites Inventory were based on the following criteria: availability of utilities to serve new housing development, developer/property owner interest, physical underutilization, and vacant parcels. These criteria emphasize sites that may be considered for future redevelopment into housing. The parcels selected have experienced long periods of underutilization wherein the building(s) were either empty or not used in their full capacity. Additionally, the close proximity to community infrastructure such as schools, grocery stores, public transportation, etc. made these prime candidates for housing developments. City staff and consultants then conducted a working session to further focus the list on the sites with the best potential for housing development.

The resulting short list of potential housing sites was then shared with the public at a community workshop held on May 25, 2022. At the community workshop, the City solicited input on: additional sites that should be considered, sites that should be removed from the list, and community preferences for the types of housing and other uses that should be targeted for the sites. The City Council then held a public hearing on May 26, 2022 to review the input from the community workshop, to take additional public input, and for the City Council to give direction for preparation of the Housing Sites Inventory section of the Housing Element Update.

The housing sites inventory list shown on Table 34 is the result of that process. All parcels considered for inclusion in the sites inventory were reviewed for any known environmental constraints and other possible constraints to development feasibility. None of the sites are known to have been occupied in the past five years with housing, including housing occupied by lower-income residents. Once all sites had been verified, the City identified a targeted residential density or densities for each site, based on its suitability for different types of housing. In the case of some larger sites, only a portion of the acreage has been identified for rezoning. For some sites where a range of housing types is desirable, specific acreages for different housing densities have been identified. For parcels where only a portion of the acreage is identified for rezoning, the City will determine the specific location of the footprint for rezoning on the parcel as part of the implementation of Housing Element Program 8 (Rezone Targeted Housing Sites).

### *Environmental Constraints*

The analysis of environmental constraints includes a review of all parcels (or portions of parcels) identified in the inventory to determine possible environmental constraints. City staff

selected sites for the housing sites inventory that do not have environmental conditions that would constrain their development for housing.

### *Site Size*

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

- *Large Sites* – The Gold Line/~~Reliance~~ HIBC site spans 90 acres. The three parcels comprising the site range in size from four to 62.4 acres. For this site, the City proposes to provide a housing overlay on one acre of land to permit mixed use development with residential density of up to 30 units per acre. The Housing Element contains Program 12 (Facilitate Housing Development on Large Sites) which calls for the City to work with the property owner to identify which of the parcels should be given the mixed-use overlay and, if one of the two larger parcels will be most suitable for mixed-use residential development, to work with the property owner to subdivide the parcel so that the portion containing the mixed-use overlay zoning is no larger than ten acres in size.
- *Small Sites* - The sites inventory does not include any identified sites that total less than one half acre (except for vacant lots zoned for single-family housing).

### *Housing Overlay Sites/Clovis Decision*

The sites inventory does not include any sites proposed for overlay zoning that have underlying residential zoning that would conflict with the ruling of the California Appeals Court decision in the Martinez v. City of Clovis case.

### *Considerations for Sites Targeted for Rezoning*

Government Code section 65583.2(h) requires that if sites are identified for rezoning to accommodate a lower income RHNA shortfall they must fulfill the following requirements:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households.
- Permit the development of at least 16 units per site.
- Ensure sites permit a minimum of 20 dwelling units per acre.
- Ensure a) at least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50% of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100%

residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

A Housing Overlay Zone program has been included in the Housing Element as Program 8 to fulfill the above requirements. As presented in Table 34, the City has identified five sites for rezoning to accommodate Irwindale’s remaining unmet RHNA for the 6<sup>th</sup> Cycle. Table 31 identifies a remaining unmet RHNA (shortfall) of capacity in the lower-income category and the sites inventory in Table 34 does not identify potential for at least half 21 units of the remaining lower-income housing need to be accommodated on sites to be zoned exclusively for residential use (57 percent shortfall of the lower income shortfall remaining after accounting for lower-income unit production since 7/1/2021 and potential lower-income ADU production); therefore the City will not be subject to requirements to allow 100 percent residential on mixed-use sites and to require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

## Realistic Capacity Evaluation

As required by Housing Element law, local governments must analyze available sites based on their realistic residential development capacity. This means that the development density that can be achieved on a site might be less than the maximum residential densities permitted by the underlying General Plan land use and zoning. Therefore, to establish realistic capacity, jurisdictions must consider several factors when looking at vacant and underutilized sites where housing is an allowed use. These factors include:

- Land use controls and site improvements
- Site use and if vacant or non-vacant
- Site size and realistic development capacity
- Typical densities of existing or approved residential development at similar affordability levels
- Current or planned availability and accessibility of sufficient water, sewer, and dry utilities
- Incentives for residential use
- Local or regional development trends

The City of Irwindale has considered the above factors and for the purposes of estimating the realistic housing unit capacity of the Housing Sites Inventory, has conservatively identified the “Assumed Density” as approximately 63 to 85 percent of the maximum allowable residential density, as further discussed in the Detailed Site Characteristics section below. While the City believes that existing development standards will allow residential developments to achieve near the maximum densities allowed in a given zoning district, these more conservative assumptions are used for the purposes of this housing sites analysis. With limited experience with higher density multifamily development in Irwindale itself, the City has also looked to development trends and patterns in other nearby cities and has identified a number of projects

that are representative of the types of development that could be expected in Irwindale, including the following multifamily projects:

**Covina Bowl 29**

125 E. College St., Covina, CA 91723

Density: 29 du/ac

Units: 132

**The Orchard**

626 N. Azusa Ave., Azusa, CA 91702

Density: Developed as mixed-use on 2.24 acres (73 du/acre)

Units: 163

**MODA**

228 W. Pomona Ave., Monrovia, CA 91016

Density: 93 du/ac

Units: 261

**Seville and Valencia at Vincent Place**

352 Lockhart Wy., West Covina, CA 91790

Density: ~26 du/ac

Units: 203

Considering that projects in other nearby communities demonstrate the interest of developers to build multifamily projects at densities ranging from about 26 to 93 dwelling units per acre, the City of Irwindale expects that developers will be eager to take advantage of the proposed zoning for the sites included in the Housing Element sites inventory, which ranges from lower-density single-family development at around five dwelling units per acres to multifamily residential and mixed-use development at up to 30 dwelling units per acre.

***Evaluation of Sites to Accommodate Varied Income Levels***

One of the most important evaluation considerations of the site selection process is to look at a sites' ability to accommodate households with varying income levels. To satisfy the RHNA requirement, sites have been identified and analyzed in this section. In addition to the information and the expected number of units summarized for each site, the assumed affordability levels of units are also considered. Furthermore, the unit capacity must be maintained throughout the 2021-2029 planning period, so the City has identified sites well in excess of its RHNA. If sites listed in the inventory are redeveloped with other uses or different income levels than what is identified, the difference can be made up with the buffer sites to ensure there is "no net loss" of RHNA capacity at each income level.

*Affordability Assumptions*

This Housing Element relies on State law and HCD guidance to establish the affordability levels of new housing in the City, as summarized in Table 35. Note that if a site meets criteria for a lower income level (e.g., lower-income), it is presumed that it can also accommodate higher income levels (e.g., moderate- or above moderate-income).

**Table 35: Affordability Assumptions**

Site Characteristic	Capacity Assumption	Income Category Application
<b>Less than 0.5 acres (single-family lots)</b>	1 unit per lot	Above-moderate
<b>0.5 to 10 acres</b>		
Targeted for R-1 Zoning (1-8 du/ac)	62.5%	Above-moderate
Targeted for R-2 Zoning (8 to 14 du/ac)	85%	Moderate
Targeted for R-4 Zoning (21 to 30 du/ac)	70%	Very Low- and Low-
Targeted for Mixed-Use (MXD) Zoning (21-30 du/ac)	70%	Very Low- and Low-
<b>Residential parcels that can accommodate Accessory Dwelling Units (a)</b>	68.1%	Very Low- and Low-
	2.1%	Moderate-
	29.8%	Above Moderate-

Notes:

(a) Per SCAG ADU affordability survey.

Sources: SCAG, 2021; City of Irwindale, 2022.

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 20 units per acre for lower-income units in a suburban jurisdiction such as Irwindale. This is the density that is “deemed appropriate” in State law to accommodate the City’s lower-income RHNA. Sites identified that are 0.5 acres and larger with zoning or General Plan land use designations that allow for development at 20 units per acre or greater are therefore included in the inventory as lower-income sites.

*Sites for Very Low- and Low-Income Households*

As noted above, land zoned at 20 dwelling units per acre (or greater) is assumed to be available to accommodate very low- and low-income housing development. As identified in Table 34, these sites are capable of accommodating 53 units, which exceeds the remaining outstanding RHNA for very low- and low-income households of 37 units by a surplus of 16 units, or 43 percent. Table 34 assumes that some excess capacity on sites zoned for development at up to 30 dwelling units per acre that is not needed to accommodate the remaining lower-income RHNA will be utilized by higher density market rate housing developments that would accommodate above moderate-income households, such as the 13801 Ramona Avenue Site and on a portion of the Irwindale/Padilla site.

### *Sites for Moderate-Income Households*

As indicated in Table 34, land zoned for medium-density development at a range of eight to 14 dwelling units per acre can accommodate townhouses and other types of small-lot single-family development. Owing to the reduced lot area and typically smaller housing unit sizes as compared to conventional single-family housing at lower densities, housing built at medium densities can be more affordable. Based on this, the City of Irwindale assumes that housing on lots with a maximum allowable density of 14 dwelling units per acre can be affordable to moderate-income households. Table 34 identifies capacity for development of 48 units of moderate-income housing in the Housing Sites Inventory. This is a surplus of 32 units (or 200 percent) above the City's remaining unmet RHNA for moderate-income units.

### *Sites for Above Moderate-Income Households*

Table 34 proposes to provide a residential overlay for ~~at least up to~~ three acres of the Allen Drive site for single-family ~~or multifamily~~ residential development at up to eight dwelling units per acre ~~or higher~~. The City of Irwindale assumes housing built pursuant to this overlay zoning would be affordable to above-moderate-income households, ~~but depending on the ultimate density of development, this site may provide affordability for other income groups as well. For Housing Element compliance purposes, it is assumed that t~~This site would potentially yield ~~at least~~ 15 new above moderate-income housing units. In addition to the site proposed for single-family zoning overlay, Table 34 also identifies potential for 84 units of high-density housing development on the 13201 Ramona site to accommodate above moderate-income (i.e., market rate) housing, and for a portion of the mixed-use housing development at the Irwindale/Padilla site to accommodate above moderate-income housing as part of a larger mixed-income development that also includes lower-income and moderate-income units. Overall, Table 34 identifies potential sites for 109 units of new above-moderate-income housing units. This is a surplus of 63 units above the City's remaining unmet RHNA for above moderate-income units, or a surplus of 137 percent.

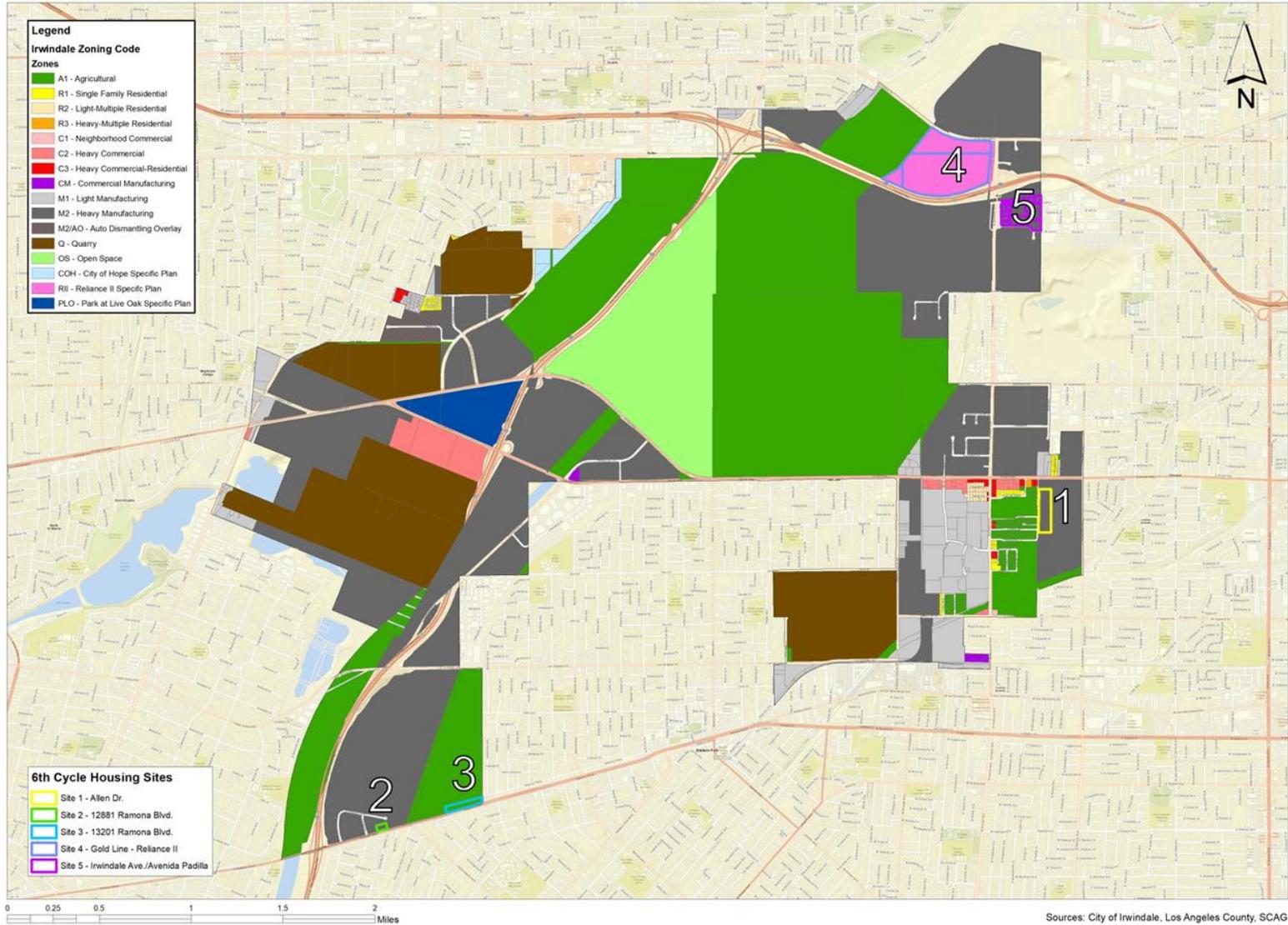
### *Non-Vacant Sites Analysis*

For nonvacant sites, HCD requires that jurisdictions demonstrate the potential and likelihood of additional development within the planning period. HCD requires that substantial evidence be provided if more than 50 percent of the lower income sites in the sites inventory are on non-vacant sites. To determine if this is the case, the sum of lower income units on identified opportunity sites were tallied, a methodology consistent with HCD guidance. Based on Irwindale's sites inventory, the City will be able to accommodate 21 units of its remaining unmet lower income RHNA (37 units) on the vacant Gold Line ~~Reliance H/IBCN~~ site. This constitutes more than 50 percent of its unmet 6<sup>th</sup> Cycle RHNA for lower-income households on vacant sites; therefore, the City does not need to provide the additional level of non-vacant sites suitability analysis.

Figure 76, on the following page, shows the locations of the housing sites, keyed to the site numbers shown on Table 34.



Figure 76: Overview of Housing Site Locations



## Detailed Site Characteristics

This section provides details on characteristics of each of the targeted sites/overlay areas that make them suitable for residential development to accommodate a portion of the City's remaining unmet RHNA for the 6<sup>th</sup> Cycle.

### *Site 1 – Allen Drive*

The Allen Drive site, shown in the cross-hatched pattern on

~~Figure 76,~~ Figure 77 is a vacant ten-acre portion of a former mining pit that is owned by the City of Irwindale Housing Authority. The site is adjacent to the Irwindale Town Center and is near City Hall and other ~~city~~City offices, City Recreation Center/aquatics center, City Senior Center, Police Department, ~~city~~City parks, postal office, ~~city~~City library, local produce market, and other commercial services. Utilities are available nearby to serve housing development on this site, and as a portion of a reclaimed mining pit, the site does not have environmental constraints that will ~~limits~~limit its potential for residential development.

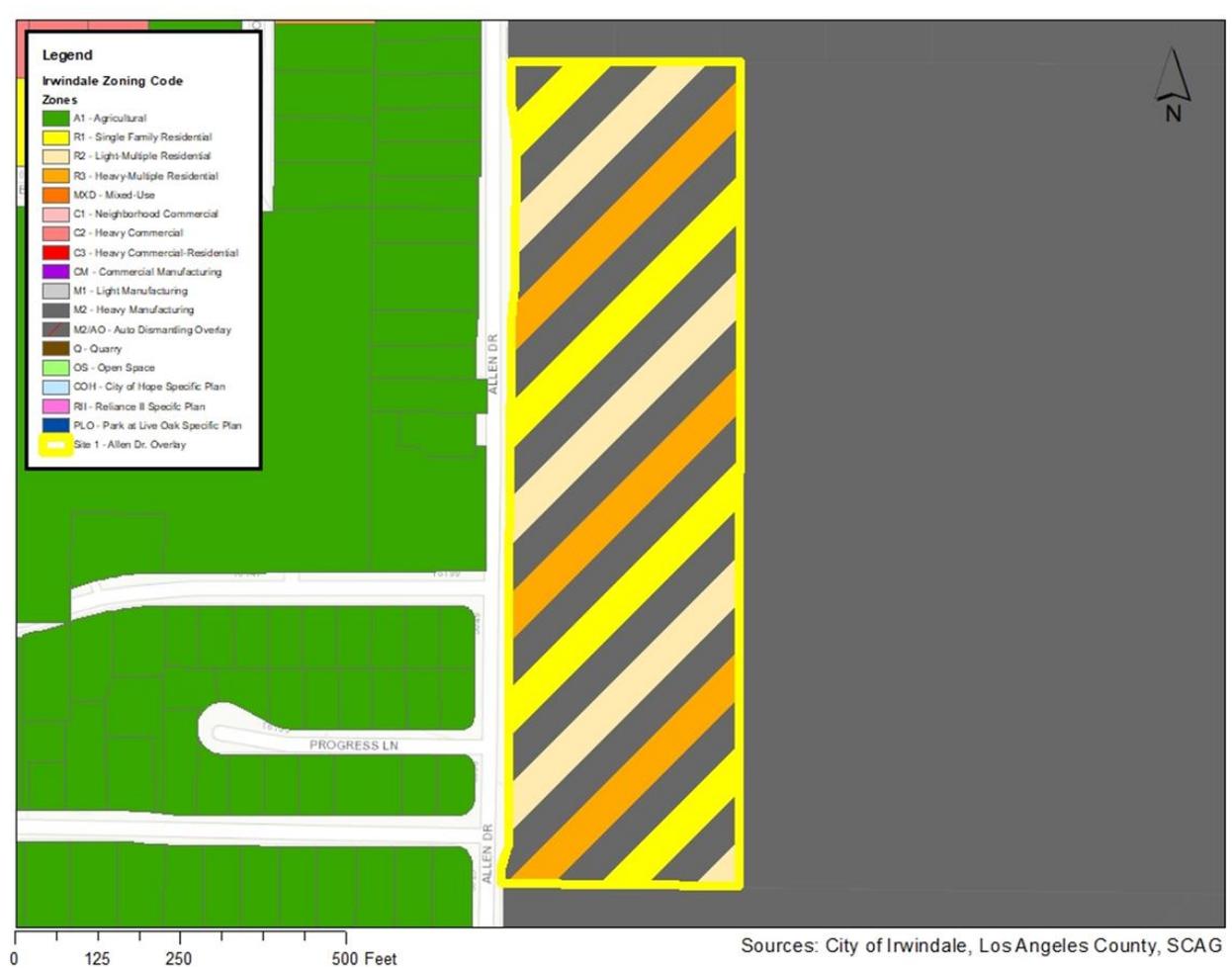
The General Plan designates the site for residential use, but it currently is zoned M-2. To be developed for housing, the site will require a zone change, General Plan Amendment, and Tentative Map. The site has already been reclaimed. It does not have any easements, or require remediation. The proposed rezoning will apply to a regularly shaped part of the parcel, which will be accessible to water, sewer, and electrical utilities that front along Allen Drive. Azusa Light and Water provides water service to this site and Los Angeles County manages sewer service to this site using infrastructure owned by the City of Irwindale. Per Program 32, upon certification of the Housing Element, the City will provide the water and sewer providers with a copy of the Housing Element and inform them of their obligation to provide priority for new connections to projects that provide affordable housing.

The City will apply a residential overlay to at least three acres of the site for single-family or multifamily residential development (R-1, 1 to 8 dwelling units per acre, or higher) and at least three acres for townhome development (R-2, 8 to 12 dwelling units per acre). For Housing Element compliance purposes, ~~t~~The Housing Sites Inventory assumes that the townhome portion would be developed to yield 12 dwelling units per acre and the single-family portion would be developed to yield five dwelling units per acre, for 36 moderate-income units and 15 above moderate-income units.

If not used for housing, ~~t~~The City anticipates using the remainder of the 10-acre site for other community-serving uses, which should enhance the attractiveness of the portions that will have the residential overlay zoning for residential development.

The Housing Element contains Program 13 which calls for the City to solicit a developer for the site, execute a development and disposition agreement with the developer, and have the developer produce housing on the site consistent with the Housing Sites Inventory. The City will comply with the requirements of the Surplus Lands Act in this process. If the City is able to sell the property to a residential developer, then the proceeds from the property sale could be utilized to assist first-time moderate-income homebuyers and/or to assist with housing development on other sites that would be affordable to lower- or moderate-income households.

Figure 77: Allen Drive Site



### Site 2 – 12881 Ramona Boulevard

The 12881 Ramona Boulevard site, shown in the cross-hatched pattern on Figure 79, is a privately-owned, non-vacant one.18-acre parcel. The site has an existing two-story commercial building that is currently vacant and has had long periods of vacancy since it was built in 1994. The building measures roughly 19,700 SF. The building was last occupied in 2021 by a clothing wholesaler. During roughly the last two years the site has experienced weathering of the landscaping and parking lot. The building was also developed prior to the approval of the Irwindale Commercial and Industrial design guidelines and is currently inconsistent with the design guidelines.

The site is near a new Kaiser health facility, Premier College, and has nearby access to transit, schools, and a grocery store and other services. Other residential uses are nearby. As a previously developed property, existing utilities are available to serve future housing development on this site. San Gabriel Valley Water Company provides water service to this site

and Los Angeles County manages sewer service to this site using infrastructure owned by the City of Irwindale. Per Program 32, upon certification of the Housing Element, the City will provide the water and sewer providers with a copy of the Housing Element and inform them of their obligation to provide priority for new connections to projects that provide affordable housing.

The General Plan designates the site for Industrial/Business Park use, and it currently is zoned M-2. A zone change, General Plan Amendment, and Tentative Map will be required to develop housing on the site. The site's rectangular shape will facilitate housing development and there are no easements over the site that will complicate site planning. The site does not require reclamation or remediation.

The City will apply a residential overlay to the entire site for higher density multifamily development (R-4, 21 to 30 dwelling units per acre). The Housing Sites Inventory assumes that the property would be developed to yield 21 dwelling units per acre for 21 housing units that could be affordable to lower-income households.

The Housing Element contains programs for the City to establish a jobs-housing linkage fee for non-residential development and to seek funding from outside sources to provide funds to assist in the development of affordable housing. Such funds could help to attract an affordable housing developer to this site.

**Figure 78: 12881 Ramona Boulevard Site**



**Site 3 – 13201 Ramona Boulevard**

The 13201 Ramona Boulevard site, shown in the cross-hatched pattern on Figure 79, is a privately-owned, non-vacant four.3-acre parcel. The site is an existing self-storage facility. The storage facility was built in 1988 and includes about 52,230 SF of office and storage facilities. These facilities were developed prior to the approval of the Irwindale Commercial and Industrial design guidelines and are currently inconsistent with the design guidelines. The property owner has expressed interest in redeveloping the site for high-density housing.

The site is near a new Kaiser health facility, Premier College, and has nearby access to transit, schools, and a grocery store and other services. Other residential uses are nearby. As a previously developed property, existing utilities are available to serve future housing development on this site. San Gabriel Valley Water Company provides water service to this site and Los Angeles County manages sewer service to this site using infrastructure owned by the City of Irwindale. Per Program 32, upon certification of the Housing Element, the City will

provide the water and sewer providers with a copy of the Housing Element and inform them of their obligation to provide priority for new connections to projects that provide affordable housing.

The General Plan designates the site for Quarry Overlay, and it currently is zoned A-1. Housing development on the site will require a zone change, General Plan Amendment, Tentative Map, and site planning will need to provide access easements to existing cell towers. The site does not require reclamation or remediation. The site is elongated along the Ramona Boulevard frontage, which will facilitate street access and has sufficient depth to support housing development.

The City will apply a residential overlay to the entire site for mixed-use with residential development (MXD, 21 to 30 dwelling units per acre). The Housing Sites Inventory assumes that the property would be developed to yield 21 dwelling units per acre for 84 housing-market rate high density multifamily units that would be affordable to above moderate-income households.

**Figure 79: 13201 Ramona Boulevard Site**



#### *Site 4 – Gold Line Reliance H/IBCN*

The Gold Line Reliance H/IBCN site, shown in the cross-hatched pattern on Figure 80, is a vacant, privately-owned area covering approximately 90 acres. As of November 7, 2022, the Los Angeles County Assessor’s Office identifies this site as three parcels, listed on Table 33: Housing Sites Inventory Table 33. Table 34. The site has an approved specific plan for non-residential development.

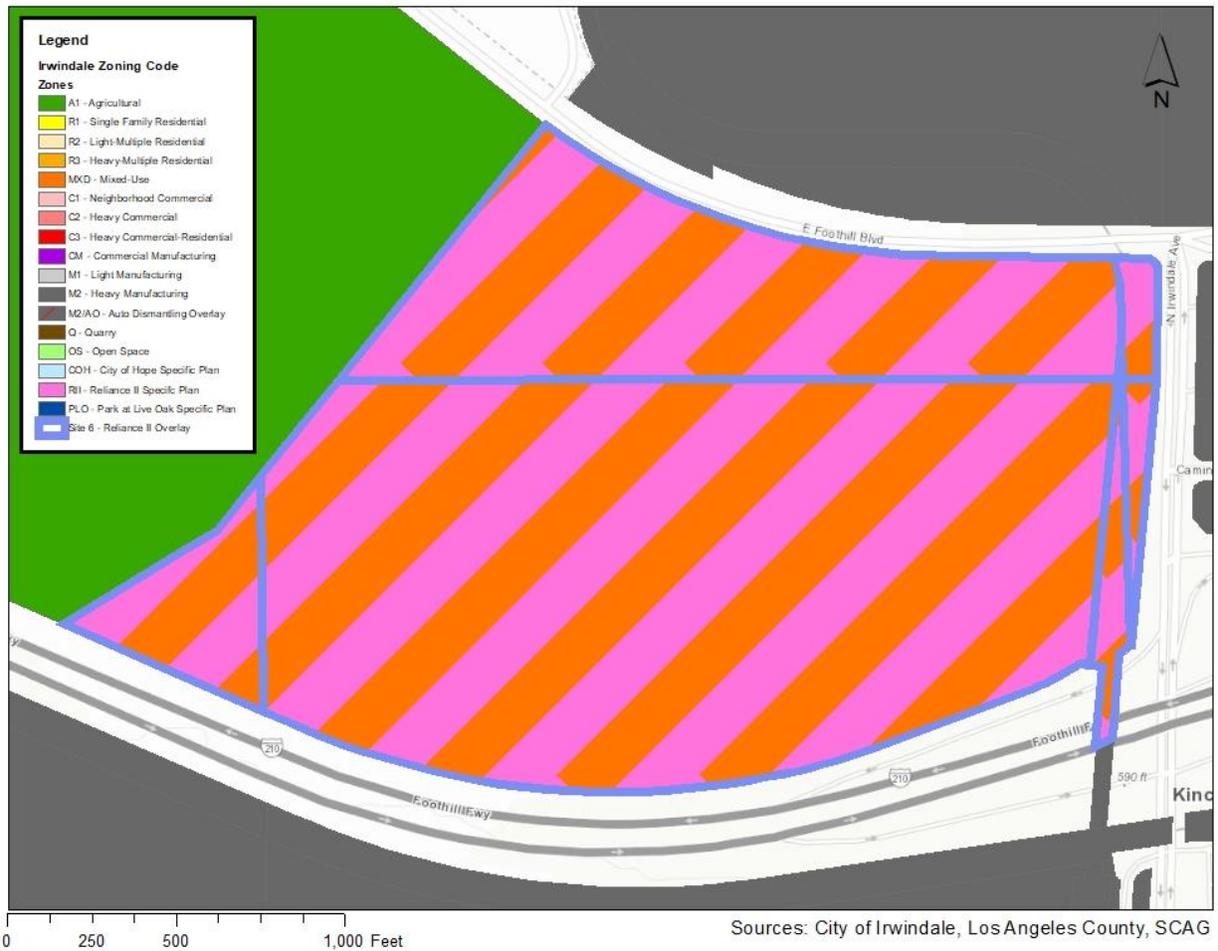
The site has nearby access to transit, and commercial services. There are currently no utilities on site; however, as part of the larger Specific Plan implementation, the site is currently undergoing infrastructure development. Azusa Light and Water will provide water service to this site and Los Angeles County will manage sewer service to this site using infrastructure owned by the City of Irwindale. Per Program 32, upon certification of the Housing Element, the City will provide the water and sewer providers with a copy of the Housing Element and inform them of their obligation to provide priority for new connections to projects that provide affordable housing.

The site has a Specific Plan designation in the General Plan, and the Reliance H/IBCN Specific Plan includes zoning for e-commerce fulfillment centers and other commercial activity within close proximity to the Irwindale L Line Metro Station. The site will require a zone change, General Plan Amendment, and Tentative Map. Site planning will need to provide for easements to billboards, LID basins, sewer, etc. that are part of the larger site features. Due to the size of the site, there is flexibility to refine the location of the area to be designated for residential development so that it does not conflict with easements and create a parcel with reasonable shape and configuration to support efficiency in site planning. The larger site has already been reclaimed and there is no need for remediation.

The City will apply a residential overlay to allow one acre of the site to develop with mixed-use residential development at 21 to 30 dwelling units per acre to yield 21 units affordable to lower-income households.

As two of the three parcels are larger than ten acres in size, the Housing Element contains a program for the City to work with the property owner to subdivide one of the larger parcels to carve off a parcel smaller than ten acres that would incorporate the residential overlay, if one of the larger parcels is determined to include the optimal location for up to one acre of land to receive the residential overlay treatment.

**Figure 80: Gold Line-Reliance H/IBCN Site**



**Site 5 – Irwindale/Padilla**

The Irwindale/Padilla site, shown in the cross-hatched pattern on Figure 81, is a non-vacant collection of 15 adjacent parcels that have been developed with business park uses covering approximately 20 acres in total. This area was selected because of the presence of underutilized buildings and the presence of the Metro A Line (formerly the Gold Line) on the northwest corner of the site. The parcels within this area are all within a walking distance of ten minutes or less to the A Line. In addition to the transit station, a Metro Police substation, and commercial services are nearby. These attributes position the area to attract residential development interest if the proper zoning is available.

There is a total building buildout of roughly 550,224 square feet. All the buildings within the 19.78 acres were developed prior to the approval of the Irwindale Commercial and Industrial Design Guidelines and are currently inconsistent with the Irwindale Design Guidelines.

Individual buildings in this area were constructed between 1957 and 1979 with some buildings that have been vacant for a year ~~and sometimes~~or more.

~~The site is near an L Line (formerly Gold Line) transit station, a Metro Police substation, with commercial services nearby.~~ As a previously developed properties, existing utilities are available to serve future housing development on these parcels. Azusa Light and Water provides water service to this site and Los Angeles County manages sewer service to this site using infrastructure owned by the City of Irwindale. Per Program 32, upon certification of the Housing Element, the City will provide the water and sewer providers with a copy of the Housing Element and inform them of their obligation to provide priority for new connections to projects that provide affordable housing.

The General Plan designates the properties in this area for Industrial/Business Park use, and all of the included parcels are currently zoned M-2. A zone change, General Plan Amendment, and Tentative Map approval will be required for housing development to occur on this site. Almost all parcels in this area are regularly shaped and all front on the public right-of-way, which will facilitate housing development. None of the properties in this area require reclamation or remediation.

The City will apply a residential overlay that would allow one acre within the area to develop with mixed-use residential development at densities up to 30 dwelling units per acre (MXD, 21 to 30 dwelling units per acre), and one acre within the area to develop with medium density ~~Townhouse~~townhouse development (R-2, 14 to 21 dwelling units per acre-). The Housing Sites Inventory assumes that property developing under the MXD overlay provisions would be developed to yield 21 dwelling units per acre, with 11 units targeted for lower-income households and ten units targeted for above-moderate income households. The Housing Sites Inventory assumes that property developing under the R-2 overlay would complement the MXD development with ~~Townhouses~~townhouses affordable to moderate-income households, creating a mixed-income area within the larger Irwindale/Padilla site.

The City of Irwindale believes that the following factors encourage redevelopment of sites in the Irwindale/Padilla area for housing:

- There is common ownership between 16135 Avenida Padilla (8615-001-049) and 16147 Avenida Padilla (8615-001-050), which would facilitate site consolidation for redevelopment.
- Johnstone Supply occupies 16147 Avenida Padilla. This property owner understood the RHNA process and was supportive of having his property included in the sites inventory.
- There is no active business at 16135 Avenida Padilla.
- 16117 Avenida Padilla (8615-001-063) has no active tenant and, according to City records, the last business to occupy the space closed in 2008.

There are only a few sidewalks in the Irwindale/Padilla site. Any residential development would be conditioned to construct sidewalks and dedicate sidewalks to the city to provide a path of travel to the A Line Metro Station.

The Housing Element contains Program 14 which calls for the City to establish a jobs-housing linkage fee for non-residential development and to seek funding from outside sources to provide funds to assist in the development of affordable housing. Such funds could help to support development of housing affordable to lower- and moderate-income households in this area.

**Figure 81: Irwindale/Padilla Site**



## Evaluation of Sites Inventory Through the Lens of AFFH

AB 686 (Santiago) created a new requirement for local jurisdictions to evaluate their Housing Element sites inventories through the lens of affirmatively furthering fair housing (AFFH). The law requires that the site inventory be used to identify sites throughout the community, consistent with the local jurisdiction's duty to affirmatively further fair housing. HCD's guidance on implementation of the requirement for the sites inventory analysis states that it should address:

- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA:** An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge:** A consideration of current, planned and past developments, investment, policies, practices, demographic trends, public comment and other factors.
- **Other Relevant Factors:** Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation.

The following discussion explores how the housing sites inventory for the 2021 to 2029 Housing Element addresses these concerns.

### *Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)*

Irwindale does not have any areas that qualify as R/ECAPS (nor does it have any areas that qualify as Racially Concentrated Areas of Affluence (RCAAs), as illustrated previously in Figure 52. Further, the sites inventory spreads the sites targeted for lower-income housing across three different ~~locations~~parts of the community, in the southwest (12881 and 13201 Ramona sites), northeast (~~Reliance-H~~Gold Line/IBCN and Irwindale/Padilla sites), and southeast (Allen Drive site) portions of the city. The approach further seeks new housing development in each of these three areas to include housing suitable for mixed-incomes, including lower-income and above moderate-income in the southwest, moderate- and above moderate-income

in the southeast, and lower income- and above moderate in the northeast. This approach to site distribution ensures that the City would not overly concentrate new lower-income housing in any single area- and also distributes opportunities for new moderate- and above moderate-income housing in different locations across the three areas, promoting a mix of incomes in areas within the City targeted for new housing development. Thus, there is no concern about the distribution of lower-income RHNA sites potentially exacerbating existing R/ECAPS or failing to better integrate existing RCAAs.

#### ***Areas with Concentrations of Minority Residents (% of Population Non-White)***

As shown previously in Figure 30, Irwindale's two Census Block Groups already have high concentrations of non-White residents (92 percent and 96 percent). The distribution of lower-income housing sites across southwestern and northeastern locations in the city will help to ensure that, to the extent that non-White persons might be over-represented in new housing for lower-income households, the new housing will not over-concentrate minority residents.

Further, by distributing housing opportunities for construction of housing for very low-/low-, moderate-, and above moderate-income households across the three areas of the City (southwest, southeast, and northeast), the sites inventory will help to promote integration of households with various income levels.

#### ***Concentrations of Poverty (% of Population with Income below poverty level)***

As shown previously in Figure 50, the Irwindale Census Tract has a relatively low poverty rate, with 8.3 percent of the population having income below the poverty level during the 2015 to 2019 period. To the extent that residents qualifying for new lower-income housing targeted in the Housing Sites Inventory could include households with incomes below the poverty level, the Housing Sites Inventory would not overly concentrate poverty-level housing in any single location. The housing sites inventory targets 31 new lower-income housing units in the northeast part of the city and 21 new lower-income housing units in the southwest part of the city.

Irwindale's eastern block group, where the Allen Drive site is targeted to moderate- and above-moderate-income housing currently has the lower median income (\$58,125) of Irwindale's two block groups, while the median income in the western block group (\$84,028) is significantly higher, as previously shown in Figure 46. The Housing Sites Inventory focuses the lower-income housing opportunities in two areas in the western block group. This geographic distribution of new housing sites will tend to help to improve the balance of income levels across the two block groups.

#### ***Environmental Conditions (CalEnviroscreen)***

As previously illustrated in Figure 64, the Irwindale Census Tract is **rangedranked** in the highest 25 percent of Census Tracts in Los Angeles County in terms of pollution burden. Given that the same Census Tract covers all possible housing locations in the City of Irwindale, it is not possible for the Housing Sites Inventory to improve or exacerbate conditions in regard to the CalEnviroscreen criteria. Again, by distributing new housing sites across three different

parts of the city, the Housing Sites Inventory ensures that the Housing Element will not overly concentrate new residents in any areas of localized pollution impacts. Further, the housing sites inventory distributes housing development opportunities for different income levels (i.e., very low-/low-, moderate-, and above moderate-income) across different parts of the city.

#### ***Access to Opportunity (TCAC/HCD Opportunity Areas)***

According to TCAC/HCD's opportunity area maps (see Figure 54), the entire City of Irwindale is a relatively low resource area. In selecting sites for future housing development, the City of Irwindale has sought locations that are accessible via transit, and are located where residents would have reasonable access to shopping and services.

#### ***Transportation Access (Housing + Transportation Cost as % of Income)***

As shown previously in Figure 61, there is very little difference between City of Irwindale's two Census Block Groups in terms of housing and transportation costs as a percentage of income. In these two Block Groups, the percentage of income needed for housing and transportation costs for a typical moderate-income household is either 62 or 63 percent of income. Thus, there is no clearly superior housing location in Irwindale from the perspective of AFFH and housing and transportation costs. By spreading new housing development opportunities, including opportunities for development of housing to serve very low-/low-, moderate-, and above moderate-income households, across three broad areas in Irwindale, the Housing Element seeks to give those seeking housing in Irwindale a range of choices in where they live and to promote integration of households of different income levels within different parts of the city.

#### ***Access to Jobs (Jobs Proximity Index)***

With its land use dominated by commercial and industrial uses, the City of Irwindale has more local jobs than residents. Thus, development of additional housing within the City of Irwindale will provide new residents with ready access to nearby jobs, and workers who are employed in Irwindale with expanded local housing choices. As previously illustrated in Figure 58, there is some variation in jobs proximity index scores among Irwindale's two Census Block Groups. The Block Group in the southeast, where the Allen Drive site is located, has a jobs proximity index score of 49 while the Block Group that encompasses ~~the~~ all of the other sites in the southwest and the northeast portions of the City, which includes housing sites targeted for very low-/low-, moderate-, and above moderate-income housing development, has a score of 76. This information indicates that the City is emphasizing new housing development in parts of the City with the greatest proximity to job opportunities.

#### ***Local Data and Knowledge***

Currently there are no/almost no parcels that are designated/zoned for residential that have not already been developed as residential. Since the existing housing stock is low, there have been no fair housing concerns; however, single-family residential has been the primary residential development in the City and the only apartment building for rent is Las Casitas senior

apartment complex, which was subsidized by the City. With a lack of other apartments for rent within the City, there are limited options for housing choice for households that have a variety of income levels and/or that [desire](#) housing types other than single-family units. The Housing Sites Inventory targets new sites for residential development overlay treatment which include locations near high quality transit that will help to reduce residents' dependency on automobiles and provide access to opportunity (i.e., jobs, amenities, education, services, etc.). The variety of housing types that can be produced on the sites targeted in the Housing Sites Inventory, including provisions for the first mixed-use development in Irwindale) can also cater to different life stages/lifestyle needs of a diverse population.

### ***Summary of Conclusions and Approach to Policies and Programs***

From an AFFH standpoint, the most prominent feature of Irwindale's current housing situation is the very high percentage of single-family detached homes (90 percent) and an accompanying high household homeownership rate. Ordinarily such features are associated with relatively exclusive communities where high costs of homeownership and limited options for more affordable housing such as apartments and other rental housing units tend to exclude lower-income households. This effect is somewhat evident in Irwindale, as indicated by the city's slightly higher median income (\$72,500) versus the Los Angeles County median (\$68,044); however, Irwindale still has substantial representation of lower-income households. As summarized previously in Table 22, Irwindale's income distribution is similar to that of Los Angeles County, and Irwindale actually has a smaller proportion of high-income (i.e., over \$150,000 per year) as compared to Los Angeles County. Nevertheless, with a relatively limited supply of housing other than single-family detached units, this may limit housing choice within Irwindale and make the community less accessible to elderly and people with disabilities who may not be able to physically maintain a larger home on a larger lot. It may also limit housing choice for individuals and households for whom a single-family detached residence is not a desirable housing choice. Finally, it can limit housing choice for lower-income households who need smaller, more affordable housing units.

The City of Irwindale is already a majority minority city. Various data sets examined as part of the Assessment of Fair Housing and in evaluating the Housing Sites Inventory through the Lens of AFFH indicate that there are no significant racial disparities in terms of housing conditions and access to housing in the City; thus, Irwindale's approach to AFFH policies and programs for this Housing Element focus on expanding and diversifying the range of housing opportunities available in the city, by housing type and location. The City will do this by providing zoning for a range of housing types and by providing opportunities for substantial increase in the city's overall housing supply, and by spreading the locations of new housing sites across different locations in the city. The City is not only seeking to provide the regulatory framework to enable the diversification of local housing opportunities through the Housing Sites Inventory, but it is also incorporating programmatic steps to increase the local resources available to support affordable housing (e.g., leveraging proceeds from development of the Allen Drive Site; new jobs-housing linkage fee), to use that funding to attract developers who

will provide affordable housing on the identified sites, and to take other steps to remove governmental constraints and encourage housing development.

# APPENDIX A: OUTREACH MATERIALS

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*[Outreach materials to be included for submittal of Draft Housing Element to HCD after conclusion of public review/input process.]*



# IRWINDALE COMMUNITY SURVEY

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## Survey Data Report

### Introduction

The following report summarizes the City of Irwindale Community Survey results. The City developed the Community Survey to better understand the needs and desires of the residents and employees of Irwindale. The results from the survey will be used to update the Irwindale General Plan's Safety Element, 2021-2029 Housing Element, and Environmental Justice Element; will also help identify future land use practices; and provide guidance to the Planning Commission.

### Methodology

The City of Irwindale released a community survey to elicit input on topics such as access to healthy food, using the parks, street conditions, and air quality to get a better understanding of how we can improve their quality of life in Irwindale. The survey gives us a better understanding of the community's concerns so that we can create more robust and relevant Environmental Justice, Safety, and Housing Element chapters for the City's General Plan. Residents were notified via newsletter, mail, the City website, and through the City social media platforms including Instagram and Facebook. The City of Irwindale mailed out hard copies of the English and Spanish resident community survey twice. The resident and employee community surveys were made available online via SurveyMonkey. Hard copies of the English and Spanish resident community survey submitted by residents were manually entered into SurveyMonkey. The survey remained active from December 13, 2021, through January 17, 2022.

### Results

The resident community survey yielded 19 responses, all being English-speaking respondents with no Spanish-speaking respondents. The employee community survey yielded 64 responses, 62 being English-speaking respondents with 2 being Spanish-speaking.

## Report Organization

Community survey results are summarized and listed below under relevant subject headings that were developed using the Office of Planning and Research (OPR) Environmental Justice (EJ) Element requirements. Headings are as follows:

- Pollution Exposure/Air Quality
- Public Facilities
- Healthy Food Access
- Safe Neighborhoods and Safe, Sanitary Homes
- Physical Activity
- Community Hazards
- Civic Engagement

The results were then separated into Resident and Employee headings to represent the two surveys. Findings were arranged by prevalence and majority consensus. Bar charts, provided by SurveyMonkey, were included to graphically relay results, where applicable. Written responses were summarized by common EJ themes, as applicable. Categories were formulated using the statutory requirements of Government Code section 65302(h).

## Highlights and Summary of Survey Results

Resident and Employee community survey results are summarized below into major themes and highlights.

### Resident Community Survey Results

With regard to pollution and air quality, residents identified “air quality” to be a significant hazard concern with an emphasis on pollution from neighboring industrial uses. Residents expressed a need for improvements to infrastructure, i.e., roads, sidewalks, lighting along alleys and public facilities, increased trees, creating continuous paths that are easily accessible, and adding safe bike lanes throughout the City. These suggestions would increase resident connection to the community as residents would feel safer walking and biking along major streets. The majority of residents expressed that healthy living was their main health concern and would like to see healthier dining options and public facilities programs that support a healthy lifestyle. With regard to food access, most residents agreed that there is a need for a local grocery store to access fresh produce. There were multiple suggestions for a community garden and farmer’s market. Safety was a primary concern to residents as they emphasized crime as a significant hazard and suggested an increase in law enforcement and safety features along streets as about half of resident respondents don’t feel safe from crime when they bike or walk. With regard to public facilities, in addition to seeing infrastructure improvements, residents shared an interest in seeing more recreation programs for residents of all ages. Regarding what residents would like to see highlighted in the Housing Element, the majority of respondents want the

element to focus on minimizing governmental constraints to the development or maintenance of housing while about half of the respondents are interested in seeing a range of affordable housing opportunities and residential development on vacant or under-utilized land. With regard to civic engagement, most resident respondents do not think their opinions will be taken seriously.

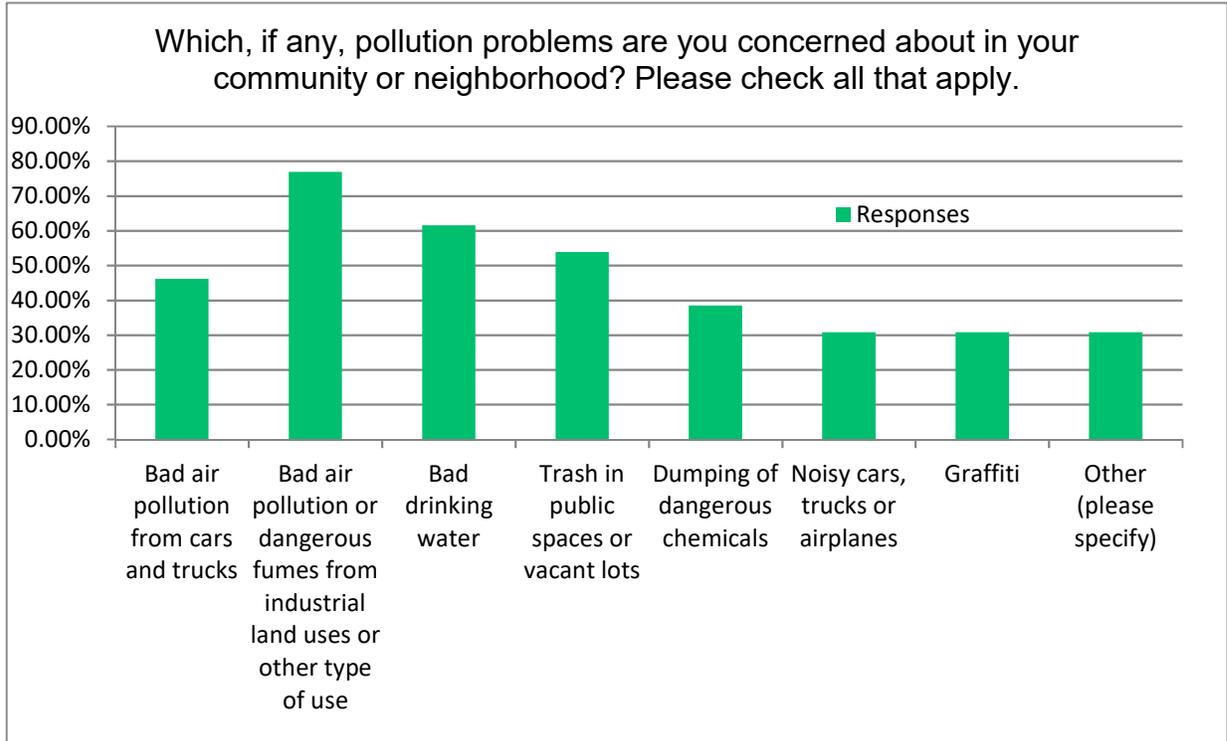
## Employee Community Survey Results

With regard to pollution and air quality, employees identified “air quality” to be a primary concern. The majority of employee respondents chose bad air pollution or dangerous fumes from industrial land uses as a main pollution problem. Employees expressed a need for grocery stores, trees, creating an incentive program for walking/biking/carpool to reduce vehicle trips, removing industrial uses, lighting along alleys and public facilities, and adding safe bike lanes throughout the City. With regard to food access, most employees agreed that there is a need for a local grocery store as driving time to access fresh produce is inconvenient. Employees expressed that there are more fast food options than healthy ones and suggested an increase in healthier and vegan restaurants. Most employees feel safe in Irwindale. Employees expressed safety concerns towards traffic, cyclists on the road and suggested an increase in surveillance security, law enforcement, and street lighting. With regard to public facilities, employees expressed that utilizing recreational facilities is difficult due to their work schedule, safety and pandemic concerns, and not living in the City. The majority of employees are not usually able to walk and/or bike in Irwindale due to relying on their car to save time and/or make multiple trips a day. Regarding housing, the majority of employees live outside of Irwindale. About half of the respondent are not interested in living in the City and the other half do or are unsure. Employees that were unsure expressed they were happy where they currently live or were concerned with the amount of available housing, pollution, affordability, and community friendliness.

## I. Pollution Exposure/Air Quality

### Resident Survey Results

The following bar chart shows the pollution problems that concerned respondents and are summarized below the chart.



- The majority of resident respondents, or approximately (~) 77% selected “bad air pollution or dangerous fumes from industrial land uses or other type of use” as a pollution problem.
- ~62% of resident respondents also selected “bad drinking water.”
- ~54% of resident respondents also selected “trash in public spaces or vacant lots.”
- ~46% of resident respondents also selected “bad air pollution from cars and trucks.”
- ~56% of resident respondents selected “Poor Air Quality” as a community hazard concern
- ~19% of resident respondents selected “hazardous materials” as a primary hazard concern

Resident respondents that selected “other” were given the option to type in a response. Responses are summarized as follows:

- Hazardous waste dumping
- Bad faucet water

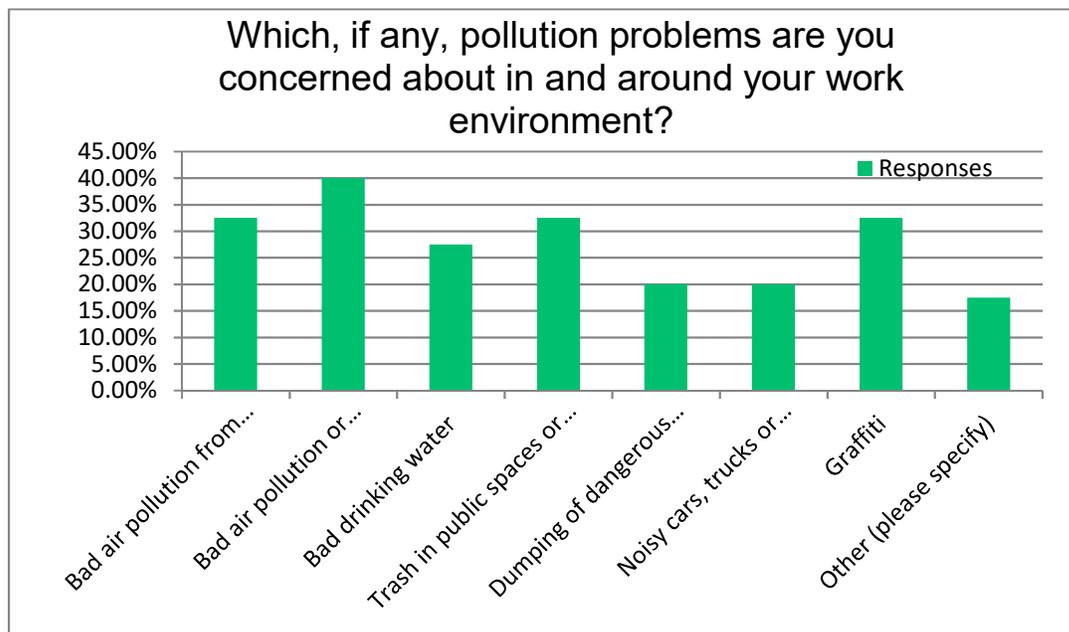
- Homeless encampments in the city

When asked for their thoughts for reducing pollution, resident respondents were given the option to type in a response. Responses are summarized as follows:

- Improved water infrastructure
- Stricter compliance with vehicle pollution requirements
- Street and sidewalk improvements to make more pedestrian or biker friendly

## Employee Survey Results

The following bar chart shows the pollution problems that concerned employee respondents and are summarized below the chart.



- A large percentage of employee respondents, ~40%, selected “bad air pollution or dangerous fumes from industrial land uses or other type of use” as a major concern
- ~33% of employee respondents were concerned with “bad air pollution from cars and trucks”
- ~33% of employee respondents were concerned with “trash in public spaces or vacant lots”
- ~33% of employee respondents were concerned with “graffiti”
- ~28% of employee respondents were concerned with “bad drinking water”

Employee respondents that selected “other” were given the option to type in a response. They were concerned with:

- Wildfire impacts
- Hazards found in older buildings

- Amount of traffic of non-commercial vehicles
- Extreme Heat Impacts
- Homelessness

When asked for their thoughts for reducing pollution, employee respondents were given the option to type in a response. Responses are summarized as follows:

- Use Alternative forms of energy (e-vehicles)
- Remove industrial facilities in Irwindale
- Require local businesses to recycle, reduce pollution, and implement safer protocols to reduce pollution
- Reduce overall vehicle trips
- Encourage transit
- Increase trees and keep streets clean
- Incentivize carpool programs
- Ask local businesses to provide discounts to Irwindale employees
- Provide more housing opportunities
- Encourage walking and biking

## II. Public Facilities

### Resident Survey Results

When asked if resident respondents use parks and recreational facilities in Irwindale, approximately 71% selected “yes” and 29% selected “no.” Resident respondents that selected “no” were given the option to type in a response as a reason for not using the parks. Responses are summarized:

- Lack of programming i.e. community exercise classes, 3D printing
- Existing facilities Need f improvements

When asked what would allow or encourage them to use the parks and its programs, resident respondents were given the option to type in a response. Responses are summarized as follows:

- Increasing more youth programs
- Update skate park trail surface
- New classes or programs i.e. exercise programs, programs relating to technology

The following are additional notes derived from survey questions:

- Update City website weekly for City Hall, Recreation Center, and Senior Center.
- Increase advertisement of survey
- Increase Saturday class at the gym
- Use public facilities for big events

## Employee Survey Results

When asked if employees access parks and recreation in Irwindale, approximately 22% selected “yes” and 78% selected “no.” Employee respondents that selected “no” also were given the option to type in their reasoning as to why they do not use the parks and recreational facilities. Responses are summarized as follows:

- Not a resident of the City
- Utilize parks in their home City
- Too far from my residence
- Do not have time/work conflict
- Unaware of the recreational programs in Irwindale
- Pandemic concerns
- There are only activities for kids and elderly
- Not welcoming
- Not convenient
- Concern with homeless occupying parks

When asked what would allow or encourage them to use the parks and its programs, employees responded as follows:

- Receiving more information regarding weekend events or programs
- More adult activities for 18-35 year olds
- Better lighting at parks at night
- Increased Cleanliness
- Feeling welcomed
- Living closer to or in Irwindale
- Earlier start times for programs, (i.e., lap swimming at 5am before work)
- Better parking at facilities
- No homeless in the parks

## III. Healthy Food Access

### Resident Survey Results

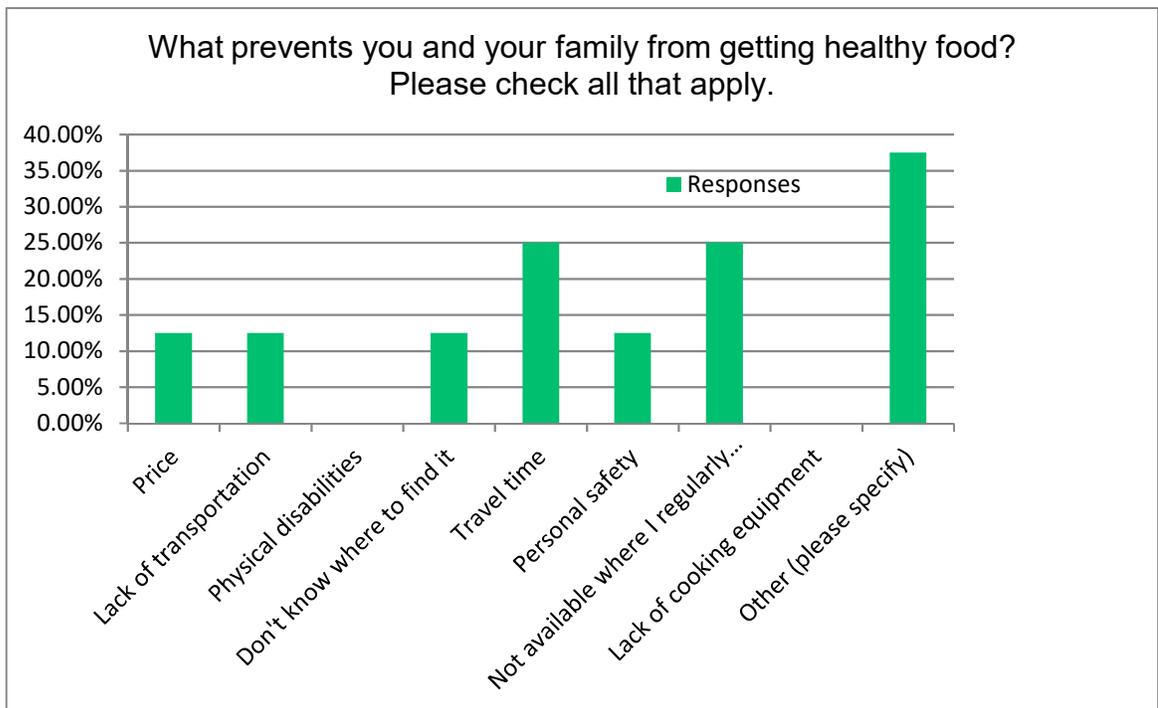
When asked if resident respondents are able to access food in Irwindale, approximately 69% selected “yes” and 31% selected “no.” Resident respondents that selected “no” also respondents were given the option to type in a response. Responses are summarized as follows:

- Lack of fresh produce
- Suggested a community garden or farmer’s market
- The time to commute to shop elsewhere
- Suggested developing markets with fresh produce/organic supply near residential areas
- Suggested providing local healthy restaurants

When asked what types of healthy foods they would like to get but can't and why, resident respondents were given the option to type in a response. Responses are summarized as follows:

- Organic fruits and vegetables
- Unable to obtain due to a fixed income
- Access to healthy food
- Organic food options at a reasonable price
- Too many fast food restaurants in the area
- Lack of healthier food options

The following bar chart shows the responses for what prevents resident respondents from getting healthy food.



- The majority of respondents, or 25%, selected “Travel time” and 25% selected “Not available where I regularly shop.”

Resident respondents that selected “other” were given the option to type in a response. Responses are summarized as follows:

- No stores/market in the City
- Lack of local availability
- Does not have a preference for healthy food

## Employee Survey Results

When asked if employees are able to access food in Irwindale, approximately 74% selected “yes” and 26% selected “no.” Employee respondents that selected “no” also

submitted written responses as to why they were unable to get fresh fruits and vegetables. Responses are summarized as follows:

- There are too many fast food options in the City
- Lack of fresh produce
- Lack of grocery stores in the City
- Lack of vegan options
- Access to healthy options
- Travel/commute time to reach healthier options

When asked what ideas or thoughts to improve access to healthy foods, employee respondents were given the option to type in a response. Responses are summarized as follows:

- More diversity in restaurant options, including those with healthier food options
- More retail and grocery stores
- Higher pay/wages to afford healthier food
- Providing a farmer’s market to access during the day

## IV. Safe Neighborhoods and Safe, Sanitary Homes

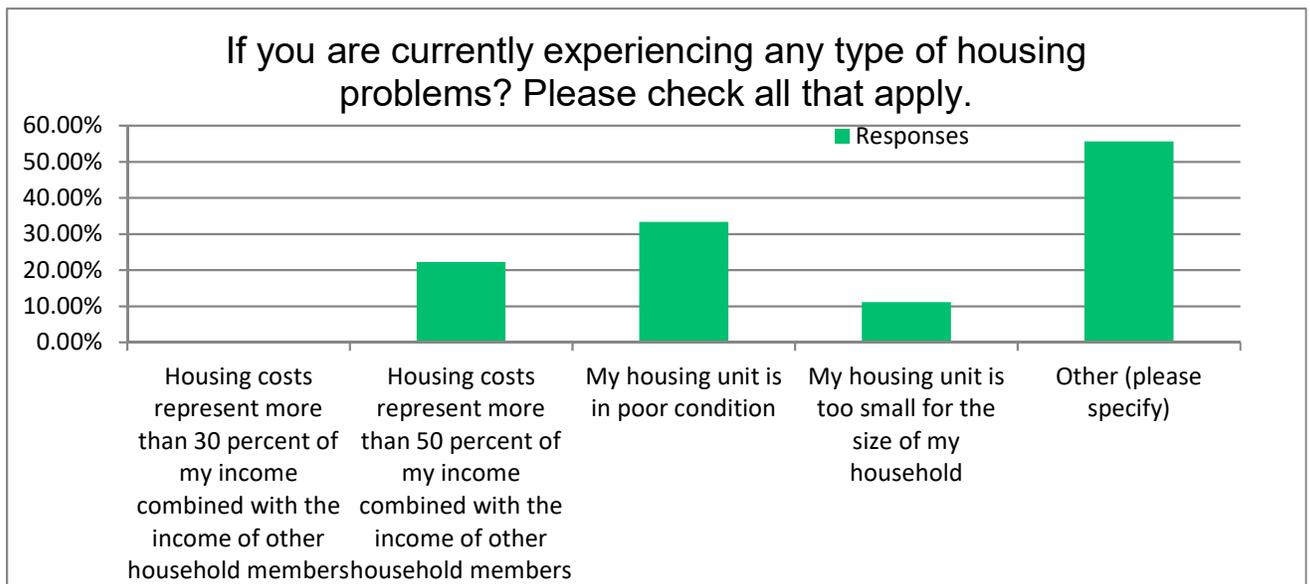
### Resident Survey Results

#### Housing

Approximately 97% of resident respondents own their own home and approximately 13% do not.

Approximately 44% of resident respondents believe that Irwindale has an adequate supply of multifamily housing whereas ~56% do not.

The bar chart below shows responses regarding type of housing problems that residents may be experiencing.

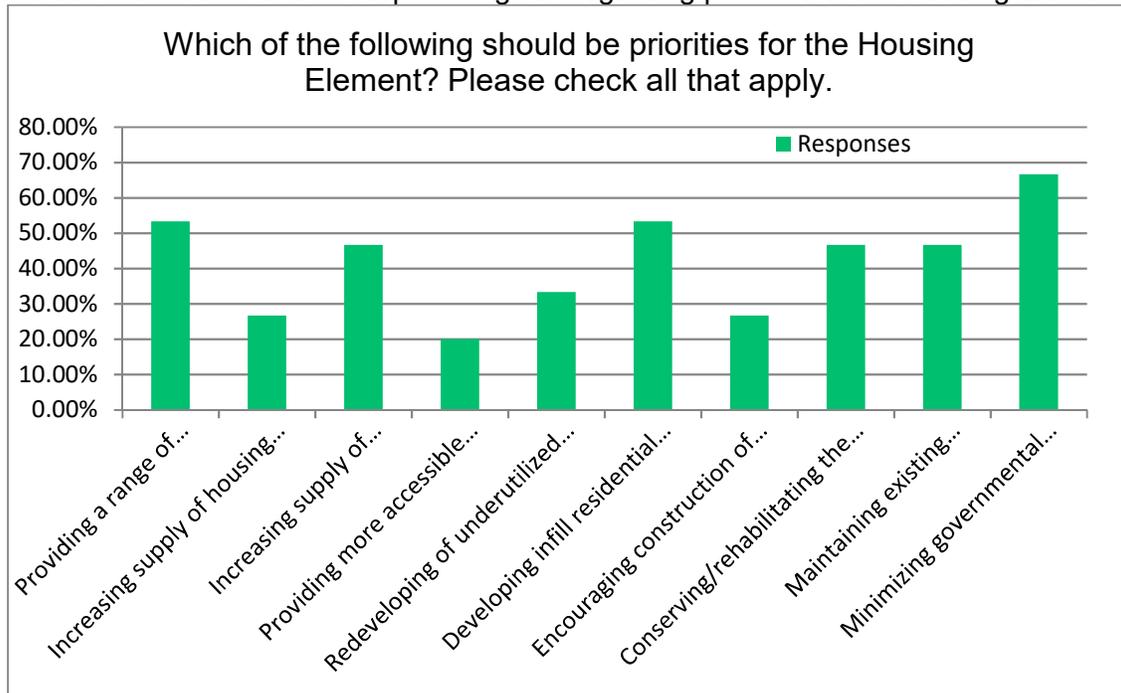


- ~22% of respondents selected “housing costs represent more than 50% of my income combined with the income of other household members”
- ~33% of respondents selected “My housing unit is in poor condition”
- ~11% of respondents selected “my housing unit is too small for the size of my household”
- ~56% of respondents selected “other.”

Resident respondents that selected “other” were given the option to type in a response. Responses are summarized as follows:

- Pollution
- Poorly made home
- Poor electricity
- Vacant lots in neighborhood and affect to property value
- In need of low income housing

The bar chart below shows responses given regarding priorities of the Housing Element.



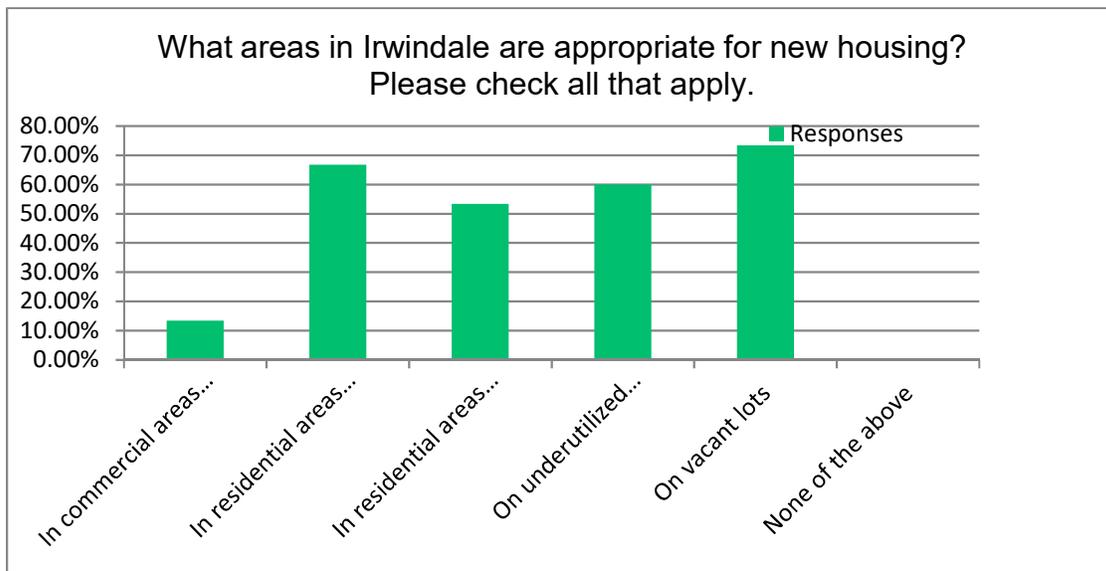
When asked what should be priorities of the Housing Element the following were the results selected by resident respondents. Responses are listed/ranked by percentage:

1. ~67% selected the option regarding minimizing governmental constraints to development or maintenance of housing
2. ~53% selected the option regarding providing a range of affordable housing opportunities
3. ~53% selected the option regarding developing infill residential units on vacant or under-utilized parcels in residential areas
4. ~47% selected the option regarding conserving/rehabilitating existing housing stock

5. ~47% selected the option regarding maintaining the existing neighborhood character
6. ~47% selected the option regarding increasing supply of multifamily housing, such as apartments or condominiums
7. ~33% selected the option regarding redevelopment of underutilized parcels in commercial areas to include housing
8. ~27% selected the option regarding encouraging construction of Accessory Dwelling Units (ADUs) on single-family lots
9. ~27% selected the option regarding increasing supply of housing for seniors
10. ~20% selected the option regarding providing more accessible housing for people with disabilities and/or special needs

When asked what areas in the City are appropriate for new housing the following choices had the most votes (see bar chart below):

- On vacant lots (~73%)
- In residential areas where infill units similar to existing units can be built (~67%)
- On underutilized lots, where additional development could be accommodated (~60%)



## Safety

Safety is a primary concern to residents as approximately 35% of respondents stated they felt safe whereas the majority selected “no” (~29%) or “somewhat” (~35%).

Resident respondents that selected “somewhat” were given the option to type in a response. Responses are summarized as follows:

- Public spaces such as the train station, parks, and bus stop feel unsafe
- Amount of shootings incidents
- Dimly lit streets and sidewalks
- Unkempt vegetation that makes it difficult for drivers to see
- Lack of pedestrian friendly walk paths and sidewalks
- Crime was reported as the highest concern of community residents (~62%)

- Approximately 55% of residents don't feel safe from crime when they bike or walk
- Approximately 38% of residents selected "pandemic" as a primary hazard concern
- Residents listed the City needs better lit streets, to get rid of the old electric poles and put electric lines underground, get rid of pests and re-locate wildlife (coyotes).

## Employee Survey Results

### Housing

Approximately 98% of employee respondents do not live in the City of Irwindale while approximately 2% of respondents do. When asked if they would be interested in living in Irwindale, 18% selected "yes," 54% selected "no," and 27% selected "unsure."

Employee respondents that selected "other" were given the option to type in a written reason/response. Responses are summarized as follows:

- Happy where they currently reside
- Safety concerns
- Not enough residential areas/housing
- Concerned with air quality
- Lack of access to shopping, neighborhood walkability, and to freeways
- Concerned with industry/industrial uses
- Concerned with feeling unwelcomed, lack of diversity
- Concerned with affordability

### Safety

Most employee respondents feel safe getting to and from work. Approximately 82% of respondents stated they felt safe, three percent selected "no," and approximately 15% selected "somewhat." Employee respondents that selected "no" or "somewhat" were given the option to type in a written reason/response. Responses are summarized as follows:

- Safety concerns relating to traffic
- Safety concerns relating to homeless people
- Safety concerns relating to cyclists
- Safety concerns relating to heavy machinery/vehicles in traffic
- Concerned with dust pollution impairing eyesight while commuting

When asked what were their ideas for improving safety, employee respondents were given the option to type in a response. Responses are summarized as follows:

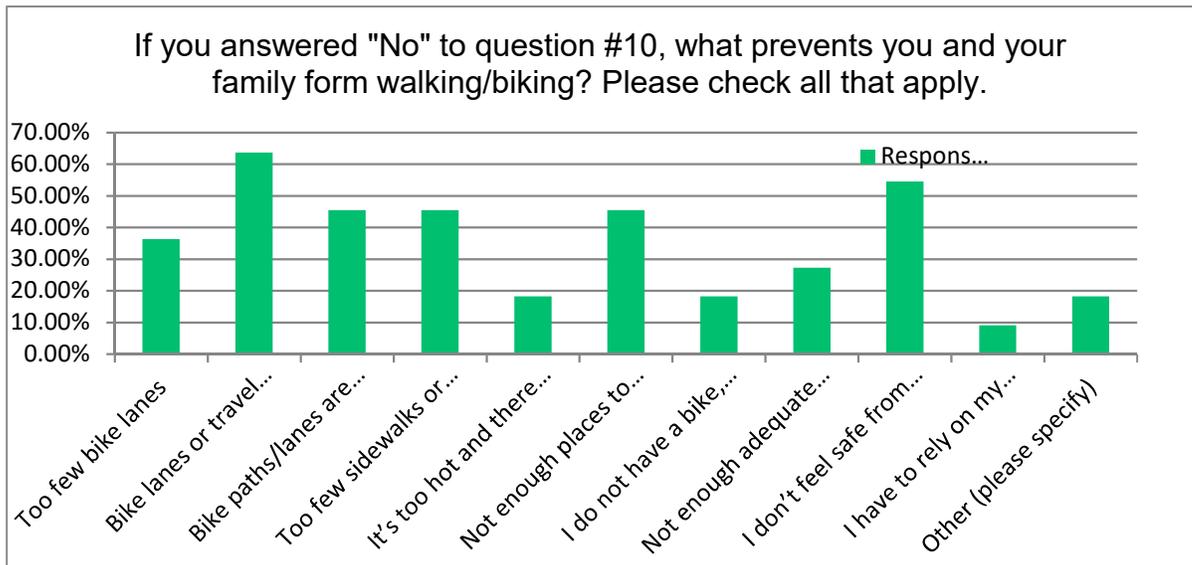
- Increase in law enforcement, especially in industrial areas
- Removing/clearing vegetation
- Removing graffiti
- Increase businesses requirements regarding security surveillance
- Relocate homeless persons
- Increase property security to reduce break-ins
- Reducing amount of traffic

- Increase lighting in alleys and on Arrow Highway
- Increase/provide dedicated bike lanes
- Increase/provide more pedestrian/walkable elements in the City

## V. Physical Activity

### Resident Survey Results

When asked if resident respondents are usually able to walk and/or bicycle in Irwindale, approximately 50% selected “yes” and 50% selected “no.” The following bar chart shows the responses for what prevents resident respondents from walking/biking. Responses are listed/ranked by percentage.



- The majority (~64%) selected “Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks” as a reason to avoid walk and/or bicycling
- Approximately 55% selected “I don’t feel safe from crime when I bike or walk”
- Approximately 45% selected the following:
  - Bike paths/lanes are not predictable or continuous
  - Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to
  - Too few sidewalks or sidewalks are too narrow
- Approximately 27% selected “Not enough adequate bicycle parking in my community”

When asked what would encourage residents to walk or ride their bikes more, resident respondents were given the option to type in a response. Responses are summarized as follows:

- Lack of law enforcement
- Lack of bike and walk paths with tree canopy

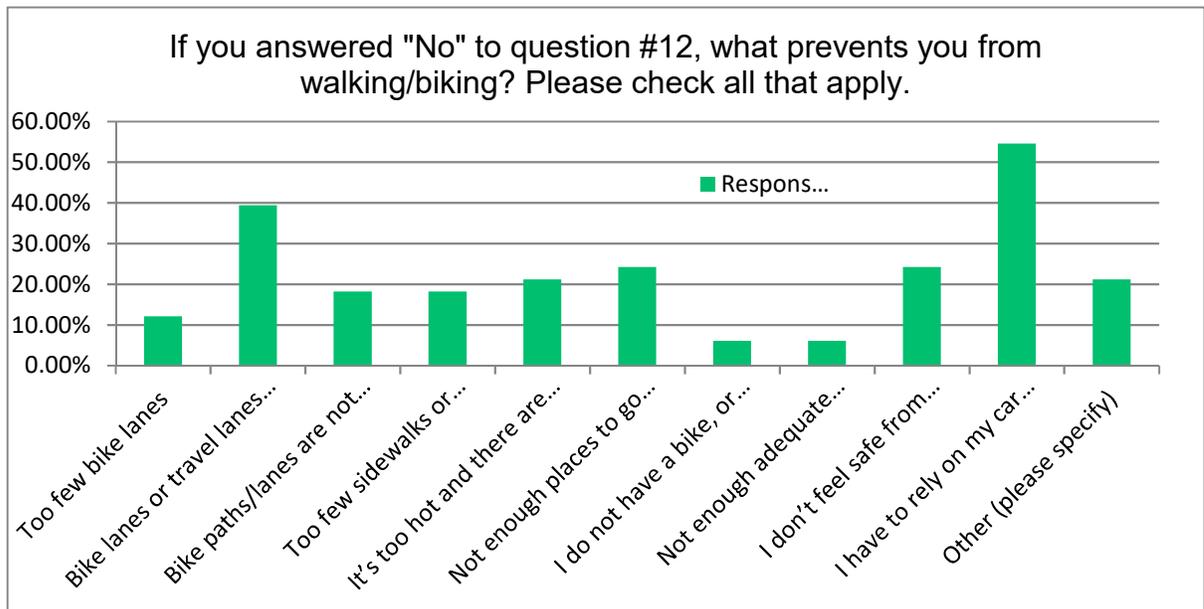
- Existing infrastructure needs improvement i.e. Skate Park, sidewalks are dimly lit or not lit at all
- Lack of community sponsored events
- Need more bike safety outreach, bike raffle, seeing officers on bikes, safety gear
- Continuous paths that are easily accessible

When asked what were their principal health concerns, resident respondents were given the option to type in a response. Responses are summarized as follows:

- Keeping fit/physical exercise
- Healthy living
- Staying active and eating healthy
- Being diabetic
- Living with mold in my home and rat infestation in walls and attic

## Employee Survey Results

When asked if employees are usually able to walk and/or bicycle in Irwindale, approximately 47% selected “yes” and 53% selected “no.” The bar chart below shows the responses for what prevents employee respondents from walking/biking.



- The majority (~55%) selected “I have to rely on my car to save time and/or make multiple trips a day”
- ~39% selected “Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks” as a reason to avoid walk and/or bicycling”
- ~24% selected “I don’t feel safe from crime when I bike or walk”
- ~24% selected “Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to

Employee respondents that selected “other” were given the option to type in a written reason/response. Responses are summarized as follows:

- Sudden narrowing of Irwindale Avenue in front of City hall is a hazard for cyclists
- Not able to leave for lunch
- Concerns regarding homeless population

When asked what would encourage employee respondents to walk or ride their bikes more, respondents were given the option to type in a written reason/response. Responses are summarized as follows:

- Safety concerns regarding homeless persons
- Increasing bike lanes
- Access to fresh produce and grocery stores
- Living closer to work
- Permission of employer to allow time to walk/bike
- Incentives to bike
- Designated/protected bike lanes on less congested streets i.e. Arrow Highway
- Increase in aesthetically pleasing sidewalks with bike friendly paths
- Increase in trees along streets
- Provide more interesting places i.e. with music, book and comic book stores
- Having a good sidewalk/bike path down to 605 freeway

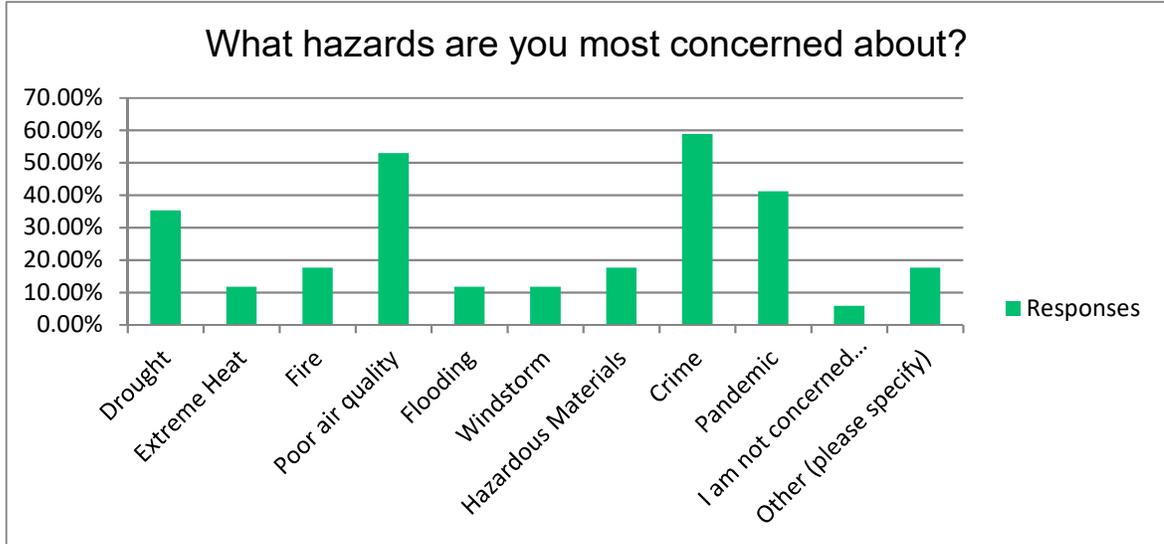
When asked to identify their principal health concerns, employee respondents were given the option to type in a response. Responses are summarized as follows:

- Air quality
- Transients and homeless leaving trash
- Access to restaurants during lunch
- Access to a local supermarket
- Safety
- Increase in law enforcement and faster response times
- Pollution from industrial uses in the City
- Pandemic/Covid i.e. masks, vaccinations, and sanitizing
- Not having the time to incorporate health practices
- Water quality
- Extreme Heat
- Businesses and their covid protocols
- Waste left by homeless population

## VI. Community Hazards

### Resident Survey Results

The following bar chart shows the hazards that resident respondents were concerned with.



Resident responses are listed/ranked by percentage:

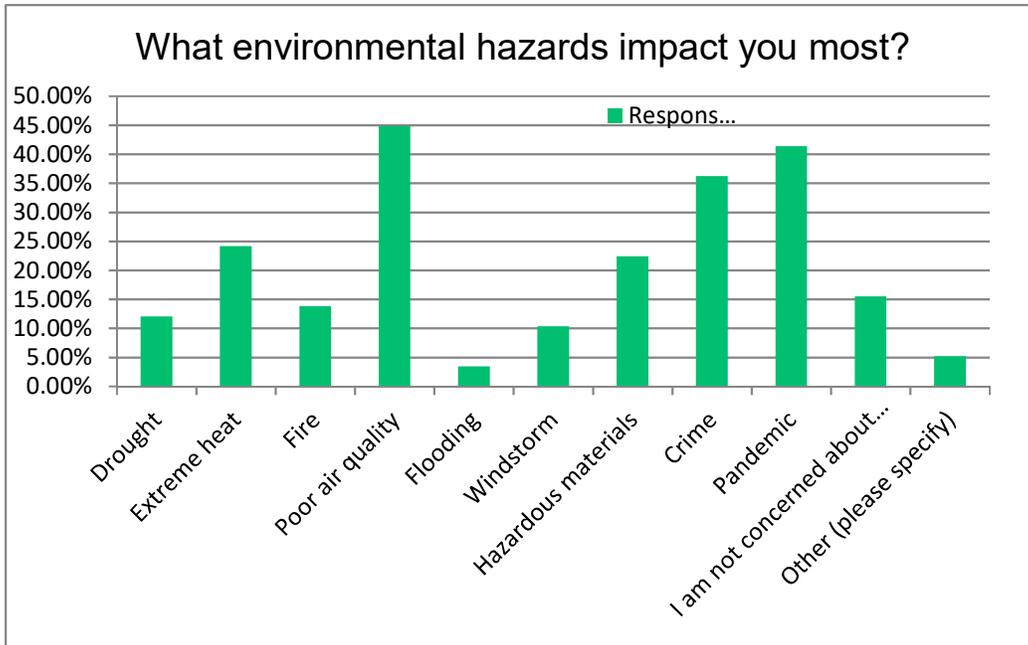
1. ~59% of residents selected “crime” as a primary hazard concern
2. ~53% of residents selected “poor air quality” as a primary hazard concern
3. ~41% of residents selected “pandemic” as a primary hazard concern
4. ~35% of residents selected “drought” as a primary hazard concern
5. ~18% of residents selected “other”
6. ~18% of residents selected “hazardous materials” as a primary hazard concern
7. ~18% of residents selected “fire” as a primary hazard concern
8. ~12% of residents selected “windstorm” as a primary hazard concern
9. ~12% of residents selected “flooding” as a primary hazard concern
10. ~12% of residents selected “extreme heat” as a primary hazard concern

Resident respondents that selected “other” were given the option to type in a response. Responses are summarized as follows:

- Concerns regarding the pandemic
- Concerns with infrastructure and transit

### Employee Survey Results

The following bar chart shows the hazards that employee respondents were concerned with.



Employee responses are listed/ranked by percentage:

1. ~45% of residents selected “poor air quality” as a primary hazard concern<sup>1</sup>
2. ~41% of residents selected “pandemic” as a primary hazard concern
3. ~36% of residents selected “crime” as a primary hazard concern
4. ~24% of residents selected “extreme heat” as a primary hazard concern<sup>2</sup>
5. ~22% of residents selected “hazardous materials” as a primary hazard concern
6. ~14% of residents selected “fire” as a primary hazard concern
7. ~12% of residents selected “drought” as a primary hazard concern<sup>3</sup>
8. ~10% of residents selected “windstorm” as a primary hazard concern
9. ~5% of residents selected “other”
10. ~3% of residents selected “flooding” as a primary hazard concern

Employee respondents that selected “other” were given the option to type in a response. Responses are summarized as follows:

- Noise from traffic
- Traffic pollution

When asked for their thoughts for reducing pollution, employee respondents were given the option to type in a response. Responses are summarized as follows:

- Increase law enforcement
- Encourage/incentivize use of electric cars
- Reducing/removing industrial uses i.e. heavy industry off 605 freeway
- Increase pollution monitors and mitigation, i.e. vegetation to reduce dust pollution

1 Spanish employee survey results also show “air quality” as a primary hazard concern.

2 Spanish employee survey results also show “extreme heat” as a primary hazard concern.

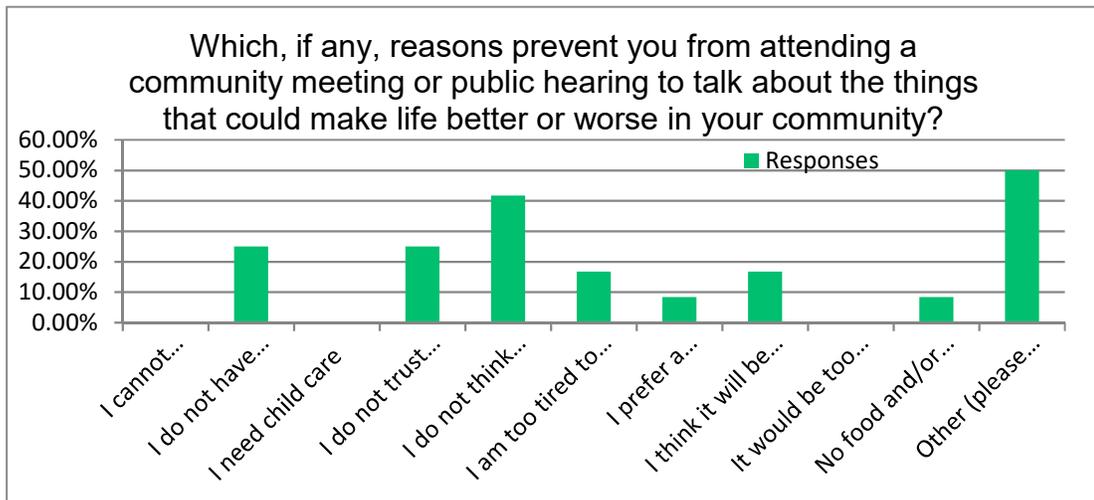
3 Spanish employee survey results also show “drought” as a primary hazard concern.

- Provide more recycling facilities and trash management
- Having code enforcement do routine checks and apply fines for non-compliance
- Reducing urban island heat effect by increasing green infrastructure and trees
- Enforcement of drought/water use restrictions
- Enforcement of pandemic safety mandates
- Increase of e-vehicles or hybrid City vehicles
- Increase charging stations for hybrid/electric
- Providing housing for employees
- More work from home opportunities
- Increase in transit options

## VII. Civic Engagement

### Resident Survey Results

When asked prevents them from attending a community meeting or public hearing, the majority of residents (~42%) selected the option “I do not think they will take my opinions seriously” the most. See bar chart below.



Responses are listed/ranked by percentage:

1. ~42% selected the option “I do not think they will take my opinions seriously”
2. ~25% selected the option “I do not trust the government”
3. ~25% selected the option “I do not have enough time – too busy”
4. ~17% selected the option “I am too tired to go to a meeting after work”
5. ~17% selected the option “I think it will be a waste of time”
6. ~8% selected the option “I prefer a daytime or weekend meeting”
7. ~8% selected the option “No food and/or drinks (water, juice, snacks) at meetings”
8. ~18% selected “other”

Resident respondents that selected “other” were given the option to type in a response. Responses are summarized as follows:

- Lack of trust in City Council
- Pandemic concerns
- Residents feel they are being misrepresented

When asked for suggestions to create more involvement, resident respondents were given the option to type in a response. Responses are summarized as follows:

- Increasing community outreach
- Advanced notification of meetings
- Having meeting notes available on City website
- Continue accessibility to meetings via zoom platform
- An increase in town hall meetings during community events
- Fair representation of community members.

Written responses were solicited regarding ideas for improvements the City and community can make. Responses are summarized as follows:

- Accountability from the City regarding co-ownership of properties that are in danger of hazard substances
- Bridging the gap between age groups
- Increasing diversity of City council members

## Employee Survey Results

There were no questions regarding civic engagement in the employee community survey.

## VIII. Improvements and Programs

### Resident Survey Results

The following are additional concerns/notes derived from survey questions (results listed under other EJ topics below) that relate to “improvements and programs”:

- Update City website weekly for City Hall, Recreation Center, and Senior Center
- Increase the hours of the Senior Center
- More funds for the Community Service department
- Increase weekend programs
- Build a cancer foundation
- Increase youth programs, i.e. dance classes, karate, host tournaments, and competitions.

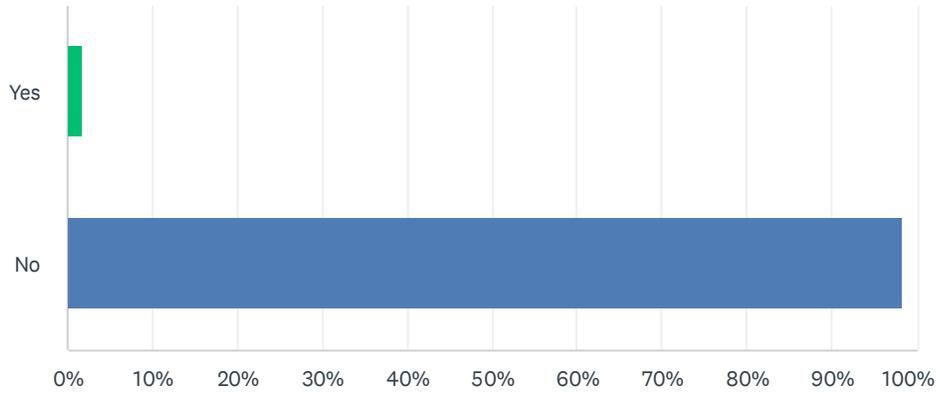
### Employee Survey Results

Written responses were solicited regarding other comments, thoughts or suggestions they have about the city environment around where they work. Responses are summarized as follows:

- Increase and maintain public trash cans
- Improve/fix traffic signals at cross walks
- Increase trees throughout City

## Q1 Do you live in the City of Irwindale?

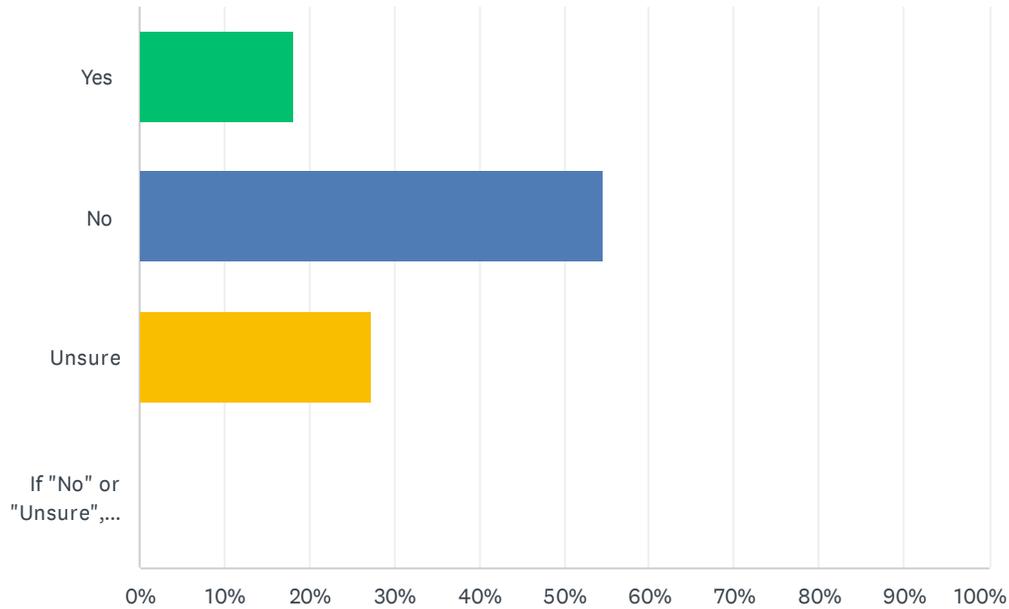
Answered: 56 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	1.79%	1
No	98.21%	55
TOTAL		56

## Q2 If you answered "No" to question #1, would you like to live in the City of Irwindale?

Answered: 55 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	18.18%	10
No	54.55%	30
Unsure	27.27%	15
If "No" or "Unsure", please explain why.	0.00%	0
<b>TOTAL</b>		<b>55</b>

#	IF "NO" OR "UNSURE", PLEASE EXPLAIN WHY.	DATE
	There are no responses.	

## Q3 If you answered "No" or "Unsure" to question #2, please explain why.

Answered: 41 Skipped: 21

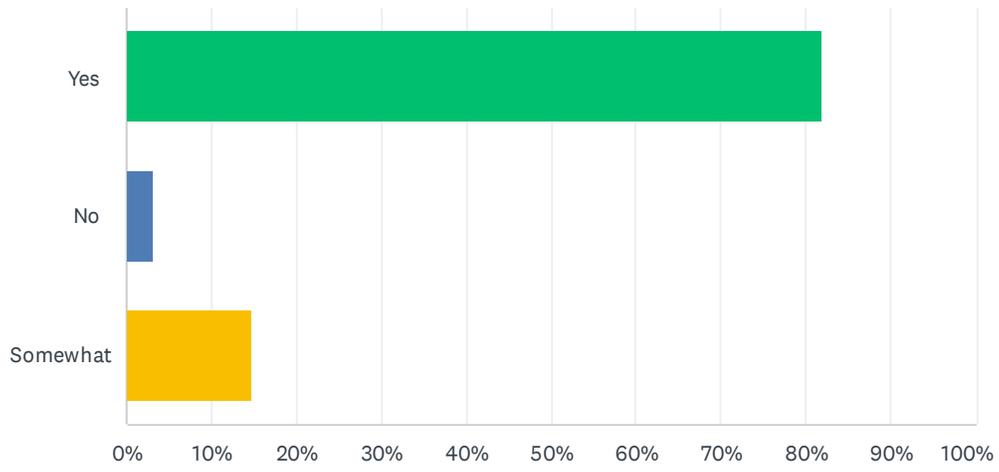
#	RESPONSES	DATE
1	Currently live in Riverside, Irwindale is mostly warehouses and lacks any housing.	2/3/2022 9:14 AM
2	i am happy in the city where i live now	1/28/2022 8:39 PM
3	I own a home in another city	1/26/2022 12:39 PM
4	Not sure about the safety of Irwindale for my family.	1/26/2022 8:22 AM
5	Already established where I currently reside	1/26/2022 8:10 AM
6	Fine where I am	1/25/2022 5:27 PM
7	I live a few miles away.	1/25/2022 4:29 PM
8	No plan to relocate	1/24/2022 8:56 AM
9	I LIVE IN ANOTHER CITY	1/21/2022 12:50 PM
10	I live in Arcadia	1/21/2022 11:44 AM
11	Not enough residential areas, school district performance.	1/20/2022 1:17 PM
12	Not much to do, rent is as much as other cities that seem better to live in	1/20/2022 12:20 PM
13	Single unit houses look old. Old neighborhoods. Lots of drug addicts high, speed riding their bikes erratically. They know that most businesses in near by area are closed at night. Then they take a rock and break through a business shop window. This usually happens in the industrial areas over the retail areas of Irwindale.	1/20/2022 10:55 AM
14	Too industrial	1/20/2022 10:52 AM
15	Already have a home in a different area	1/20/2022 9:50 AM
16	I own a home in another city	1/20/2022 8:18 AM
17	I live in Baldwin Park	1/20/2022 8:16 AM
18	We live in San Dimas and have, for over 30 years.	1/20/2022 6:40 AM
19	I don't have plans to move	1/20/2022 5:40 AM
20	Because the air is polluted	1/19/2022 6:33 PM
21	Too many problems with the homeless	1/19/2022 3:50 PM
22	I just moved to the beach and will probably retire within the next 3 to 4 years	1/19/2022 3:42 PM
23	Resident of Glendale - Freeway access great/against traffic both ways	1/19/2022 3:18 PM
24	the community does not seem welcoming	1/19/2022 9:57 AM
25	Lack of diversity. Unwelcoming community.	1/18/2022 10:14 AM
26	Lack of access to shopping, neighborhood walkability, not sure about crime rate.	1/14/2022 3:43 PM
27	I am comfortable where I live, but open to options. Renting at this time. Not sure to be able to afford anything more than what I pay right now. Hours have been cut a bit. Pandemic.	1/14/2022 12:15 PM
28	The city where i live now i have been living there for more than 20 years, it would be a change	1/14/2022 10:41 AM
29	value of property costs, less convenient location than current residence	1/14/2022 8:27 AM
30	Gossipy residents.	1/14/2022 6:14 AM

## City of Irwindale Employee Survey

31	I OWN A HOUSE IN ANOTHER CITY	1/13/2022 10:49 PM
32	Too much industry; the city needs more retail store/shopping centers.	1/13/2022 6:06 PM
33	Congestion, not much open space.	1/13/2022 5:53 PM
34	The City is too industrial and too outdated. The location/access to freeways, the mountains and LA is amazing, but there is no strip mall, no cute shops, no hip bars, etc. There's nothing fun to do in Irwindale other than work or mine.	1/13/2022 5:52 PM
35	I already own a home in another city.	1/13/2022 5:49 PM
36	Does not feel welcoming to "outsiders."	1/13/2022 5:42 PM
37	I can not afford it.	1/13/2022 5:37 PM
38	N/A	1/13/2022 5:37 PM
39	due to the nature of my position. Feeling unwelcomed due to being an "outsider".	1/13/2022 5:37 PM
40	I'm afraid to be ostracized	1/13/2022 5:35 PM
41	I already live somewhere else.	1/13/2022 5:32 PM

## Q4 Do you feel safe getting to and from work and on your meal breaks?

Answered: 61 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	81.97%	50
No	3.28%	2
Somewhat	14.75%	9
<b>TOTAL</b>		<b>61</b>

## Q5 If you answered "No" or "Somewhat" to question #4, where do you not feel safe and why?

Answered: 11 Skipped: 51

#	RESPONSES	DATE
1	Crazy drivers on the streets	1/26/2022 8:10 AM
2	There have been homeless people going in our trash dumpsters and sleeping in front of our office early in the morning. There is a lot of trash in the bushes/sidewalk off of Irwindale left from over night stays.	1/25/2022 4:29 PM
3	Again, several drug addicts riding the bikes fast and erratically. They are high on something.	1/20/2022 10:55 AM
4	there are some homeless that I encounter from time to time	1/19/2022 5:35 PM
5	Walking out of our offices due to the homeless	1/19/2022 3:50 PM
6	have seen homeless in the back of our bulding	1/19/2022 2:00 PM
7	I HAVE LIVED HERE 30+ YRS AGO AND FELT VERY SAFE. HOWEVER, IN RECENT TIMES DUE TO THE INCREASE OF TRANSIENTS, DRUG ADDICTS, PEOPLE AFFLICTED WITH MENTAL HEALTH ISSUES I DO NOT TAKE WALKS IN THE PARK UNLESS ITS DAYLIGHT.	1/13/2022 10:49 PM
8	Heavy equipment traffic	1/13/2022 6:04 PM
9	N/A	1/13/2022 5:37 PM
10	everyone drives too fast and I am an outsider	1/13/2022 5:35 PM
11	There is sometimes a lot of dust in the air, which is usually okay. However, when the sun is at a certain angle, for example at dawn, it makes it very difficult to see, therefore dangerous, while driving on my way to work.	1/13/2022 5:32 PM

## Q6 What are you ideas for improving safety?

Answered: 27 Skipped: 35

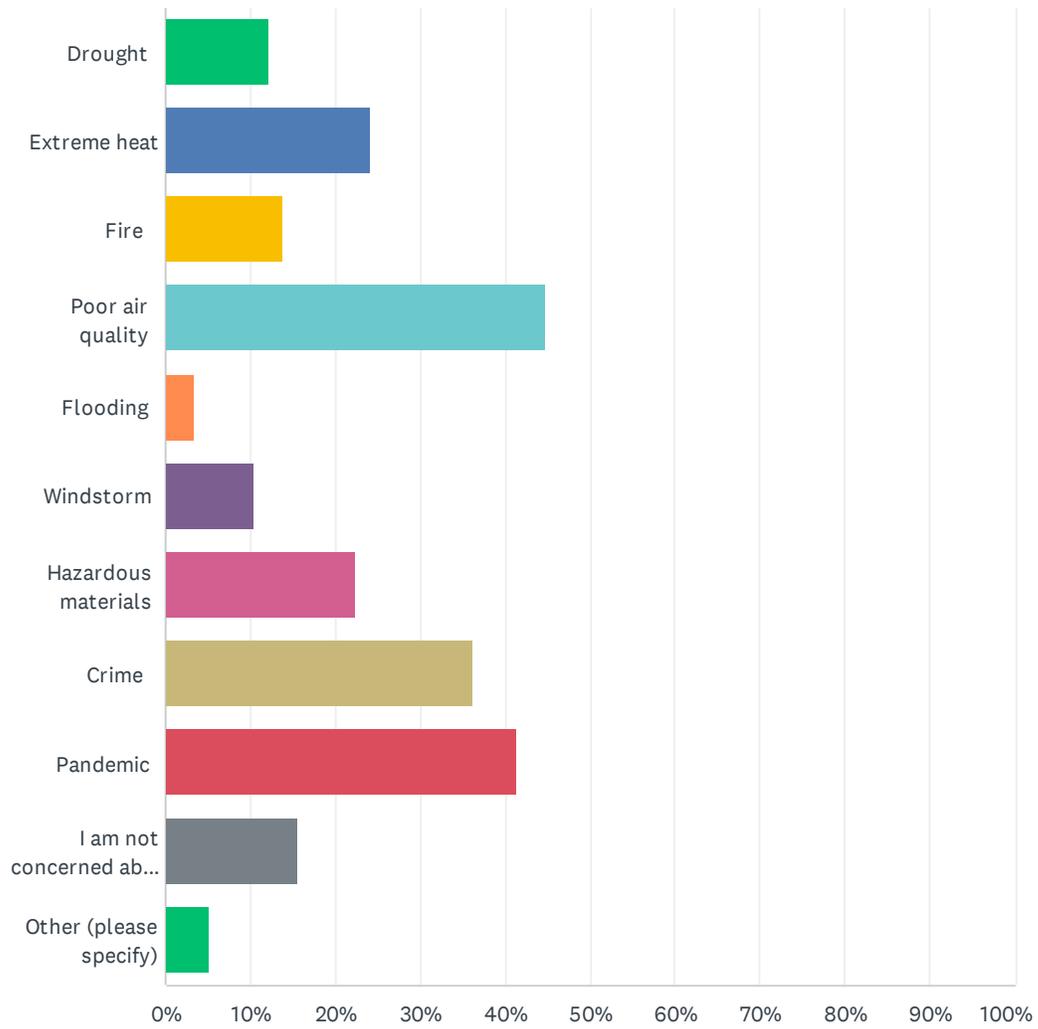
#	RESPONSES	DATE
1	More patrol cars.	1/26/2022 8:22 AM
2	More citations issued to the guilty parties	1/26/2022 8:10 AM
3	remove shrubs where items can be stored and clutter can be left behind. (I would still like to have a vine or similar to prevent graffitied areas on block walls.)	1/25/2022 4:29 PM
4	WE SHOULD REQUIRE ALL BUSINESSES TO HAVE A SURVEILLANCE CAMERA OUTSIDE THEIR BUILDING.	1/21/2022 12:50 PM
5	more police cars patrol will be better	1/21/2022 11:44 AM
6	More police at night	1/20/2022 1:17 PM
7	Cops need to pull over these bikers and give them a drug test on the spot. Cop cars need to drive into the industrial area parking lots at 2 and 3 o'clock in the morning and question people parked in their cars, or walking around there -- when they do not need to be there.	1/20/2022 10:55 AM
8	Take care of the homeless	1/19/2022 5:35 PM
9	Relocate the homeless	1/19/2022 3:50 PM
10	Moving homeless encampments	1/19/2022 3:42 PM
11	more police presence	1/19/2022 3:20 PM
12	Property safety for overnight parked vehicles	1/19/2022 3:18 PM
13	more police surveillance	1/19/2022 2:00 PM
14	Hiring more Police Officers.	1/14/2022 6:14 AM
15	I WOULD SUGGEST INVESTING IN YOUR POLICE DEPARTMENT. IN THE EVENT OF AN EMERGENCY THEY ARE WHO WE RELY ON FOR OUR SAFETY. I DONT KNOW WHAT THE LEGALITIES OF REMOVING TRANSIENTS FROM THE CITY OR EVEN WHERE TO SEND THEM. THEY JUST SEEM TO MIGRATE BACK.	1/13/2022 10:49 PM
16	There's not enough police officers around, especially during the day. There are too many traffic collision. The rift rafts from the surrounding cities are coming to Irwindale and it shows.	1/13/2022 7:39 PM
17	Reducing amount of traffic	1/13/2022 6:04 PM
18	Nothing much. My only complaint is that the walk signals take too long to change signals	1/13/2022 5:56 PM
19	Overall, believe law enforcement does well at providing public safety. Continued proactive approach with increased visibility to detour increased crime.	1/13/2022 5:53 PM
20	I always feel safe when I'm out and about during the day. I usually go to the park for lunch and only see some/no shady people. If I do see them, they mind their own business. I always see police patrolling too, which helps. I do however know some businesses that have been vandalized and broken into. But during the day, it is generally pretty safe.	1/13/2022 5:52 PM
21	Bring in more police officers that are not related to residents.	1/13/2022 5:42 PM
22	More Lighting on Arrow Highway. Dedicated bike paths.	1/13/2022 5:37 PM
23	For security I feel safe.	1/13/2022 5:37 PM
24	protected bike lanes	1/13/2022 5:35 PM
25	More pedestrian/walkable elements in the City's common travel paths	1/6/2022 4:19 PM

## City of Irwindale Employee Survey

26	Do not walk alone especially at night. Bring cellular phone or other device to call for help. Well-lighted alleys.	1/4/2022 7:10 PM
27	I feel safe in the City of Irwindale - PD is excellent	12/17/2021 8:19 AM

## Q7 What environmental hazards impact you most?

Answered: 58 Skipped: 4



City of Irwindale Employee Survey

ANSWER CHOICES	RESPONSES	
Drought	12.07%	7
Extreme heat	24.14%	14
Fire	13.79%	8
Poor air quality	44.83%	26
Flooding	3.45%	2
Windstorm	10.34%	6
Hazardous materials	22.41%	13
Crime	36.21%	21
Pandemic	41.38%	24
I am not concerned about hazards	15.52%	9
Other (please specify)	5.17%	3
Total Respondents: 58		

#	OTHER (PLEASE SPECIFY)	DATE
1	Noise pollution from cars that turn up the music and hang out in the parking lot during business hours. Their boom box vibrates the building.	1/20/2022 10:55 AM
2	None	1/19/2022 8:57 PM
3	Traffic	1/14/2022 8:42 AM

## Q8 What are you ideas for reducing hazards and air pollution?

Answered: 32 Skipped: 30

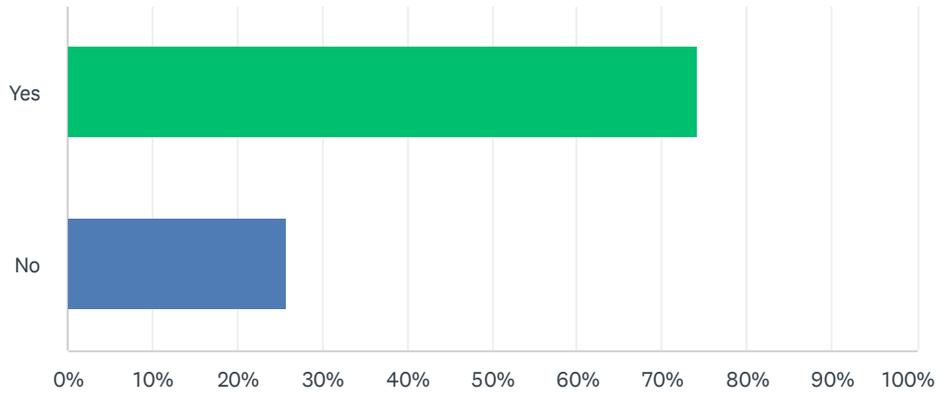
#	RESPONSES	DATE
1	No comment	1/26/2022 8:10 AM
2	Not much can be done regarding Fire and air quality, but there is still a lot of dirt particles in the air and smell from the waste facility on occasion. Vegetation can reduce the loose dirt on windy days and absorb ash after a fire.	1/25/2022 4:29 PM
3	more monitors	1/21/2022 11:44 AM
4	Everything is fine regarding environmental hazards and air pollution. Concentrate on law enforcement! Don't waste taxes housing for the drug addicts. Law enforcement will clean this city to becoming awesome for living and working in!	1/20/2022 10:55 AM
5	Electric car	1/20/2022 9:50 AM
6	Wear the masks	1/20/2022 5:40 AM
7	To reduce the air pollution, it needs to be removed the big factories of both sides off 605 freeway which are on Arrow Hwy & live oak. The smell is awful, we can not breath when we are outside in front of our work shop.	1/19/2022 6:33 PM
8	encourage more use of E vehicles	1/19/2022 5:35 PM
9	To provide more recycling stands for the people that walk around the area.	1/19/2022 5:15 PM
10	?	1/19/2022 3:50 PM
11	Overseeing factory controls measuring disposal and waste.	1/19/2022 3:42 PM
12	N/A	1/19/2022 3:20 PM
13	having fewer companies that are harming the air, or have them implement alternative methods for reducing hazards and air pollution.	1/19/2022 9:57 AM
14	The covid numbers in the city are ridiculously high. Perhaps, stop congregating.	1/18/2022 10:14 AM
15	More trees. Less car traffic.	1/14/2022 3:43 PM
16	I have none.	1/14/2022 6:14 AM
17	FOR REDUCING HAZARDS AND AIR POLLUTION I WOULD SUGGEST HAVING CODE ENFORCEMENT DO ROUTINE CHECKS AND APPLY FINES FOR NON COMPLIANCE. NO, WE DONT WANT TO HAVE BUSINESSES LEAVE BUT, REALISTICALLY OTHER CITES IMPOSE FINES.	1/13/2022 10:49 PM
18	less heavy industry.	1/13/2022 6:06 PM
19	No clue	1/13/2022 5:56 PM
20	Less industrial building and high volume traffic, specifically near and through residential areas.	1/13/2022 5:53 PM
21	Heat - reducing urban island heat effect. The City should definitely be working towards increasing green infrastructure in CIP and encouraging green infrastructure in private developments. This would reduce heat, help air pollution (filter with trees) and decrease hazardous materials runoff with more permeable surfaces (and flooding!)	1/13/2022 5:52 PM
22	Enforcement of drought/water use restrictions Enforcement of pandemic safety mandates More hybrid City vehicles Charging stations for hybrid/electric City & staff vehicles	1/13/2022 5:49 PM
23	City population increases significantly due local jobs. Providing housing for area workers would cut down on the number of smog producing vehicles.	1/13/2022 5:42 PM
24	I am not concern about Air Pollution in Irwindale. The Air pollution is a general problem in	1/13/2022 5:37 PM

## City of Irwindale Employee Survey

	Southern California due to the traffic volume, many freeways, population, airports and ports.	
25	N/A	1/13/2022 5:37 PM
26	Providing plans in place and speaking with professionals on how to eliminate these concerns.	1/13/2022 5:37 PM
27	to plant more trees, encourage walking and biking	1/13/2022 5:35 PM
28	More work from home opportunities, to reduce the number of vehicles on the road	1/12/2022 2:14 PM
29	Increase in transit, pedestrian improvements	1/6/2022 4:19 PM
30	Be mindful of environment. Trash management. Pandemic protocol adherence.	1/4/2022 7:10 PM
31	Cleaner running vehicles and restraints on business emitting polutants	1/4/2022 8:39 AM
32	I do not have concerns regarding hazards or air pollution. The air quality is similar to everywhere else in So Cal.	12/17/2021 8:19 AM

### Q9 Are you able to find healthy food (fruits, vegetables, etc.) to eat for your meals or places for groceries on your way home from work?

Answered: 58 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	74.14%	43
No	25.86%	15
TOTAL		58

## Q10 If you answered "No" to question #9, what types of healthy foods would you like to get but can't and why?

Answered: 14 Skipped: 48

#	RESPONSES	DATE
1	most stores are outside the city.	2/3/2022 9:15 AM
2	good chinese food	1/21/2022 11:44 AM
3	Fresh fruit and veg	1/20/2022 12:21 PM
4	How about a real grocery store?	1/20/2022 10:57 AM
5	I usually shop locally to where I live and can walk to local restaurants and stores	1/19/2022 3:44 PM
6	there is too many fast food places in the city	1/19/2022 9:59 AM
7	No real grocery stores nearby.	1/14/2022 3:44 PM
8	A MARKET CLOSE BY WOULD BE NICE, A WHOLE FOODS OR TRADER JOES. ITS A BIT OF DIVERSION FOR ME BUT, IVE BEEN DOING IT FOR YEARS.	1/13/2022 10:51 PM
9	Vegan food	1/13/2022 7:40 PM
10	I couldn't find a grocery store or any store that sell fresh vegetables here.	1/13/2022 5:58 PM
11	N/A	1/13/2022 5:38 PM
12	more fresh produce and access to a grocery store. there's only fast food in Irwindale.	1/13/2022 5:36 PM
13	Grocery items, fresh organic produce	1/6/2022 4:20 PM
14	My drive to and from work is 98% freeway and very early in the morning and late at night.	1/4/2022 8:42 AM

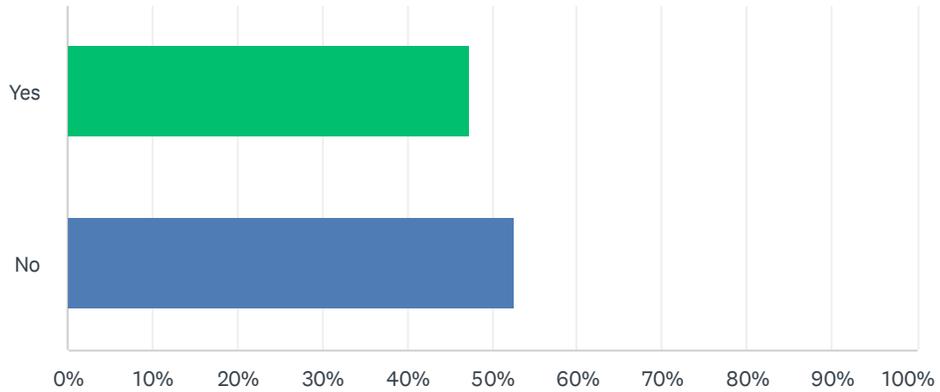
## Q11 If you answered "No" to question #9, what are your thoughts for improving access to healthy foods?

Answered: 13 Skipped: 49

#	RESPONSES	DATE
1	more chinese food restuarants	1/21/2022 11:44 AM
2	More grocery stores	1/20/2022 12:21 PM
3	healthy food is expensive, to be able to have healthy food, need to get paid better	1/19/2022 2:02 PM
4	Local grocery stores.	1/14/2022 3:44 PM
5	There are no food stores in the city, other than fast food or mini-mart options. That limits accessibility to healthy options.	1/14/2022 8:43 AM
6	GREAT ! ALL FOR IT!	1/13/2022 10:51 PM
7	Allowing more restaurants without all the added pressures of timely permit conditions.	1/13/2022 7:40 PM
8	Add more retail or grocery stores	1/13/2022 5:58 PM
9	N/A	1/13/2022 5:38 PM
10	provide a market, encourage healthier restaurants and options.	1/13/2022 5:36 PM
11	Attracting businesses that provide those retail opportunities, or a farmers market for folks to access during the day	1/6/2022 4:20 PM
12	I would have to preplan	1/4/2022 8:42 AM
13	Wish Irwindale had a supermarket...even just a grocery outlet or Aldi would be nice. I have to drive to Monrovia or Arcadia to pick up food on my way home from work. We have a ton of fast food joints but not just a grocery store that those who work here could go to. Lots of big business but not place to go buy milk and bread and veggies.	1/4/2022 8:19 AM

## Q12 Are you usually able to walk and/or bike as much as you would like?

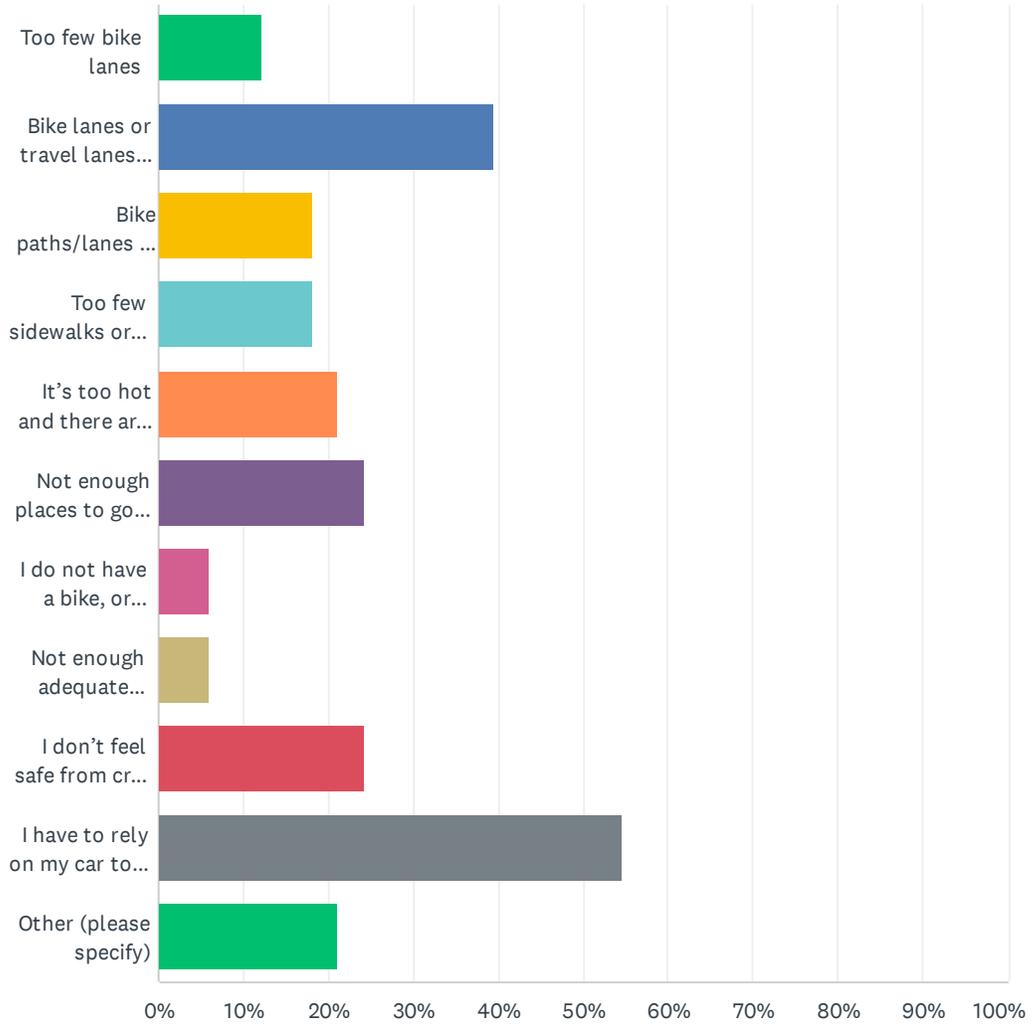
Answered: 55 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	47.27%	26
No	52.73%	29
TOTAL		55

### Q13 If you answered "No" to question #12, what prevents you from walking/biking? Please check all that apply.

Answered: 33 Skipped: 29



## City of Irwindale Employee Survey

ANSWER CHOICES	RESPONSES	
Too few bike lanes	12.12%	4
Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks	39.39%	13
Bike paths/lanes are not predictable or continuous	18.18%	6
Too few sidewalks or sidewalks are too narrow	18.18%	6
It's too hot and there are too few trees for shade	21.21%	7
Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to	24.24%	8
I do not have a bike, or there are no places to get my bike fixed	6.06%	2
Not enough adequate bicycle parking	6.06%	2
I don't feel safe from crime when I bike or walk	24.24%	8
I have to rely on my car to save time and/or make multiple trips a day	54.55%	18
Other (please specify)	21.21%	7
Total Respondents: 33		

#	OTHER (PLEASE SPECIFY)	DATE
1	Sudden narrowing of Irwindale Ave in front of city hall creates an extreme hazard for cyclists	1/25/2022 5:29 PM
2	not applicable	1/20/2022 8:19 AM
3	Old ladies calling the cops.	1/18/2022 10:16 AM
4	NOT ABLE TO LEAVE FOR LUNCH	1/13/2022 10:52 PM
5	I don't bike	1/13/2022 5:40 PM
6	Never learned to ride a bike. Health issues will not allow it .	1/4/2022 7:14 PM
7	passing by homeless population	12/17/2021 8:24 AM

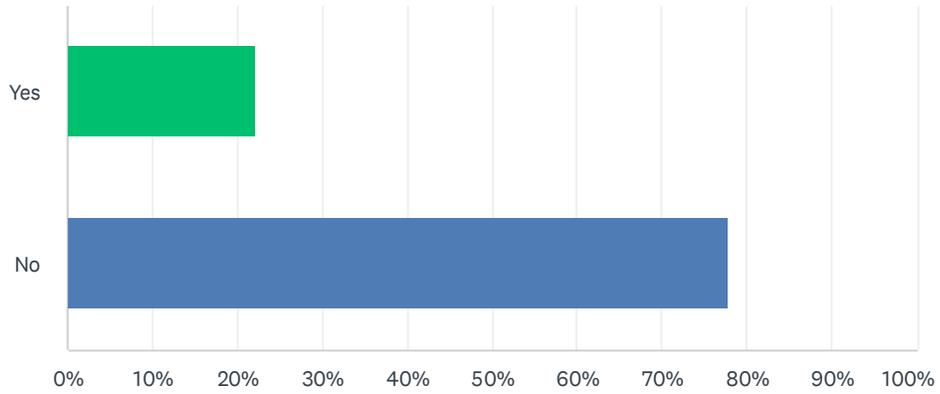
## Q14 Please tell us what would encourage you to walk or ride your bike more?

Answered: 24 Skipped: 38

#	RESPONSES	DATE
1	No comment	1/26/2022 8:11 AM
2	See above	1/25/2022 5:29 PM
3	I would walk to the Metro, but again, the homeless have made the surrounding area feel unsafe and insecure to travel alone early in the morning or late in the evening.	1/25/2022 4:32 PM
4	more bike lane	1/21/2022 11:45 AM
5	Easier access to things like groceries	1/20/2022 12:21 PM
6	safer bike trails	1/20/2022 9:51 AM
7	not sure	1/19/2022 5:37 PM
8	basically I'm close work and to the park I can work or ride the bike or drive too	1/19/2022 5:18 PM
9	to live in Baldwin Park close to work, but rent is very expensive!	1/19/2022 2:04 PM
10	I am part time, I eat before I come to work and I am ok that way	1/14/2022 12:18 PM
11	Less homelessness problems.	1/14/2022 6:14 AM
12	IF I WAS PERMITTED TO LEAVE I WOULD WALK DEFINATELY	1/13/2022 10:52 PM
13	Have the city provide bicycles or fitness incentives.	1/13/2022 7:40 PM
14	Pokemon Go?	1/13/2022 5:59 PM
15	Designated bike lanes on less congested streets may provide motivation to bike as well as provide increased sense of safety.	1/13/2022 5:59 PM
16	When you ride your bike as a chore because you have to, it sucks. If you ride your bike for fun, with little hassle it would encourage people to bike more. If we had a nice sidewalk with biking friendly paths and more trees to make the ride serene, I would definitely want to ride my bike more. People always want to do what's easiest for them.	1/13/2022 5:56 PM
17	Provide more places of interest music, book and comic book stores.	1/13/2022 5:44 PM
18	If weather allows I usually walk but I don't bike.	1/13/2022 5:40 PM
19	Living closer to Work	1/13/2022 5:39 PM
20	honestly nothing.	1/13/2022 5:39 PM
21	protected bike lanes	1/13/2022 5:37 PM
22	Build strength with medical guidance.	1/4/2022 7:14 PM
23	Having a good sidewalk from bike path down to 605 freeway. Bike path goes from wash to Santa fe dam but not able to bike up to work at the warehouses due to no sidewalk on one side of street. Just a sidewalk would help people get to the foodpantry too who have a bike. Arrow Highway is very fast coming off the freeway and can easily dangerous on the street. It would be nice to also have bike lanes on the street there so people are watching for bikes by the Kare Youth League. It can be very scary from 605 just to the bike path going down the flood control...and hundreds of people use the flood control bike path everyday on the week end	1/4/2022 8:28 AM
24	Not having to pass by homeless population	12/17/2021 8:24 AM

## Q15 Do you use the parks or recreation programs in Irwindale?

Answered: 54 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	22.22%	12
No	77.78%	42
<b>TOTAL</b>		<b>54</b>

## Q16 If you answered "No" to question #15, please tell us why?

Answered: 31 Skipped: 31

#	RESPONSES	DATE
1	I don't live in Irwindale and have parks near my residence.	1/26/2022 8:24 AM
2	Too far from my residence	1/26/2022 8:11 AM
3	Don't need it	1/25/2022 5:29 PM
4	No time.	1/25/2022 4:32 PM
5	No time	1/24/2022 8:57 AM
6	I dont live in the area	1/20/2022 2:41 PM
7	Unaware of what is available	1/20/2022 12:21 PM
8	I don't live there	1/20/2022 8:19 AM
9	Do not live in the City	1/20/2022 6:41 AM
10	Because I don't have time	1/19/2022 6:37 PM
11	I work here... so really does not go to park here	1/19/2022 5:37 PM
12	I just know to late or the time conflicts with my work	1/19/2022 5:20 PM
13	I live next to a park and I walk my dogs everynight	1/19/2022 3:46 PM
14	allergies	1/19/2022 3:21 PM
15	No time during working hours	1/19/2022 3:19 PM
16	I do not live in the area, I do not know about the recreational programs for Irwindale	1/19/2022 2:05 PM
17	No time.	1/18/2022 10:16 AM
18	I live too far away.	1/14/2022 3:45 PM
19	Have not needed to. Pandemic	1/14/2022 12:19 PM
20	Don't live in the city.	1/13/2022 7:41 PM
21	no time	1/13/2022 6:06 PM
22	I feel like it's not geared towards people 18-50. There's only activities for kids and elderly.	1/13/2022 5:59 PM
23	No use for me, if it was more welcoming	1/13/2022 5:40 PM
24	N/A	1/13/2022 5:39 PM
25	I do not have time during work, I live too far to utilize the parks and rec program during non-work hours, and I am an outsider.	1/13/2022 5:38 PM
26	I do not live in the City and usually go straight home after work.	1/12/2022 2:16 PM
27	I don't live in the City, I utilize programs in the City I live	1/6/2022 4:25 PM
28	Not convenient	1/4/2022 8:43 AM
29	It's a bit far from my work and I don't live in the city.	1/4/2022 8:29 AM
30	I work in Irwindale, so there isn't an opportunity to enjoy the parks or recreational programs.	12/17/2021 10:22 AM
31	Work in Irwindale - live in another community Homeless occupying parks	12/17/2021 8:24 AM

## Q17 What would allow or encourage you to use the parks and its programs?

Answered: 18 Skipped: 44

#	RESPONSES	DATE
1	No comment	1/26/2022 8:11 AM
2	Don't live there.	1/20/2022 9:51 AM
3	Nothing	1/20/2022 8:19 AM
4	not really an option	1/19/2022 5:37 PM
5	to get information about it	1/19/2022 2:05 PM
6	more adult activities and trips	1/14/2022 8:30 AM
7	Nothing	1/14/2022 6:14 AM
8	AS STATED IF THERE WERENT RANDOM PEOPLE HANGING IN THE PARK I WOULD WALK LIKE I USED TO.	1/13/2022 10:53 PM
9	Lights at night.	1/13/2022 7:41 PM
10	Clean the bugs off the table	1/13/2022 6:00 PM
11	Activities for 18-35 year olds.	1/13/2022 5:59 PM
12	If "outsiders" were better accepted by locals.	1/13/2022 5:44 PM
13	to feel welcome to use the perks	1/13/2022 5:40 PM
14	N/A	1/13/2022 5:39 PM
15	If I lived closer to Irwindale	1/13/2022 5:38 PM
16	Earlier start times, (ie, lap swimming at 5am before I start my workday). Services offered are primarily offered during business hours when working	1/6/2022 4:25 PM
17	Knowing about weekend events or programs	12/17/2021 10:22 AM
18	Better parking at park facilities No homeless in the parks	12/17/2021 8:24 AM

## Q18 What is your principal health or environmental concern while at work?

Answered: 31 Skipped: 31

#	RESPONSES	DATE
1	Air Quality.	2/3/2022 9:15 AM
2	Too many random people (transients, homeless, etc.) around the business areas. They leave trash and go through dumpsters and make a mess on your property.	1/26/2022 8:25 AM
3	No comment	1/26/2022 8:12 AM
4	None	1/25/2022 5:30 PM
5	To be able to have access to restaurants at lunch and it would be nice to have a market closer place.	1/25/2022 4:35 PM
6	Safety. Law Enforcement needs to be visible. I called police dispatch a couple of weeks ago to send a cop car to the parking lot. They put me on hold for five minutes. Luckily, the issue resolved itself without police.	1/20/2022 11:01 AM
7	None	1/20/2022 9:52 AM
8	pollution from the asphalt factory nearby	1/20/2022 8:20 AM
9	Pandemic	1/20/2022 6:42 AM
10	too many solicitors and does not wear mask and also steal stuff	1/19/2022 5:38 PM
11	commercial	1/19/2022 5:21 PM
12	I work next to an asphalt refinering	1/19/2022 3:46 PM
13	pollution	1/19/2022 3:21 PM
14	None	1/19/2022 3:20 PM
15	Covid	1/18/2022 10:19 AM
16	Vaccinations at this time and sanitizing	1/14/2022 12:21 PM
17	air quality, green products	1/14/2022 8:31 AM
18	I don't have any.	1/14/2022 6:15 AM
19	Lack of equipment.	1/13/2022 7:42 PM
20	Nothing	1/13/2022 6:03 PM
21	Finding time to get up and move/exercise during work day.	1/13/2022 6:03 PM
22	Health - covid and sitting too much Environment - bad drinking water	1/13/2022 6:02 PM
23	Air and water quality.	1/13/2022 5:47 PM
24	AC - My throat feels itchy every time the AC was about to turn on. I'm worried that the public will have COVID and visit the office	1/13/2022 5:46 PM
25	Concerned about customers not wearing masks or are sick	1/13/2022 5:43 PM
26	Extreme Heat	1/13/2022 5:42 PM
27	Air quality	1/13/2022 5:42 PM
28	That every business is following proper Covid protocols to keep everyone safe.	1/12/2022 2:17 PM
29	none.	1/4/2022 7:15 PM
30	For me, the air quality from the asphalt company. There are times the smell is so strong and it	1/4/2022 8:31 AM

## City of Irwindale Employee Survey

can't be good for all of us who work near it (let alone the kids at the Kare Youth League Field) to be breathing it in for 8 hours.

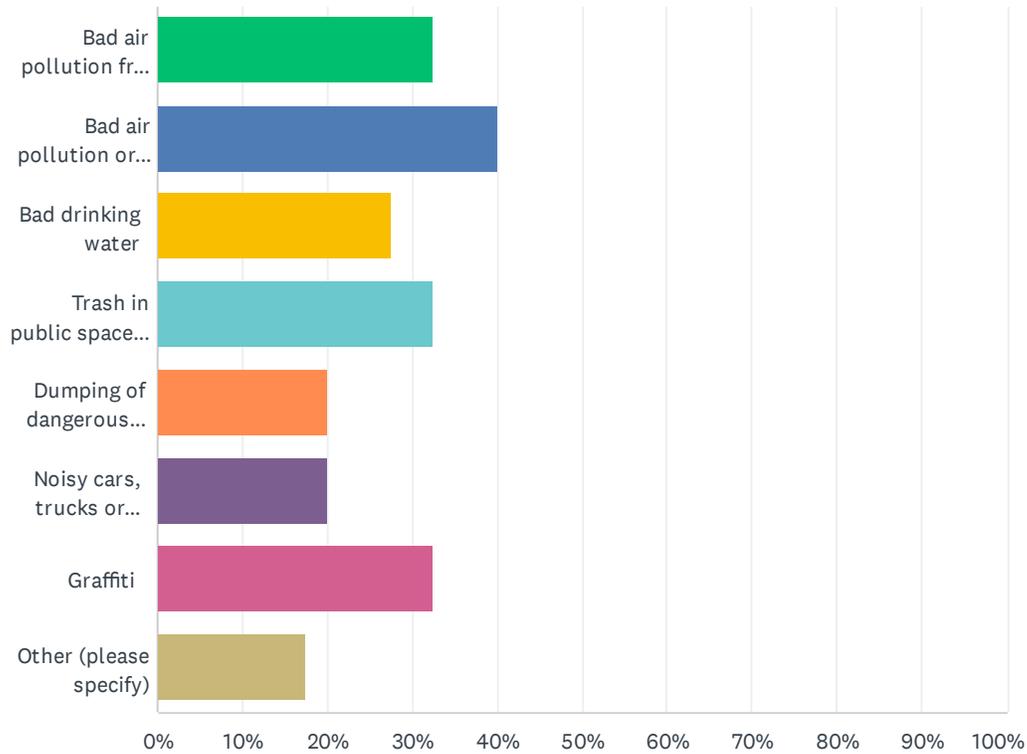
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31	I do not have any concerns - trash and pollution left by homeless	12/17/2021 8:25 AM
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## Q19 Which, if any, pollution problems are you concerned about in and around your work environment?

Answered: 40 Skipped: 22



ANSWER CHOICES	RESPONSES	
Bad air pollution from cars and trucks	32.50%	13
Bad air pollution or dangerous fumes from industrial land uses or other type of use	40.00%	16
Bad drinking water	27.50%	11
Trash in public spaces or vacant lots	32.50%	13
Dumping of dangerous chemicals	20.00%	8
Noisy cars, trucks or airplanes	20.00%	8
Graffiti	32.50%	13
Other (please specify)	17.50%	7
Total Respondents: 40		

#	OTHER (PLEASE SPECIFY)	DATE
1	Wildfire	1/24/2022 8:57 AM
2	None	1/20/2022 9:52 AM
3	Old building with unknown hazards	1/14/2022 8:44 AM

## City of Irwindale Employee Survey

4	too many non-commercial vehicles that drive too many miles	1/13/2022 5:46 PM
5	Extreme Heat	1/13/2022 5:42 PM
6	all	1/13/2022 5:42 PM
7	Homeless	12/17/2021 8:25 AM

## Q20 What are your thoughts for reducing pollution?

Answered: 22 Skipped: 40

#	RESPONSES	DATE
1	No comment	1/26/2022 8:12 AM
2	There are no pollution issues. Don't fix what does not need fixing regarding pollution. Keep status quo.	1/20/2022 11:01 AM
3	Electric cars	1/20/2022 9:52 AM
4	To take out of Irwindale the factories that make dangerous fumes.	1/19/2022 6:47 PM
5	e vehicles	1/19/2022 5:38 PM
6	Ask local business to recycle more and help the environment	1/19/2022 5:21 PM
7	having businesses implement safer protocols	1/19/2022 10:01 AM
8	Air quality in LA County is already high, so I'm not sure what can be done about that. Reducing vehicle trips by encouraging mass transit.	1/18/2022 10:19 AM
9	Reduce auto traffic. More trees and pleasant aesthetics to encourage people to want to keep neighborhoods clean and not litter.	1/14/2022 4:02 PM
10	I don't have any thoughts.	1/14/2022 6:15 AM
11	less trucks on the road	1/13/2022 6:06 PM
12	That be great. I guess people will walk around more if the environment is cleaner	1/13/2022 6:03 PM
13	Less traffic, incentivize carpool programs	1/13/2022 6:03 PM
14	Carpooling. Have employees stay local for lunch. Talk to surrounding businesses and ask them to provide discounts to city employees. We drive less and support local business.	1/13/2022 6:02 PM
15	Again provide more housing opportunities especially rental and ownership for "outsiders."	1/13/2022 5:47 PM
16	encourage walking and biking.	1/13/2022 5:46 PM
17	More electric vehicles	1/13/2022 5:43 PM
18	More Trees	1/13/2022 5:42 PM
19	Relying on professionals to reduce pollution.	1/13/2022 5:42 PM
20	It requires a multi policy approach and is a complex problem	1/6/2022 4:27 PM
21	Social consciousness.	1/4/2022 7:15 PM
22	No concern with pollution - same as rest of SO Cal	12/17/2021 8:25 AM

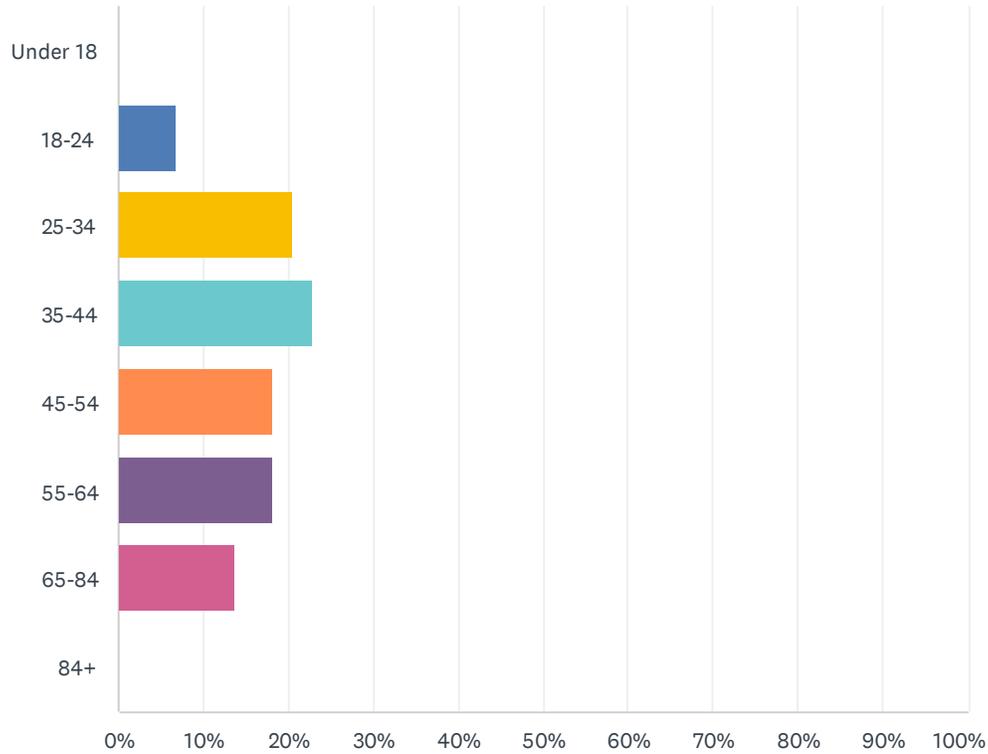
**Q21 Please tell us any other comments, thoughts or suggestions you have about the city environment around where you work. Please let us know your ideas and suggestions for any improvements in these topic areas.**

Answered: 8 Skipped: 54

#	RESPONSES	DATE
1	None at this time	1/20/2022 9:52 AM
2	We have clean environment	1/19/2022 3:20 PM
3	We could use more public trash cans, and empty them often so trash doesn't spill out.	1/14/2022 4:02 PM
4	None.	1/14/2022 6:15 AM
5	Fix the walk signals at the cross walk between the fruit store and church. It takes a while to walk so I have to travel to the other lights to get to the other side faster	1/13/2022 6:03 PM
6	More trees needed throughout City.	1/13/2022 5:47 PM
7	N/A	1/13/2022 5:43 PM
8	Thank you	1/13/2022 5:42 PM

## Q22 What is your age? Please select from the options below.

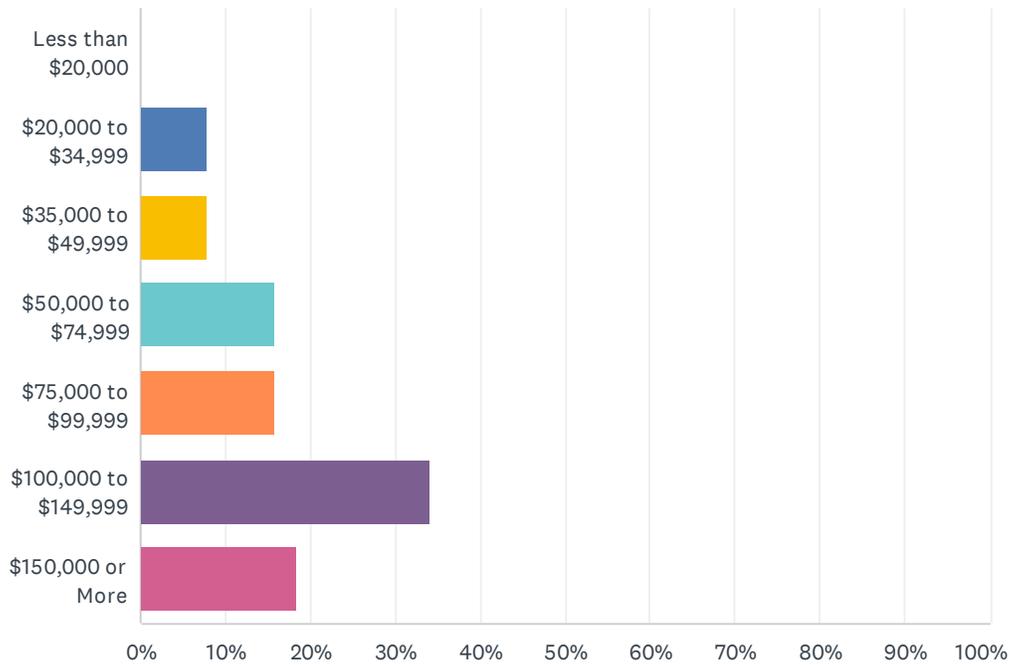
Answered: 44 Skipped: 18



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	6.82%	3
25-34	20.45%	9
35-44	22.73%	10
45-54	18.18%	8
55-64	18.18%	8
65-84	13.64%	6
84+	0.00%	0
<b>TOTAL</b>		<b>44</b>

## Q23 What is your total household income?

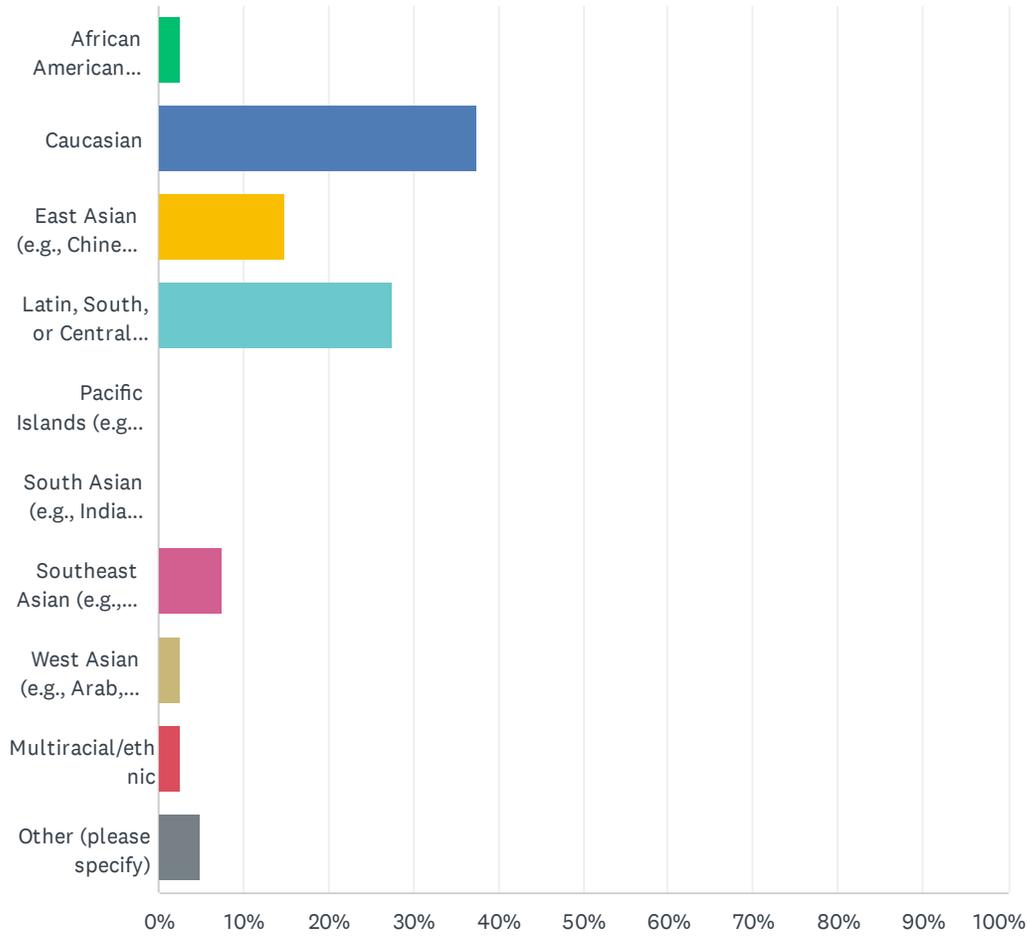
Answered: 38 Skipped: 24



ANSWER CHOICES	RESPONSES	
Less than \$20,000	0.00%	0
\$20,000 to \$34,999	7.89%	3
\$35,000 to \$49,999	7.89%	3
\$50,000 to \$74,999	15.79%	6
\$75,000 to \$99,999	15.79%	6
\$100,000 to \$149,999	34.21%	13
\$150,000 or More	18.42%	7
<b>TOTAL</b>		<b>38</b>

## Q24 Please indicate the group below which best applies to you.

Answered: 40 Skipped: 22



## City of Irwindale Employee Survey

ANSWER CHOICES	RESPONSES	
African American (Canadian, Caribbean African, or other Black)	2.50%	1
Caucasian	37.50%	15
East Asian (e.g., Chinese, Japanese, Korean)	15.00%	6
Latin, South, or Central American	27.50%	11
Pacific Islands (e.g., Fijian, Polynesian)	0.00%	0
South Asian (e.g., Indian, Pakistani, Sri Lankan, Bangladeshi)	0.00%	0
Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)	7.50%	3
West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)	2.50%	1
Multiracial/ethnic	2.50%	1
Other (please specify)	5.00%	2
<b>TOTAL</b>		<b>40</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	unknown	1/20/2022 9:52 AM
2	Hispanic	1/14/2022 12:22 PM

Q25 If you would like to be added to future Irwindale communication about these issues and the Environmental Justice Chapter, please include your contact information below. Otherwise, feel free to leave this section blank.

Answered: 3 Skipped: 59

ANSWER CHOICES	RESPONSES	
Name	100.00%	3
Company	0.00%	0
Address	100.00%	3
Address 2	0.00%	0
City/Town	100.00%	3
State/Province	100.00%	3
ZIP/Postal Code	100.00%	3
Country	0.00%	0
Email Address	100.00%	3
Phone Number	100.00%	3

#	NAME	DATE
1	SAHAK SAHAKIAN	1/19/2022 3:21 PM
2	Sarah Rocha	1/13/2022 6:03 PM
3	Frances Gilek	1/4/2022 8:33 AM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
1	5313 3RD STREET	1/19/2022 3:21 PM
2	8840 Aldrich St	1/13/2022 6:03 PM
3	4010 WHISTLER AVE	1/4/2022 8:33 AM

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
1	IRWINDALE	1/19/2022 3:21 PM
2	Pico Rivera	1/13/2022 6:03 PM
3	EL MONTE	1/4/2022 8:33 AM

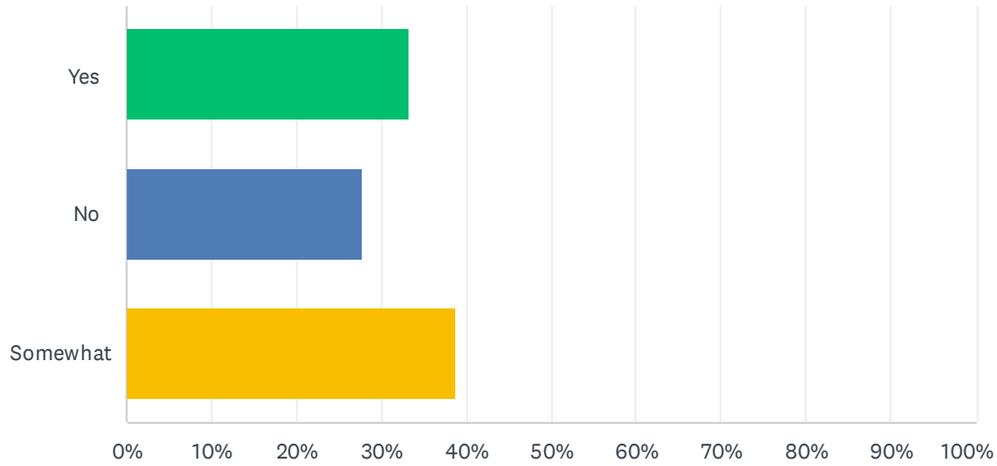
#	STATE/PROVINCE	DATE
1	CA	1/19/2022 3:21 PM
2	CA	1/13/2022 6:03 PM

City of Irwindale Employee Survey

3	United States	1/4/2022 8:33 AM
#	ZIP/POSTAL CODE	DATE
1	91706	1/19/2022 3:21 PM
2	90660	1/13/2022 6:03 PM
3	91732	1/4/2022 8:33 AM
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	sahak50@aol.com	1/19/2022 3:21 PM
2	srocha@irwindaleca.gov	1/13/2022 6:03 PM
3	fgilek@gmail.com	1/4/2022 8:33 AM
#	PHONE NUMBER	DATE
1	818-259-8290	1/19/2022 3:21 PM
2	3237180829	1/13/2022 6:03 PM
3	6263050392	1/4/2022 8:33 AM

## Q1 Do you feel safe getting around your neighborhood?

Answered: 18 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	33.33%	6
No	27.78%	5
Somewhat	38.89%	7
<b>TOTAL</b>		<b>18</b>

## Q2 If you answered "No" or "Somewhat" to question #1, where in your community do you not feel safe and why?

Answered: 11 Skipped: 8

#	RESPONSES	DATE
1	Too many homeless people lingering at the Park.	2/4/2022 3:37 PM
2	Park Crosswalk Irwindale Ave Irwindale Metro Station AM/PM Baca St. Transit extended parking	1/20/2022 7:24 PM
3	Public spaces.	1/19/2022 4:00 PM
4	Shootings raids	1/19/2022 3:58 PM
5	Train station	1/18/2022 6:10 AM
6	Too many gunshots in my neighborhood over the past 16 years.	1/17/2022 2:58 PM
7	My street is dimly lit and has certain people I am uncomfortable around living or visiting there often.	1/14/2022 5:36 PM
8	The medium that is on Irwindale Ave just before Arrow Hwy has plants that most of the time is overgrown and it obscures my vision when making a left onto my street (Hidalgo).	1/14/2022 10:19 AM
9	Certain locations do not have enough lighting or sidewalk access.	1/13/2022 5:43 PM
10	A pedestrian friendly walk path throughout the city, with some lighting. Some of the areas in the city are not well illuminated.	1/13/2022 5:37 PM
11	Around the parks, bus stop where homeless sleep.	12/13/2021 5:54 PM

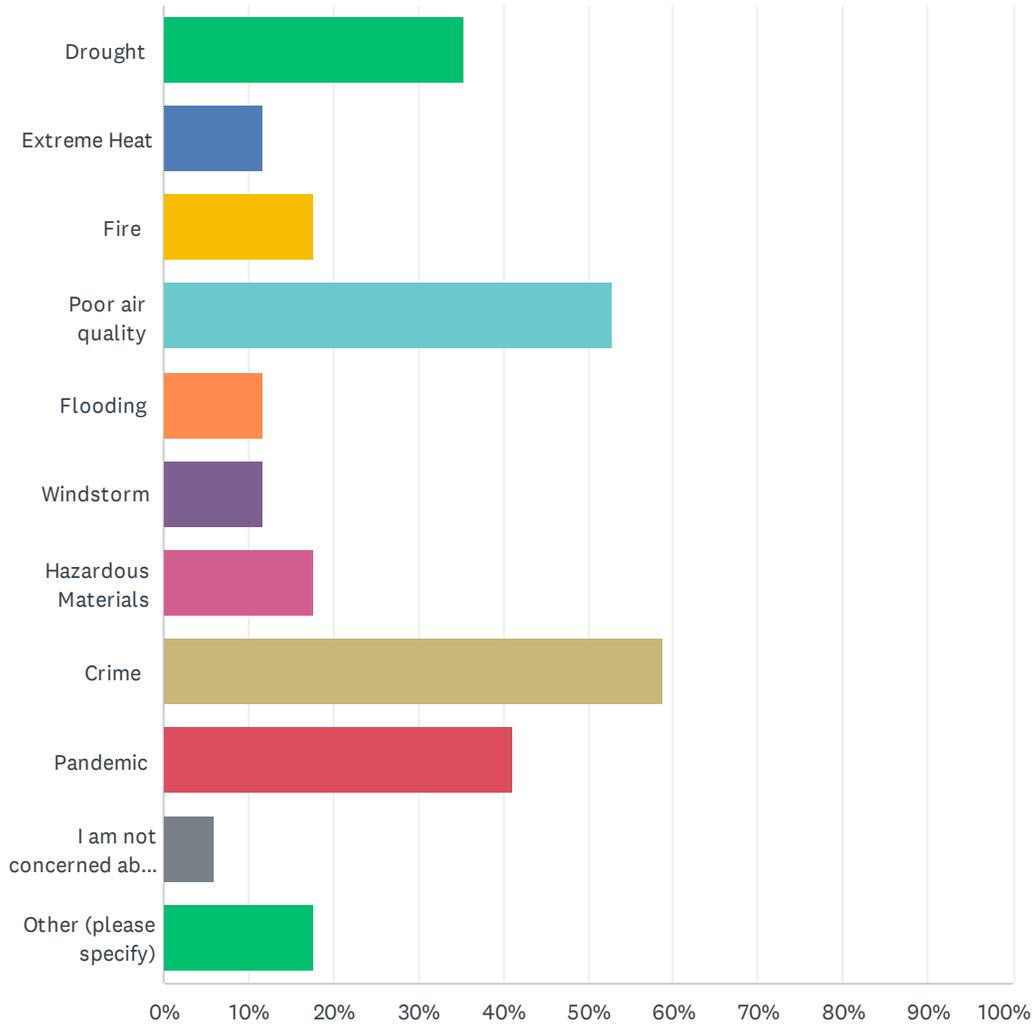
### Q3 What are your ideas for improving safety?

Answered: 13 Skipped: 6

#	RESPONSES	DATE
1	Foot patrol more around the park for safety. They are sometimes near the restroom by the pool. Not a safe feeling of being safe.	2/4/2022 3:37 PM
2	More police More lightning in the park Crosswalk lights Neighborhood watch Paid parking permit	1/20/2022 7:24 PM
3	Police and Justice system with consequences.	1/19/2022 4:00 PM
4	Stop the corruption	1/19/2022 3:58 PM
5	cleaning up the homeless encampments	1/18/2022 6:10 AM
6	More patrols at night and into the early mornings.	1/17/2022 2:58 PM
7	Better street lights and more patrols down small or less populated streets.	1/14/2022 5:36 PM
8	Take the plants out of the medium so that us shorter people's vision is not obscured.	1/14/2022 10:19 AM
9	Maybe we could have a community watch	1/14/2022 8:51 AM
10	Adding more light structures around City Limits and changing to LED lights.	1/13/2022 5:43 PM
11	Safety is something that requires individuals to be vigilant of their surrounding and speaking up when they see something that is of concern.	1/13/2022 5:37 PM
12	Better lit streets	1/13/2022 5:36 PM
13	More police patrolling.	12/13/2021 5:54 PM

## Q4 What hazards are you most concerned about?

Answered: 17 Skipped: 2



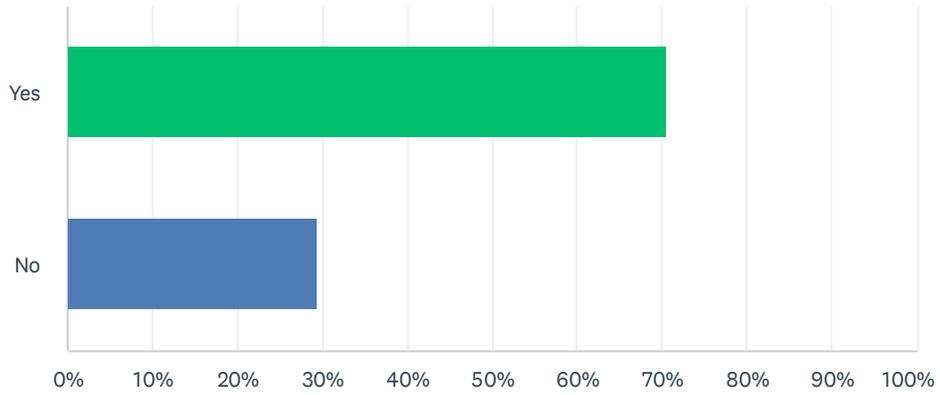
City of Irwindale Community Survey

ANSWER CHOICES	RESPONSES	
Drought	35.29%	6
Extreme Heat	11.76%	2
Fire	17.65%	3
Poor air quality	52.94%	9
Flooding	11.76%	2
Windstorm	11.76%	2
Hazardous Materials	17.65%	3
Crime	58.82%	10
Pandemic	41.18%	7
I am not concerned about hazards	5.88%	1
Other (please specify)	17.65%	3
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	People not masking up.	2/4/2022 3:37 PM
2	Transit extended parking in streets	1/20/2022 7:24 PM
3	Homes that are in the covenant are restricted to do anything with the home because the City Irwindale are also assuming joint ownership without	1/14/2022 8:51 AM

## Q5 Are you and your family usually able to get fresh fruits and vegetables and other healthy food?

Answered: 17 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	70.59%	12
No	29.41%	5
TOTAL		17

## Q6 If you answered "No" to question #5, what are your thoughts for improving access to healthy foods?

Answered: 4 Skipped: 15

#	RESPONSES	DATE
1	There is a produce stand in the City; however, we stopped going there because the produce was horrible. There is a new owner but we have not attempted to get produce from them just yet. We have to drive 3 miles into other cities to go shopping or shop online for produce.	1/17/2022 3:02 PM
2	COMMUNITY GARDEN	1/14/2022 8:52 AM
3	Opening more markets with organic supply near residential areas.	1/13/2022 5:44 PM
4	Since Irwindale does not have a market, these items are readily available in neighboring communities. It would be wonderful to have a farmers market for fresh produce.	1/13/2022 5:41 PM

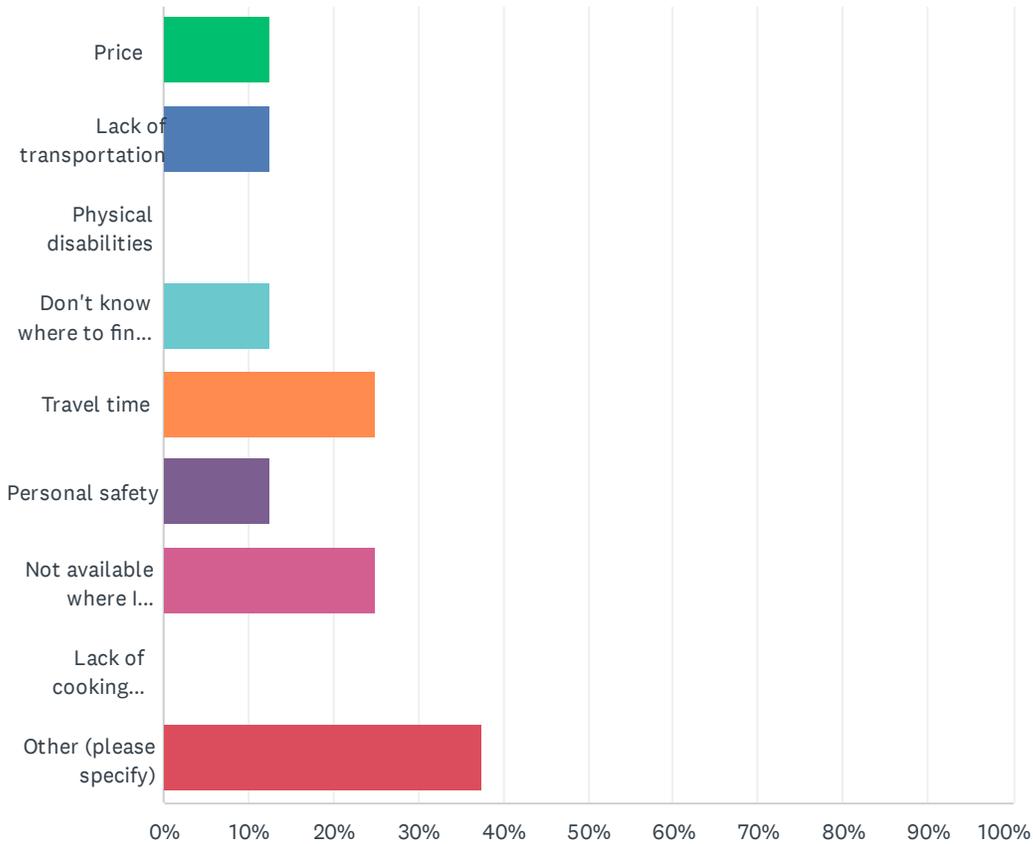
## Q7 If you answered "No" to question #5, what types of healthy foods would you like to get but can't and why?

Answered: 4 Skipped: 15

#	RESPONSES	DATE
1	Fruits & Vegetables	1/17/2022 3:02 PM
2	ORGANIC FRUITS AND VEGETABLES BECAUSE I AM ON A FIXED INCOME	1/14/2022 8:52 AM
3	Accessibility.	1/13/2022 5:44 PM
4	More organic food options at a reasonable price. There are a lot of fast food restaurants in the area, with inexpensive unhealthy options. Healthier options would be appreciated.	1/13/2022 5:41 PM

### Q8 What prevents you and your family from getting healthy food? Please check all that apply.

Answered: 8 Skipped: 11



ANSWER CHOICES	RESPONSES
Price	12.50% 1
Lack of transportation	12.50% 1
Physical disabilities	0.00% 0
Don't know where to find it	12.50% 1
Travel time	25.00% 2
Personal safety	12.50% 1
Not available where I regularly shop	25.00% 2
Lack of cooking equipment	0.00% 0
Other (please specify)	37.50% 3
Total Respondents: 8	

#	OTHER (PLEASE SPECIFY)	DATE
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## City of Irwindale Community Survey

1	No stores!	2/2/2022 3:30 PM
2	Local availability. We do not have a market in the City.	1/13/2022 5:41 PM
3	I don't like healthy food.	1/13/2022 5:37 PM

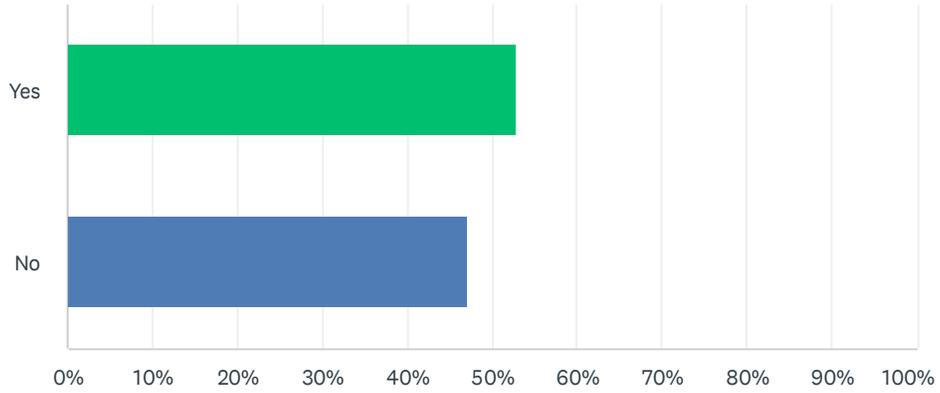
## Q9 What would allow or encourage you to eat healthy foods?

Answered: 9 Skipped: 10

#	RESPONSES	DATE
1	Stop building businesses and bring a small store to the City!	2/2/2022 3:30 PM
2	Community garden	1/20/2022 7:25 PM
3	Stores that are closer and provide high quality fruits and vegetables that aren't halfway spoiled.	1/17/2022 3:02 PM
4	A farmer's market or flea market would be fun! Possibly a city wide event where people from the city or outside can rent stalls and sell goods.	1/14/2022 5:38 PM
5	My Diabetes	1/14/2022 10:51 AM
6	Being able to live a long life.	1/14/2022 10:20 AM
7	ACCESS TO QUALITY FRUITS AND VEGETBLES	1/14/2022 8:52 AM
8	Healthier options at local restaurants and reasonably priced healthier food options.	1/13/2022 5:41 PM
9	Nothing	1/13/2022 5:37 PM

## Q10 Are you and your family usually able to walk and/or bicycle as much as you would like?

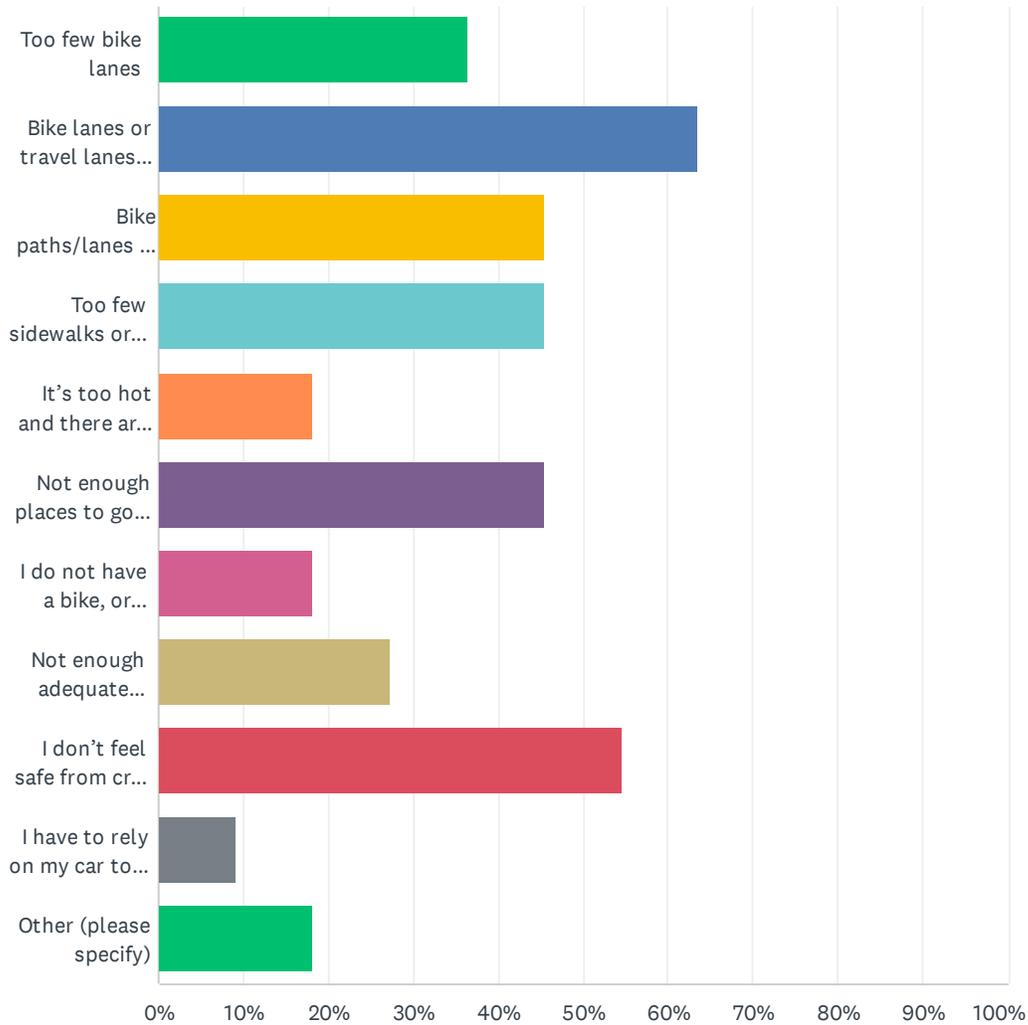
Answered: 17 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	52.94%	9
No	47.06%	8
TOTAL		17

### Q11 If you answered "No" to question #10, what prevents you and your family from walking/biking? Please check all that apply.

Answered: 11 Skipped: 8



City of Irwindale Community Survey

ANSWER CHOICES	RESPONSES	
Too few bike lanes	36.36%	4
Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks	63.64%	7
Bike paths/lanes are not predictable or continuous	45.45%	5
Too few sidewalks or sidewalks are too narrow	45.45%	5
It's too hot and there are too few trees for shade	18.18%	2
Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to	45.45%	5
I do not have a bike, or there are no places to get my bike fixed	18.18%	2
Not enough adequate bicycle parking in my community	27.27%	3
I don't feel safe from crime when I bike or walk	54.55%	6
I have to rely on my car to save time and/or make multiple trips a day	9.09%	1
Other (please specify)	18.18%	2
Total Respondents: 11		

#	OTHER (PLEASE SPECIFY)	DATE
1	Same question as last survey and nothing has been done!	2/2/2022 3:32 PM
2	I hate bikes and people who ride bikes, especially on the sidewalk where it is against the Irwindale Municipal Code to ride a bike.	1/17/2022 3:03 PM

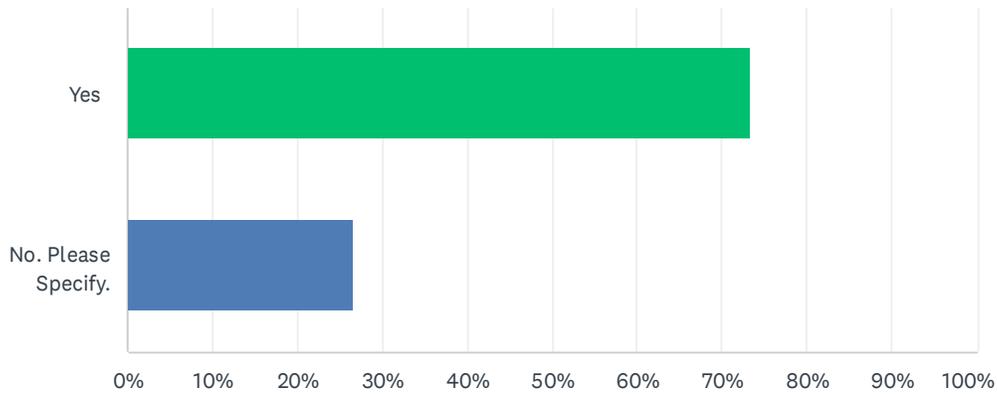
## Q12 Please tell us what would encourage you to walk or ride your bike more?

Answered: 13 Skipped: 6

#	RESPONSES	DATE
1	More police patrols clean up the trees fix side walks!	2/2/2022 3:32 PM
2	Community sponsored events.	2/2/2022 3:24 PM
3	Bike trail Walking trail Pass to use Santa Fe Dam Skate Park walk trail resurfaced. The surface is unlevel	1/20/2022 7:29 PM
4	Slower traffic	1/19/2022 4:00 PM
5	bike safety seminar, ride your bike day (community outreach, bike raffle, seeing officers on bikes, safety gear	1/18/2022 6:16 AM
6	Nice walking paths with lots of trees.	1/17/2022 3:03 PM
7	Better lighting within the city as well as shade on side walks where it's incredibly exposed.	1/14/2022 5:39 PM
8	To improve my health.	1/14/2022 10:22 AM
9	To afford a bicycle	1/14/2022 8:55 AM
10	More spacious sidewalks.	1/13/2022 5:45 PM
11	Bike paths and walk paths that are will illuminated, easily accessible, and continuous.	1/13/2022 5:42 PM
12	Getting out of work earlier.	1/13/2022 5:38 PM
13	More police patrol.	12/13/2021 5:56 PM

### Q13 Do you use the parks or recreation programs in Irwindale?

Answered: 15 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	73.33%	11
No. Please Specify.	26.67%	4
<b>TOTAL</b>		<b>15</b>

#	NO. PLEASE SPECIFY.	DATE
1	Not interested	1/19/2022 4:03 PM
2	I did at one time. not sure why I stopped.	1/14/2022 10:57 AM
3	No interest	1/13/2022 5:46 PM
4	Classes offered are filled, time offered do not allow participation, need more teen programing.	1/13/2022 5:44 PM

## Q14 What would encourage you to use the parks and its programs?

Answered: 9 Skipped: 10

#	RESPONSES	DATE
1	More programming for boys Update skate park trail resurface	1/20/2022 7:32 PM
2	Good customer service	1/19/2022 4:01 PM
3	new fun and exciting classes or programs	1/18/2022 6:19 AM
4	More exercise programs.	1/17/2022 3:13 PM
5	More diverse programs that are up-to-date. Programs relating to technology such as 3D printing or videogames are in high demand in other areas.	1/14/2022 5:41 PM
6	My Grandchildren.	1/14/2022 10:24 AM
7	Yes, we have access to beautiful parks around us	1/14/2022 9:02 AM
8	see #13 above	1/13/2022 5:44 PM
9	Already do.	1/13/2022 5:39 PM

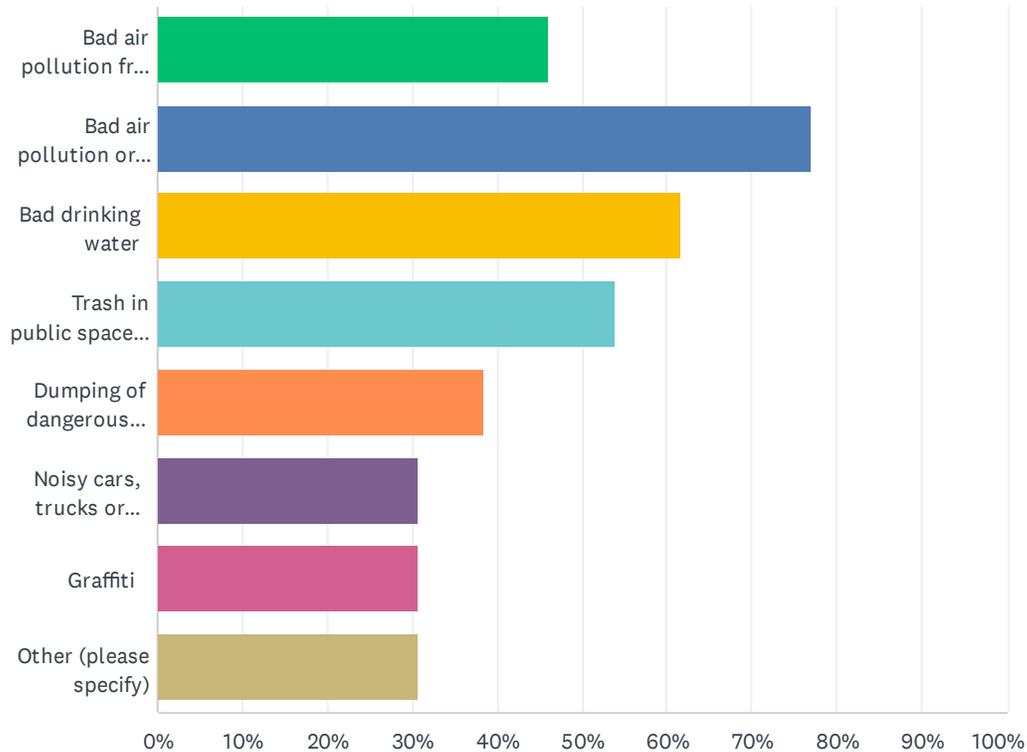
## Q15 What is your principal health concern?

Answered: 11 Skipped: 8

#	RESPONSES	DATE
1	Exercising regularly.	2/4/2022 3:38 PM
2	N/A	1/20/2022 7:32 PM
3	Keeping fit	1/19/2022 4:01 PM
4	healthy living all together, staying active and eating healthy	1/18/2022 6:19 AM
5	Healthy eating	1/17/2022 3:13 PM
6	People refusing to wear masks and the poor air quality.	1/14/2022 5:41 PM
7	Diabetes	1/14/2022 10:57 AM
8	Being a Diabetic.	1/14/2022 10:24 AM
9	Living with mold in my home and rat infestation in walls and attic	1/14/2022 9:02 AM
10	physical exercise	1/13/2022 5:44 PM
11	None	1/13/2022 5:39 PM

### Q16 Which, if any, pollution problems are you concerned about in your community or neighborhood? Please check all that apply.

Answered: 13 Skipped: 6



ANSWER CHOICES	RESPONSES	
Bad air pollution from cars and trucks	46.15%	6
Bad air pollution or dangerous fumes from industrial land uses or other type of use	76.92%	10
Bad drinking water	61.54%	8
Trash in public spaces or vacant lots	53.85%	7
Dumping of dangerous chemicals	38.46%	5
Noisy cars, trucks or airplanes	30.77%	4
Graffiti	30.77%	4
Other (please specify)	30.77%	4
Total Respondents: 13		

#	OTHER (PLEASE SPECIFY)	DATE
1	New fountains	2/4/2022 3:38 PM
2	hazard wasted being dump in land fields with no supervision	1/14/2022 9:02 AM
3	Faucit water is terrible!	1/13/2022 5:46 PM

City of Irwindale Community Survey

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4

The homeless setting up camp in parking lots within the city.

1/13/2022 5:39 PM

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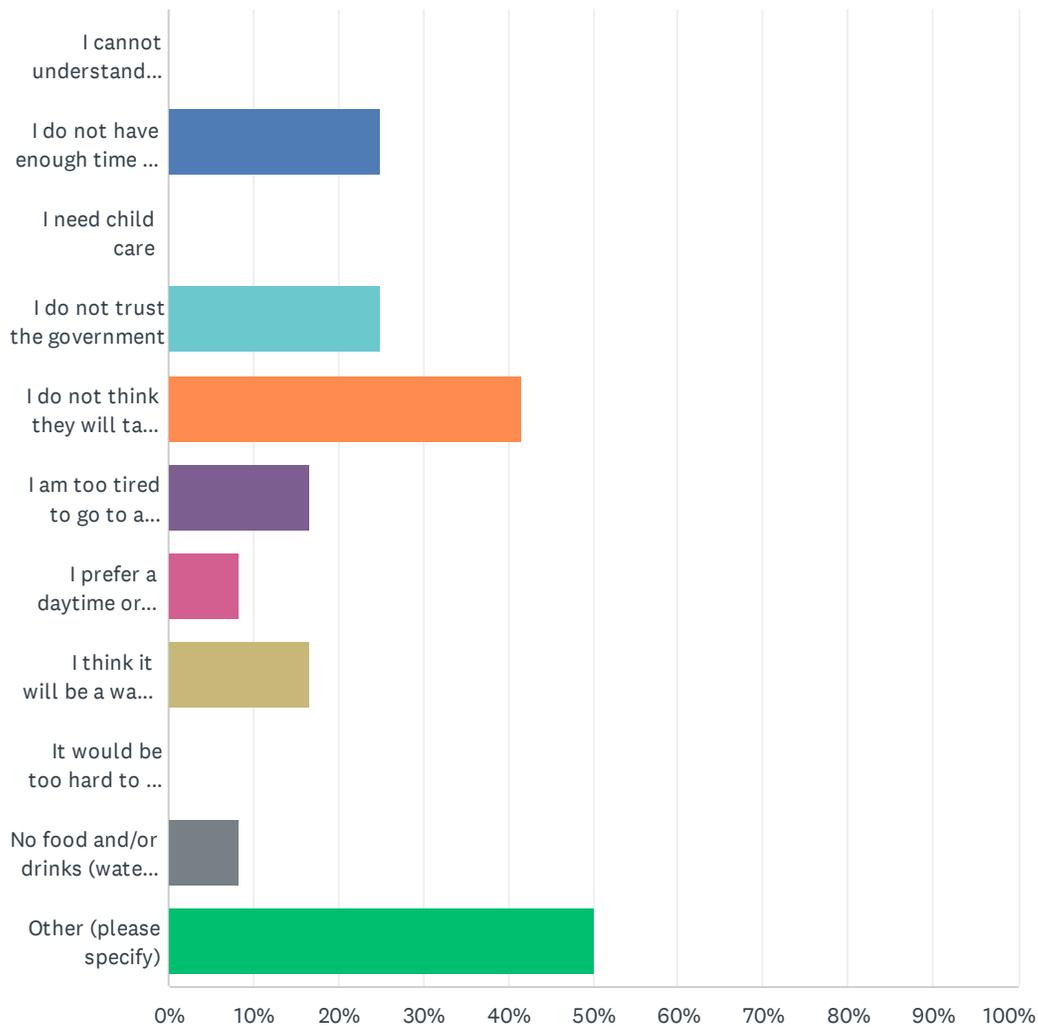
## Q17 What are your thoughts for reducing pollution?

Answered: 5 Skipped: 14

#	RESPONSES	DATE
1	N/A	1/20/2022 7:32 PM
2	PLEASE HELP WE ARE ALL DIEING OF CANCER	1/19/2022 4:01 PM
3	Reducing truck traffic or requiring trucks to run on CNG or other renewable energy.	1/17/2022 3:13 PM
4	Making streets and sidewalks more pedestrian or biker friendly and fixing the water mains.	1/14/2022 5:41 PM
5	compliance and accountability	1/14/2022 9:02 AM

# Q18 Which, if any, reasons prevent you from attending a community meeting or public hearing to talk about the things that could make life better or worse in your community?

Answered: 12 Skipped: 7



City of Irwindale Community Survey

ANSWER CHOICES	RESPONSES
I cannot understand English	0.00% 0
I do not have enough time – too busy	25.00% 3
I need child care	0.00% 0
I do not trust the government	25.00% 3
I do not think they will take my opinions seriously	41.67% 5
I am too tired to go to a meeting after work	16.67% 2
I prefer a daytime or weekend meeting	8.33% 1
I think it will be a waste of time	16.67% 2
It would be too hard to get to the meeting	0.00% 0
No food and/or drinks (water, juice, snacks) at meetings	8.33% 1
Other (please specify)	50.00% 6
Total Respondents: 12	

#	OTHER (PLEASE SPECIFY)	DATE
1	Want to see Zoom Meetings continue.	2/4/2022 3:41 PM
2	The bashing from Dena Zepeda and Carmen Roman. City council doesn't support city staff. I don't trust the City Council	1/20/2022 7:44 PM
3	Pandemic and social distancing concerns	1/14/2022 5:44 PM
4	Not enough advertising	1/14/2022 9:57 AM
5	The meetings appear to be monopolized by a few individuals who do not allow the opinions of all residents to be heard. Many times these individuals speak on behalf of the community, and as a community member, they do not represent me or my values or principles. The city council should not allow these individuals to speak on behalf of others, their opinions should be seen as that, their own opinions and not the opinion of the entire community. It is a very unfriendly, rude, and intimidating environment.	1/13/2022 5:54 PM
6	I regularly attend	1/13/2022 5:47 PM

## Q19 What are your suggestions for creating more involvement with City decisions?

Answered: 10 Skipped: 9

#	RESPONSES	DATE
1	Hold town meetings get resident concerns in person.	2/4/2022 3:41 PM
2	Have a city employee come and talk to us advocates.	2/2/2022 3:34 PM
3	Advanced notification of meetings. Have meeting notes available to read on City website.	2/2/2022 3:27 PM
4	Positive attitude for the community and for the council listen to all the residents. The continue use of zoom to attend meetings	1/20/2022 7:44 PM
5	Town hall meetings	1/19/2022 4:02 PM
6	have them during a community event (farmers market),	1/18/2022 6:23 AM
7	Possibly moving to online systems to collect data or mailing papers with information and inquiries for city decisions.	1/14/2022 5:44 PM
8	Props available to see what is possibly available in other cities and what would it would take to attain the goal.	1/14/2022 9:57 AM
9	Keep to the time limits established under the meeting guidelines, prohibit time from being donated (how it is permissible to donate time if you are not present at the meeting; one should have to be present in order to donate their time), understanding that everyone is entitled to their own opinion; the comments brought before the governing body should be addressed to the council. I do not feel that the council considers what is in the best interest of the entire community and instead is subjected to being bullied by a few individuals.	1/13/2022 5:54 PM
10	What is best	1/13/2022 5:47 PM

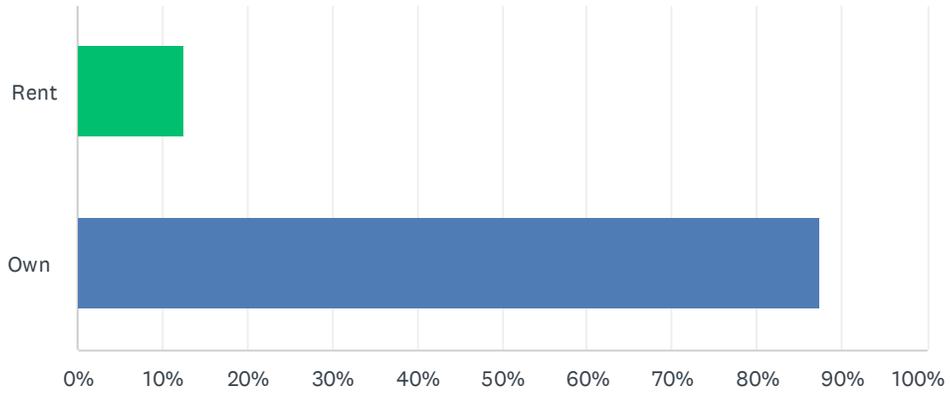
**Q20 Please tell us any other comments, thoughts or suggestions you have about your environment and community. Please let us know your ideas for improvements the City and community can make.**

Answered: 9 Skipped: 10

#	RESPONSES	DATE
1	1. All Senior Center staff should be vaccinated if they are not. 2. Senior Center Facility should be checked for temperature and vaccinations. 3. Enforce people/teachers to require students to wear masks over mouth and nose. Many are not complying and nobody holds them accountable. Some are not vaccinated seniors!!!	2/4/2022 3:41 PM
2	This survey should be made public and sent to all City residents.	2/2/2022 3:34 PM
3	Have up-to-date website. Not only for City Hall but also Recreation Center and especially Senior Center where leave posted old fluers and don't post new or upcoming events ahead of time. Missed Senior events due to not updated website. Should review weekly and delete pass event and post upcoming events.	2/2/2022 3:27 PM
4	Keep the Senior Center open in the evening for the younger Seniors who are still working. New workout equipment for the Seniors. More funds for community service department. It's to enhance the great programs they offer. Have a couple of Saturday class at the gym. Maybe offer a personal trainer to properly use weights.	1/20/2022 7:44 PM
5	Build a cancer foundation with business for residents	1/19/2022 4:02 PM
6	We need more youth programs, dance classes, karate, host tournaments, and competitions. Use our facilities for bigger events.	1/18/2022 6:23 AM
7	Accountability from the city regarding co-ownership of properties on a covenant, when properties are in danger of hazard substances substances, including black mold and rat infestation.	1/14/2022 9:57 AM
8	There is a disconnect in the age groups represented in the community. There is a heavy emphasis placed on the elderly and then the youth, but what about the middle age group? We are a diverse community, with different back grounds, yet the council is a male dominated body and lack female representation and a more diverse age group.	1/13/2022 5:54 PM
9	Better lit streets, get rid of the old electric poles and put electric lines underground, get rid of skunks and re-locate the coyotes.	1/13/2022 5:52 PM

## Q21 Do you currently own or rent your home?

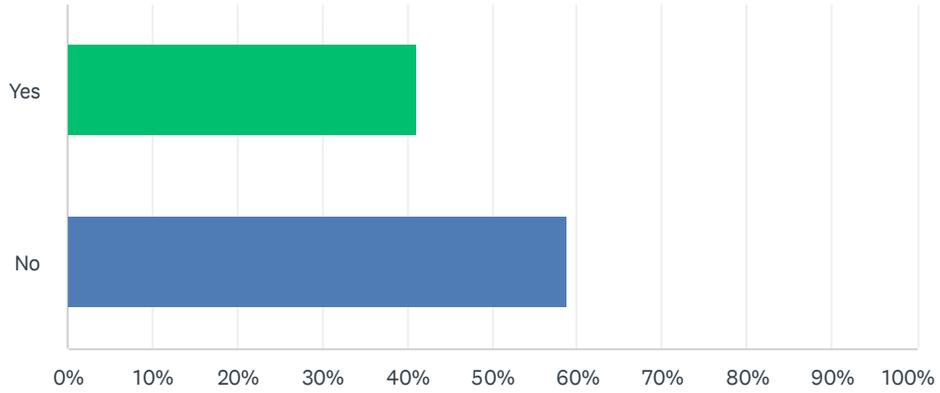
Answered: 16 Skipped: 3



ANSWER CHOICES	RESPONSES	
Rent	12.50%	2
Own	87.50%	14
TOTAL		16

## Q22 Do you believe the City of Irwindale has an adequate supply of multifamily housing?

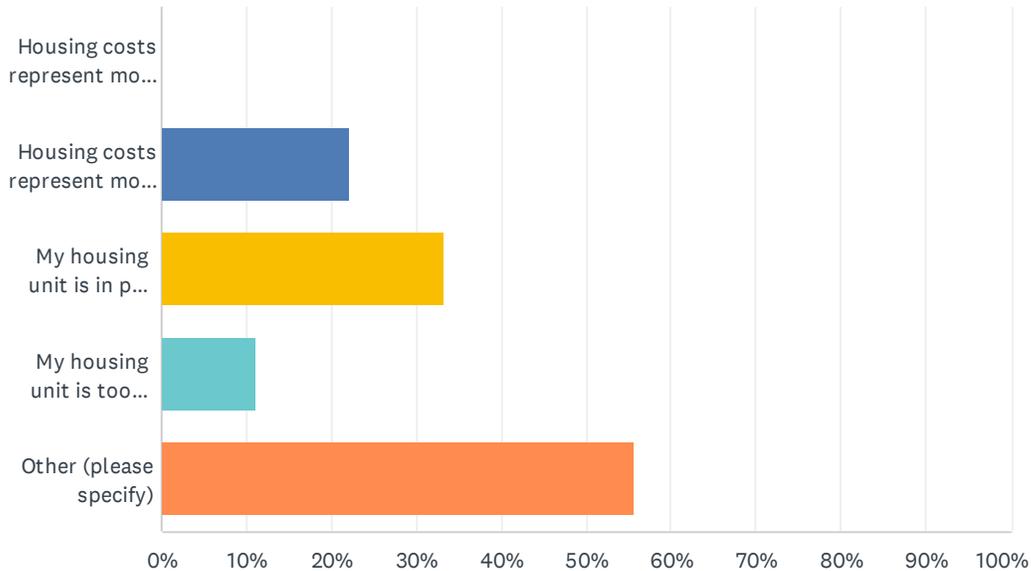
Answered: 17 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	41.18%	7
No	58.82%	10
TOTAL		17

## Q23 If you are currently experiencing any type of housing problems? Please check all that apply.

Answered: 9 Skipped: 10

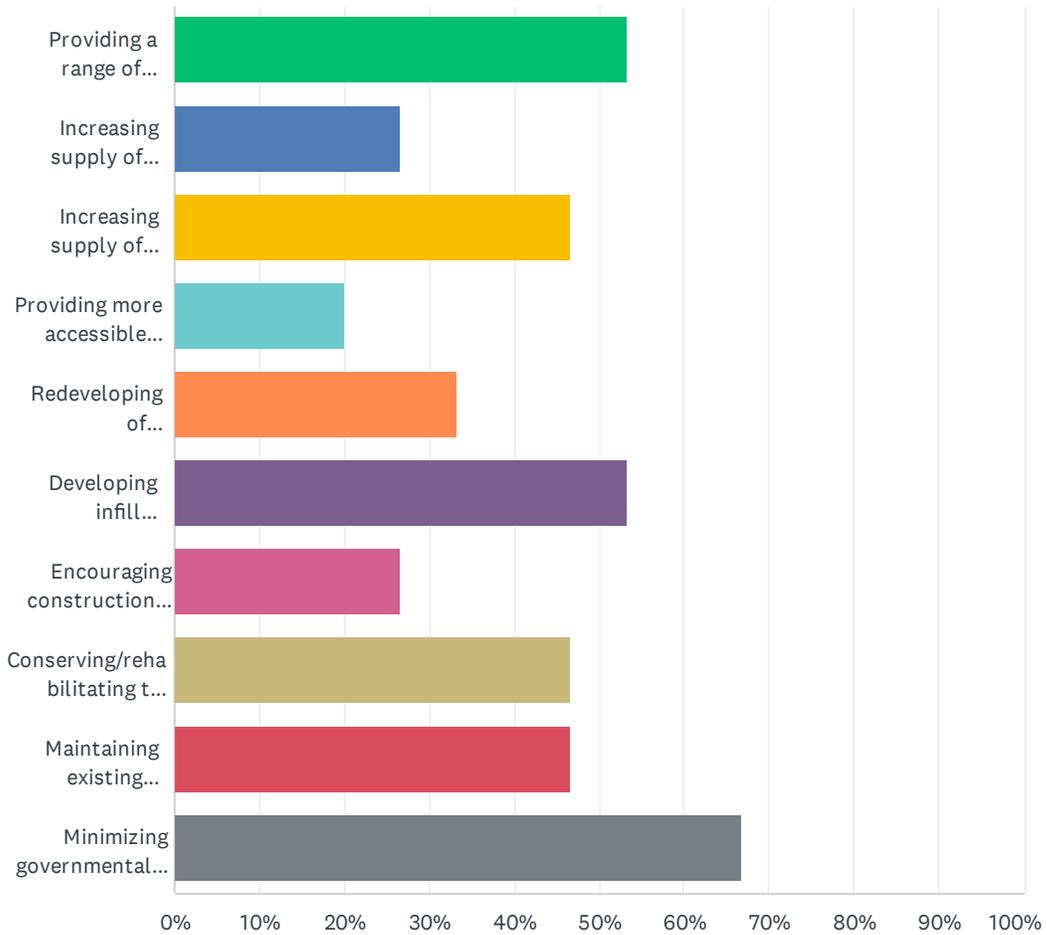


ANSWER CHOICES	RESPONSES	
Housing costs represent more than 30 percent of my income combined with the income of other household members	0.00%	0
Housing costs represent more than 50 percent of my income combined with the income of other household members	22.22%	2
My housing unit is in poor condition	33.33%	3
My housing unit is too small for the size of my household	11.11%	1
Other (please specify)	55.56%	5
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	My housing unit is poor quality/workmanship!	2/4/2022 3:42 PM
2	Yes, pollution	2/2/2022 3:35 PM
3	Poorly made home cost me thousands to rectify. Did inspector pass? Example roof put on wrong till this day by original contractor. Poor electricity, build strong homes.	2/2/2022 3:28 PM
4	Empty lot next door bringing down my value n leaves clogging my drains n damaging my roof.	1/19/2022 4:06 PM
5	For family member in need of senior low income housing	1/14/2022 10:01 AM

## Q24 Which of the following should be priorities for the Housing Element? Please check all that apply.

Answered: 15 Skipped: 4

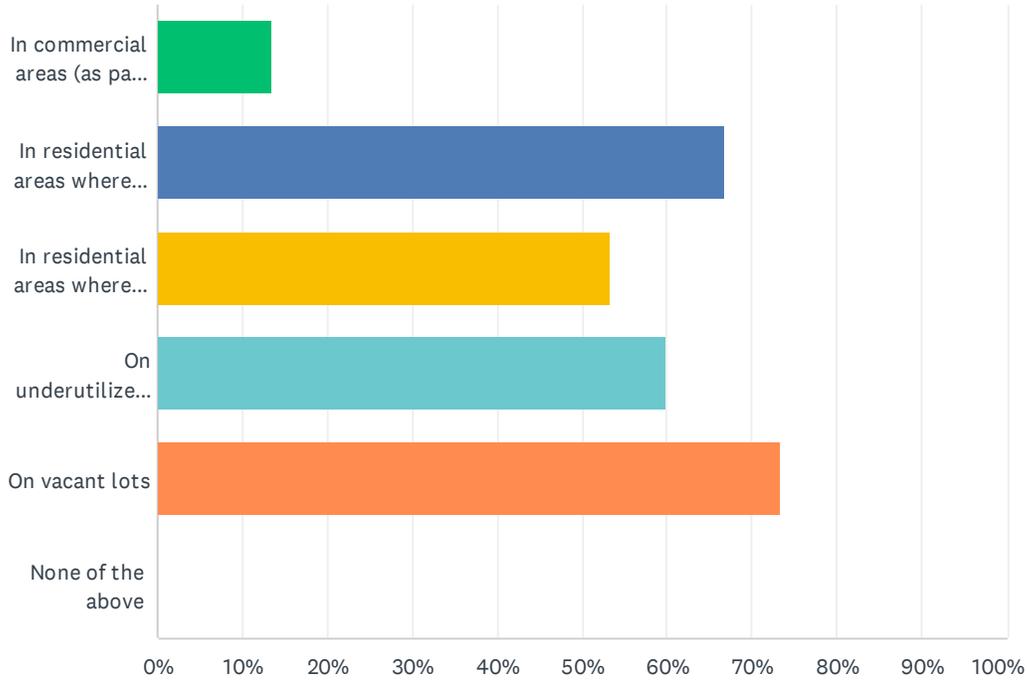


## City of Irwindale Community Survey

ANSWER CHOICES	RESPONSES	
Providing a range of affordable housing opportunities	53.33%	8
Increasing supply of housing for seniors	26.67%	4
Increasing supply of multifamily housing, such as apartments or condominiums	46.67%	7
Providing more accessible housing for people with disabilities and/or special needs	20.00%	3
Redeveloping of underutilized parcels in commercial areas to include housing	33.33%	5
Developing infill residential units on vacant or under-utilized parcels in residential areas	53.33%	8
Encouraging construction of Accessory Dwelling Units (ADUs) on single-family lots	26.67%	4
Conserving/rehabilitating the existing housing stock	46.67%	7
Maintaining existing neighborhood character	46.67%	7
Minimizing governmental constraints to development or maintenance of housing	66.67%	10
Total Respondents: 15		

## Q25 What areas in Irwindale are appropriate for new housing? Please check all that apply.

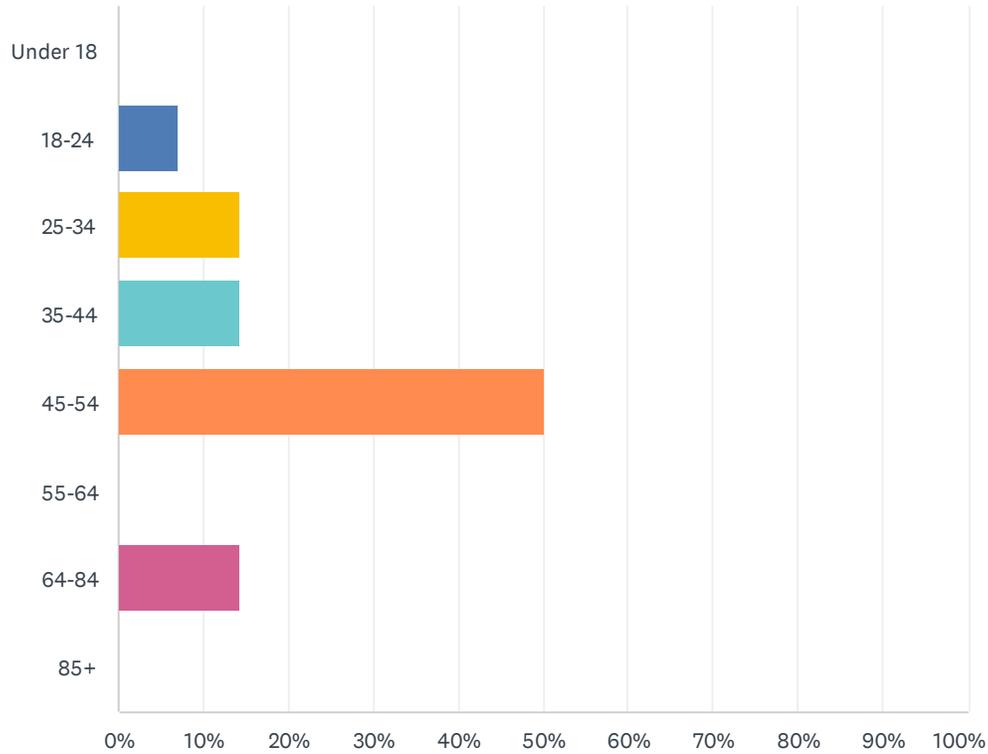
Answered: 15 Skipped: 4



ANSWER CHOICES	RESPONSES	
In commercial areas (as part of a new mixed-use developments)	13.33%	2
In residential areas where infill units similar to existing units can be built	66.67%	10
In residential areas where higher-density housing (e.g., townhouses, apartments, condominiums) can be added to mix in with existing housing	53.33%	8
On underutilized lots, where additional development could be accommodated	60.00%	9
On vacant lots	73.33%	11
None of the above	0.00%	0
Total Respondents: 15		

## Q26 What is your age? Please select from the options below.

Answered: 14 Skipped: 5



ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	7.14% 1
25-34	14.29% 2
35-44	14.29% 2
45-54	50.00% 7
55-64	0.00% 0
64-84	14.29% 2
85+	0.00% 0
<b>TOTAL</b>	<b>14</b>

**Q27** In addition to yourself, how many other persons under 18 years old share your dwelling unit with you. Enter 0 if you live alone.

Answered: 14 Skipped: 5

#	RESPONSES	DATE
1	0	2/4/2022 3:43 PM
2	2	2/2/2022 3:35 PM
3	1	2/2/2022 3:28 PM
4	2	1/20/2022 7:47 PM
5	1	1/19/2022 4:06 PM
6	4	1/19/2022 11:21 AM
7	4	1/18/2022 6:26 AM
8	0	1/17/2022 3:16 PM
9	One minor.	1/14/2022 5:47 PM
10	0	1/14/2022 10:28 AM
11	0	1/14/2022 10:13 AM
12	1	1/13/2022 5:56 PM
13	1	1/13/2022 5:55 PM
14	0	1/13/2022 5:48 PM

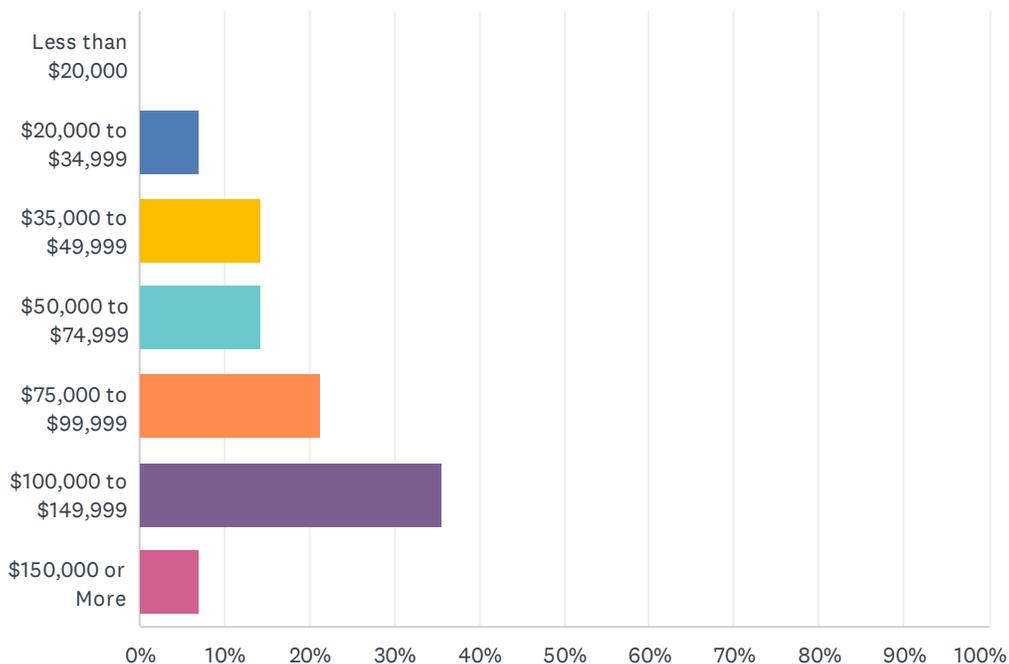
Q28 In addition to yourself, how many other persons aged 18 and over share your dwelling unit with you. Enter 0 if you live alone.

Answered: 14 Skipped: 5

#	RESPONSES	DATE
1	1	2/4/2022 3:43 PM
2	2	2/2/2022 3:35 PM
3	2	1/20/2022 7:47 PM
4	1	1/19/2022 4:06 PM
5	1	1/19/2022 11:21 AM
6	1	1/18/2022 6:26 AM
7	4	1/17/2022 3:16 PM
8	2 adults other than myself.	1/14/2022 5:47 PM
9	4	1/14/2022 11:09 AM
10	1	1/14/2022 10:28 AM
11	3	1/14/2022 10:13 AM
12	1	1/13/2022 5:56 PM
13	0	1/13/2022 5:55 PM
14	1	1/13/2022 5:48 PM

## Q29 What is your total household income?

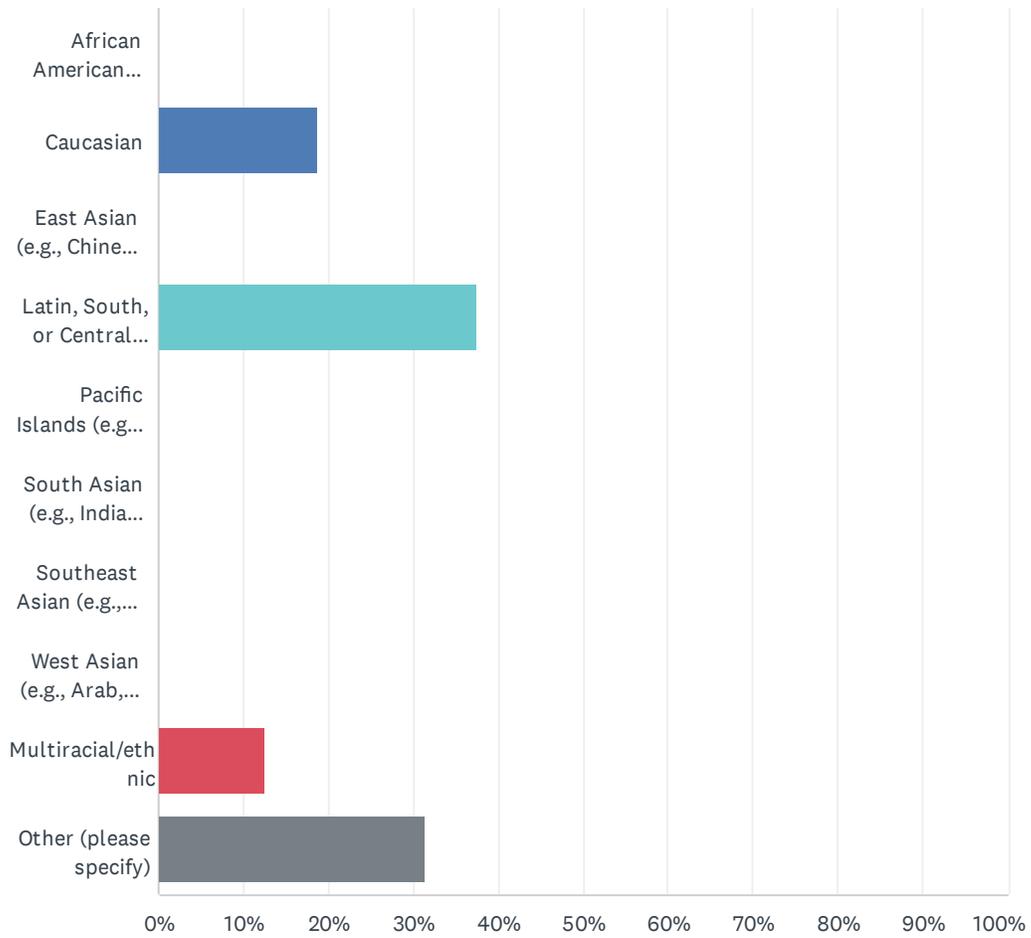
Answered: 14 Skipped: 5



ANSWER CHOICES	RESPONSES	
Less than \$20,000	0.00%	0
\$20,000 to \$34,999	7.14%	1
\$35,000 to \$49,999	14.29%	2
\$50,000 to \$74,999	14.29%	2
\$75,000 to \$99,999	21.43%	3
\$100,000 to \$149,999	35.71%	5
\$150,000 or More	7.14%	1
<b>TOTAL</b>		<b>14</b>

### Q30 Please indicate the group below which best applies to you.

Answered: 16 Skipped: 3



City of Irwindale Community Survey

ANSWER CHOICES	RESPONSES
African American (Canadian, Caribbean African, or other Black)	0.00% 0
Caucasian	18.75% 3
East Asian (e.g., Chinese, Japanese, Korean)	0.00% 0
Latin, South, or Central American	37.50% 6
Pacific Islands (e.g., Fijian, Polynesian)	0.00% 0
South Asian (e.g., Indian, Pakistani, Sri Lankan, Bangladeshi)	0.00% 0
Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)	0.00% 0
West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)	0.00% 0
Multiracial/ethnic	12.50% 2
Other (please specify)	31.25% 5
<b>TOTAL</b>	<b>16</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Caucasian and Latin, South, or Central American	2/4/2022 3:43 PM
2	American	1/20/2022 7:47 PM
3	None of your business	1/19/2022 4:07 PM
4	Hispanic	1/14/2022 10:28 AM
5	Hispanic/Mexican American	1/14/2022 10:13 AM

**Q31** If you would like to be added to future Irwindale communication about these issues and the Environmental Justice Chapter, please include your contact information below. Otherwise, feel free to leave this section blank.

Answered: 2 Skipped: 17

ANSWER CHOICES	RESPONSES	
Name	100.00%	2
Company	0.00%	0
Address	100.00%	2
Address 2	0.00%	0
City/Town	100.00%	2
State/Province	100.00%	2
ZIP/Postal Code	100.00%	2
Country	0.00%	0
Email Address	100.00%	2
Phone Number	100.00%	2

#	NAME	DATE
1	dena zepeda	1/19/2022 4:07 PM
2	Dolores Barbosa	1/14/2022 10:13 AM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
1	4658 Fraijo	1/19/2022 4:07 PM
2	16024 Calle De Paseo	1/14/2022 10:13 AM

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
1	Irwa	1/19/2022 4:07 PM
2	Irwindale	1/14/2022 10:13 AM

#	STATE/PROVINCE	DATE
1	Ca	1/19/2022 4:07 PM
2	Ca.	1/14/2022 10:13 AM

#	ZIP/POSTAL CODE	DATE
1	91706	1/19/2022 4:07 PM
2	91706	1/14/2022 10:13 AM

City of Irwindale Community Survey

#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	denazepeda@yahoo.com	1/19/2022 4:07 PM
2	dbarbosa888@yahoo.com	1/14/2022 10:13 AM
#	PHONE NUMBER	DATE
1	6266228953	1/19/2022 4:07 PM
2	626 391-6383	1/14/2022 10:13 AM

T  
HAD  
LATE.

COVID.

THIS IS

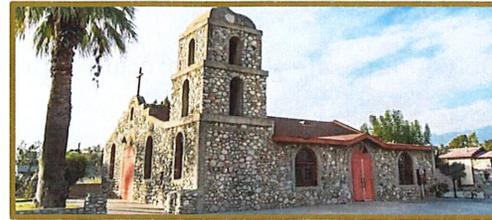


PLEASE ACCEPT.

I WILL CONFIRM  
WITH COUNCIL  
IF IT HAS!

**Community Member!**

**We'd like your comments, concerns, ideas!**



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By answering the questions below, we hope to get a better understanding of how we can improve your community. We will also hold in-person or online community workshops where you will have additional opportunities to provide input. This survey will remain active from December 13, 2021, through January 17, 2022. All individual responses will be kept confidential and survey results will only be reported in aggregate to ensure the anonymity of respondents.

<p><b>Please drop off or mail survey to the following location:</b></p> <p><b>Mail to: City of Irwindale</b>  5050 N. Irwindale Avenue  Irwindale, CA 91706</p> <p><b>Drop off at: Irwindale Public Library</b>  Curbside at Calle de Paseo</p>
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Handwritten scribble or signature.



Community Member!

We'd like your comments, concerns, ideas!

4. If you answered "No" to number 3 above, what prevents you and your family from getting healthy food? Please check all that apply.

- Price, Lack of transportation, Physical disabilities, Don't know where to find it, Travel time, Personal safety, Not available where I regularly shop, Lack of cooking equipment, Other (please specify):

NO STORES

What would allow or encourage you to eat healthy foods?

STOP BUILDING BUSINESS AND BRING A SMALL STORE INTO THE CITY!

5. Are you and your family usually able to walk and/or bicycle as much as you would like?

- Yes, No

BUT UNSAFE SEE #2

6. If you answered "No" to number 5, what prevents you and your family from walking/biking? Please check all that apply.

- Too few bike lanes, Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks that run red lights, Bike paths/lanes are not predictable or continuous, Too few sidewalks or sidewalks are too narrow, It's too hot and there are too few trees for shade, Other (please specify):, Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to, I do not have a bike, or there are no places to get my bike fixed, Not enough adequate bicycle parking in my community, I don't feel safe from crime when I bike or walk, I have to rely on my car to save time and/or make multiple trips a day

BUT OK TO BUILD BUSINESSES

SAME QUESTION AS LAST SURVEY AND NOTHING HAS BEEN DONE!

Please tell us what would encourage you to walk or ride your bike more?

MORE POLICE PATROLS CLEAN UP THE TREES FIX SIDE WALKS!



**Community Member!**  
**We'd like your comments, concerns, ideas!**

What are your suggestions for creating more involvement with City decisions?

HAVE A CITY EMPLOYEE COME AND TALK  
TO US. ADVOCATES.

11. Please tell us any other comments, thoughts, or suggestions you have about your environment and community. Please let us know your ideas for improvements the City and community can make.

THIS SURVEY SHOULD BE MADE PUBLIC  
AND SENT TO ALL CITY RESIDENTS.

12. Do you currently own or rent your home? Check one.

Own    Rent

13. Do you believe the City of Irwindale has an adequate supply of multifamily housing? Check one.

Yes    No

BUT WELCOME MORE BUSINESSES!  
NO MORE

14. Are you currently experiencing any type of housing problems? Please check all that apply.

- Housing costs represent more than 30 percent of my income combined with the income of other household members
- Housing costs represent more than 50 percent of my income combined with the income of other household members
- My housing unit is in poor condition
- My housing unit is too small for the size of my household
- Other (please specify):

YES   POLLUTION



**Community Member!**  
**We'd like your comments, concerns, ideas!**

18. In addition to yourself, how many other people share your dwelling unit with you?

2 additional persons under 18 years (enter "0" if you live alone)

2 additional persons aged 18 and over (enter "0" if you live alone)

19. What is your total household income?

Less than \$20,000

\$20,000 to \$34,999

\$35,000 to \$49,999

\$50,000 to \$74,999

\$75,000 to \$99,999

\$100,000 to \$149,999

\$150,000 or more

20. Please indicate the group below that best applies to you:

African American (Canadian, Caribbean African, or other Black)

Caucasian

East Asian (e.g., Chinese, Japanese, Korean)

Latin, South, or Central American

Pacific Islands (e.g., Fijian, Polynesian)

South Asian (e.g., Indian, Pakistani, Sri Lankan, Bangladeshi)

Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)

West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)

Multiracial/ethnic

Other (please specify)  
\_\_\_\_\_

If you would like to be added to future Irwindale communication about these issues and the Environmental Justice Chapter, please include your contact information below.

Otherwise, feel free to leave this section blank.

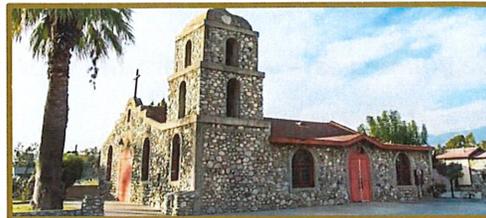
Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_



**Community Member!  
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**Community Member!**  
**We'd like your comments, concerns, ideas!**

4. If you answered "No" to number 3 above, what prevents you and your family from getting healthy food? Please check all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Price                       | <input type="checkbox"/> Personal safety                      |
| <input type="checkbox"/> Lack of transportation      | <input type="checkbox"/> Not available where I regularly shop |
| <input type="checkbox"/> Physical disabilities       | <input type="checkbox"/> Lack of cooking equipment            |
| <input type="checkbox"/> Don't know where to find it | <input type="checkbox"/> Other (please specify): _____        |
| <input type="checkbox"/> Travel time                 |   |

What would allow or encourage you to eat healthy foods?  
\_\_\_\_\_

5. Are you and your family usually able to walk and/or bicycle as much as you would like?

- Yes     No

6. If you answered "No" to number 5, what prevents you and your family from walking/biking? Please check all that apply.

- |   |  |
|---|--|
| <input type="checkbox"/> Too few bike lanes   | <input type="checkbox"/> Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to |
| <input type="checkbox"/> Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks | <input type="checkbox"/> I do not have a bike, or there are no places to get my bike fixed   |
| <input type="checkbox"/> Bike paths/lanes are not predictable or continuous   | <input type="checkbox"/> Not enough adequate bicycle parking in my community   |
| <input type="checkbox"/> Too few sidewalks or sidewalks are too narrow  | <input type="checkbox"/> I don't feel safe from crime when I bike or walk  |
| <input type="checkbox"/> It's too hot and there are too few trees for shade   | <input type="checkbox"/> I have to rely on my car to save time and/or make multiple trips a day                                      |
| <input type="checkbox"/> Other (please specify): _____  |  |

Please tell us what would encourage you to walk or ride your bike more?

Community Sponsored events.



**Community Member!**  
**We'd like your comments, concerns, ideas!**

What are your suggestions for creating more involvement with City decisions?

Advance notification of meetings. Have meeting notes available to read on city website.

11. Please tell us any other comments, thoughts, or suggestions you have about your environment and community. Please let us know your ideas for improvements the City and community can make.

Have up-to-date website, not only for city hall but also recreation center & especially senior center who leave posted old flyers & don't post new or upcoming events ahead of time. Missed Sr. events due to not updated website. Should review weekly & delete past events & post upcoming events

12. Do you currently own or rent your home? Check one.

Own    Rent

13. Do you believe the City of Irwindale has an adequate supply of multifamily housing? Check one.

Yes    No

14. Are you currently experiencing any type of housing problems? Please check all that apply.

- Housing costs represent more than 30 percent of my income combined with the income of other household members
- Housing costs represent more than 50 percent of my income combined with the income of other household members
- My housing unit is in poor condition
- My housing unit is too small for the size of my household
- Other (please specify):

Poorly made home cost me thousands to rectify. Did inspector pass? Example Roof put on wrong till this day by original contractor. Poor electricity. Build solid homes. #



**Community Member!**  
**We'd like your comments, concerns, ideas!**

**18. In addition to yourself, how many other people share your dwelling unit with you?**

\_\_\_\_\_ additional persons under 18 years (enter "0" if you live alone)  
  1   additional persons aged 18 and over (enter "0" if you live alone)

**19. What is your total household income?**

- |  |   |
|--|---|
| <input type="checkbox"/> Less than \$20,000              | <input type="checkbox"/> \$75,000 to \$99,999   |
| <input type="checkbox"/> \$20,000 to \$34,999            | <input type="checkbox"/> \$100,000 to \$149,999 |
| <input type="checkbox"/> \$35,000 to \$49,999            | <input type="checkbox"/> \$150,000 or more      |
| <input checked="" type="checkbox"/> \$50,000 to \$74,999 |   |

**20. Please indicate the group below that best applies to you:**

- |   |  |
|---|--|
| <input type="checkbox"/> African American (Canadian, Caribbean African, or other Black) | <input type="checkbox"/> Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)  |
| <input checked="" type="checkbox"/> Caucasian   | <input type="checkbox"/> West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish) |
| <input type="checkbox"/> East Asian (e.g., Chinese, Japanese, Korean)                   | <input type="checkbox"/> Multiracial/ethnic  |
| <input type="checkbox"/> Latin, South, or Central American                              | <input type="checkbox"/> Other (please specify) _____  |
| <input type="checkbox"/> Pacific Islands (e.g., Fijian, Polynesian)                     |  |
| <input type="checkbox"/> South Asian (e.g., Indian, Pakistani, Sri Lankan, Bangladeshi) |  |

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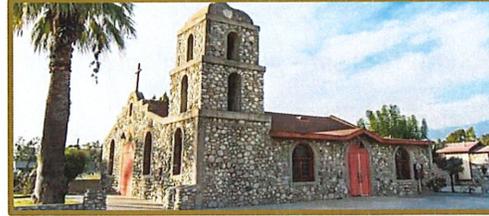
Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_



**Community Member!  
We'd like your comments, concerns, ideas!**



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**Community Member!**  
**We'd like your comments, concerns, ideas!**

1. Do you feel safe getting around your neighborhood?

- Yes
- No
- Somewhat

If you answered "No" or "Somewhat", where in your community do you not feel safe and why?

Too many homeless people lingering at the Park.

What are your ideas for improving safety?

Foot patrol more around park for safety. They are sometimes near restroom by pool. Not a safe feeling of being safe.

2. What hazards are you most concerned about?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Drought | <input type="checkbox"/> Hazardous materials                          |
| <input type="checkbox"/> Extreme Heat       | <input type="checkbox"/> Crime  |
| <input type="checkbox"/> Fire               | <input checked="" type="checkbox"/> Pandemic (people not masking up.) |
| <input type="checkbox"/> Poor air quality   | <input type="checkbox"/> I am not concerned about hazards             |
| <input type="checkbox"/> Flooding           | <input type="checkbox"/> Other (please specify):                      |
| <input type="checkbox"/> Windstorm          | _____   |

What are your ideas for reducing hazards and air pollution?

\_\_\_\_\_

3. Are you and your family usually able to get fresh fruits and vegetables and other healthy food?

- Yes
- No

If you answered "No", what types of healthy foods would you like to get but can't and why?

\_\_\_\_\_

If you answered "No", what are your thoughts for improving access to healthy foods?

\_\_\_\_\_



**Community Member!**  
**We'd like your comments, concerns, ideas!**

4. If you answered "No" to number 3 above, what prevents you and your family from getting healthy food? Please check all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Price                       | <input type="checkbox"/> Personal safety                      |
| <input type="checkbox"/> Lack of transportation      | <input type="checkbox"/> Not available where I regularly shop |
| <input type="checkbox"/> Physical disabilities       | <input type="checkbox"/> Lack of cooking equipment            |
| <input type="checkbox"/> Don't know where to find it | <input type="checkbox"/> Other (please specify):              |
| <input type="checkbox"/> Travel time                 |   |
- 

What would allow or encourage you to eat healthy foods?

---

5. Are you and your family usually able to walk and/or bicycle as much as you would like?

- Yes     No

6. If you answered "No" to number 5, what prevents you and your family from walking/biking? Please check all that apply.

- |   |  |
|---|--|
| <input type="checkbox"/> Too few bike lanes   | <input type="checkbox"/> Not enough places to go (grocery store, school, work, park), or they are too far away to walk or bicycle to |
| <input type="checkbox"/> Bike lanes or travel lanes on many streets are scary to use because of the high number and high speed of cars and trucks | <input type="checkbox"/> I do not have a bike, or there are no places to get my bike fixed   |
| <input type="checkbox"/> Bike paths/lanes are not predictable or continuous   | <input type="checkbox"/> Not enough adequate bicycle parking in my community   |
| <input type="checkbox"/> Too few sidewalks or sidewalks are too narrow  | <input type="checkbox"/> I don't feel safe from crime when I bike or walk  |
| <input type="checkbox"/> It's too hot and there are too few trees for shade   | <input type="checkbox"/> I have to rely on my car to save time and/or make multiple trips a day                                      |
| <input type="checkbox"/> Other (please specify):  |  |
- 

Please tell us what would encourage you to walk or ride your bike more?

---



Community Member!
We'd like your comments, concerns, ideas!

7. Do you use the parks or recreation programs in Irwindale?

- Yes No

If not, please tell us why.

What would allow or encourage you to use the parks and its programs?

8. What is your principal health concern?

Exercising regularly

9. Which, if any, pollution problems are you concerned about in your community or neighborhood? Please check all that apply.

- Bad air pollution from cars and trucks
Bad air pollution or dangerous fumes from industrial land uses or other type of use
Bad drinking water
Trash in public spaces or vacant lots
Dumping of dangerous chemicals
Noisy cars, trucks, or airplanes
Graffiti
Other (please specify):

What are your thoughts for reducing pollution?

10. Which reasons, if any, prevent you from attending a community meeting or public hearing to talk about the things that could make life better or worse in your community? Please check all that apply.

- I cannot understand English
I do not have enough time - too busy
I need child care
I do not trust the government
I do not think they will take my opinions seriously
I am too tired to go to a meeting after work
I prefer a daytime or weekend meeting
I think it will be a waste of time
It would be too hard to get to the meeting
No food and/or drinks (water, juice, snacks) at meetings
Other (please specify):

WANT TO SEE ZOOM MEETINGS
CONTINUE



Community Member!
We'd like your comments, concerns, ideas!

What are your suggestions for creating more involvement with City decisions?

Hold Town meetings get resident concerns in person.

11. Please tell us any other comments, thoughts, or suggestions you have about your environment and community. Please let us know your ideas for improvements the City and community can make.

1) All Sr Center Staff should be vaccinated if they are not.

2) Sr Center Facility should be checked for temperature & vaccinations. (Some people are not vaccinated)

3) Enforce people/teachers to require students to wear mask over mouth & nose. Many are not

12. Do you currently own or rent your home? Check one.

Own Rent

Complying & nobody holds them accountable. Some are NOT vaccinated seniors!!

13. Do you believe the City of Irwindale has an adequate supply of multifamily housing? Check one.

Yes No

14. Are you currently experiencing any type of housing problems? Please check all that apply.

Housing costs represent more than 30 percent of my income combined with the income of other household members

Housing costs represent more than 50 percent of my income combined with the income of other household members

My housing unit is in poor condition - quality/workmanship!

My housing unit is too small for the size of my household

Other (please specify):

Blank lines for specifying other housing problems.



**Community Member!**  
**We'd like your comments, concerns, ideas!**

15. Which of the following should be priorities for the Housing Element? Please check all that apply.

- Providing a range of affordable housing opportunities
- Increasing supply of housing for seniors
- Increasing supply of multifamily housing, such as apartments or condominiums
- Providing more accessible housing for people with disabilities and/or special needs
- Redeveloping of underutilized parcels in commercial areas to include housing
- Developing infill residential units on vacant or underutilized parcels in residential areas
- Encouraging construction of Accessory Dwelling Units (ADUs) on single-family lots
- Conserving/rehabilitating the existing housing stock
- Maintaining existing neighborhood character
- Minimizing governmental constraints to development or maintenance of housing
- Remove 45-year restriction! People pay for homes & want to leave to their family NOT Irwindale*

16. What areas in Irwindale are appropriate for new housing? Please check all that apply.

- In commercial areas (as part of a new mixed-use developments)
- In residential areas where infill units similar to existing units can be built
- In residential areas where higher-density housing (e.g., townhouses, apartments, condominiums) can be added to mix in with existing housing
- On underutilized lots, where additional development could be accommodated
- On vacant lots
- None of the above

Questions 17-20 are optional.

17. What is your age? Please select from the options below.

- |   |  |
|---|--|
| <input type="checkbox"/> Under 18 years | <input type="checkbox"/> 45 to 54            |
| <input type="checkbox"/> 18 to 24       | <input type="checkbox"/> 55 to 64            |
| <input type="checkbox"/> 25 to 34       | <input checked="" type="checkbox"/> 65 to 84 |
| <input type="checkbox"/> 35 to 44       | <input type="checkbox"/> 85 or older         |



**Community Member!**  
**We'd like your comments, concerns, ideas!**

18. In addition to yourself, how many other people share your dwelling unit with you?

\_\_\_\_\_ additional persons under 18 years (enter "0" if you live alone)  
1 additional persons aged 18 and over (enter "0" if you live alone)

19. What is your total household income?

- |   |  |
|---|--|
| <input type="checkbox"/> Less than \$20,000   | <input checked="" type="checkbox"/> \$75,000 to \$99,999 |
| <input type="checkbox"/> \$20,000 to \$34,999 | <input type="checkbox"/> \$100,000 to \$149,999          |
| <input type="checkbox"/> \$35,000 to \$49,999 | <input type="checkbox"/> \$150,000 or more               |
| <input type="checkbox"/> \$50,000 to \$74,999 |  |

20. Please indicate the group below that best applies to you:

- |   |  |
|---|--|
| <input type="checkbox"/> African American (Canadian, Caribbean African, or other Black) | <input type="checkbox"/> Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)  |
| <input checked="" type="checkbox"/> Caucasian   | <input type="checkbox"/> West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish) |
| <input type="checkbox"/> East Asian (e.g., Chinese, Japanese, Korean)                   | <input type="checkbox"/> Multiracial/ethnic  |
| <input checked="" type="checkbox"/> Latin, South, or Central American                   | <input type="checkbox"/> Other (please specify)  |
| <input type="checkbox"/> Pacific Islands (e.g., Fijian, Polynesian)                     | _____  |
| <input type="checkbox"/> South Asian (e.g., Indian, Pakistani, Sri Lankan, Bangladeshi) |  |

If you would like to be added to future Irwindale communication about these issues and the Environmental Justice Chapter, please include your contact information below. Otherwise, feel free to leave this section blank.

Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

CITY OF IRWINDALE  
CITY OF IRWINDALE

1508 10 2021

RECEIVED

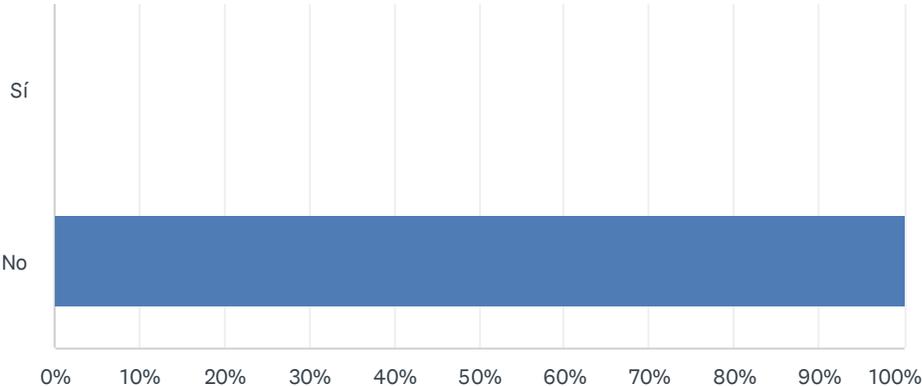
CITY OF IRWINDALE  
CITY CLERKS DEPT.

JAN 19 2021

RECEIVED

### Q1 ¿Vive en la Ciudad de Irwindale?

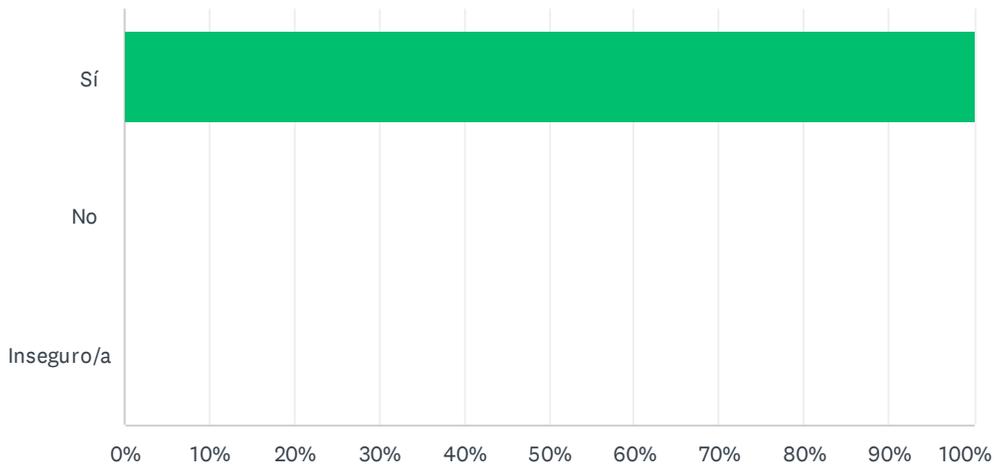
Answered: 1 Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
TOTAL		1

## Q2 Si respondió "No" a la pregunta 1, ¿le gustaría vivir en la ciudad de Irwindale?

Answered: 1 Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
Inseguro/a	0.00%	0
<b>TOTAL</b>		<b>1</b>

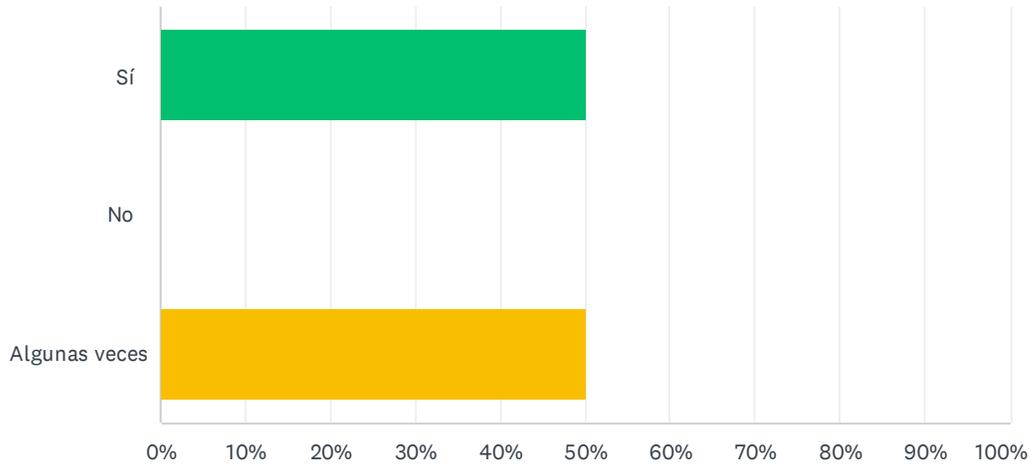
### Q3 Si respondió "No" o "Inseguro/a" a la pregunta 2, díganos por qué.

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

### Q4 ¿Se siente seguro yendo y viniendo del trabajo y durante los descansos para comer?

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	50.00%	1
No	0.00%	0
Algunas veces	50.00%	1
<b>TOTAL</b>		<b>2</b>

### Q5 Si respondió "No" o " Algunas veces", ¿en qué parte de su vecindad no se siente seguro y por qué?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

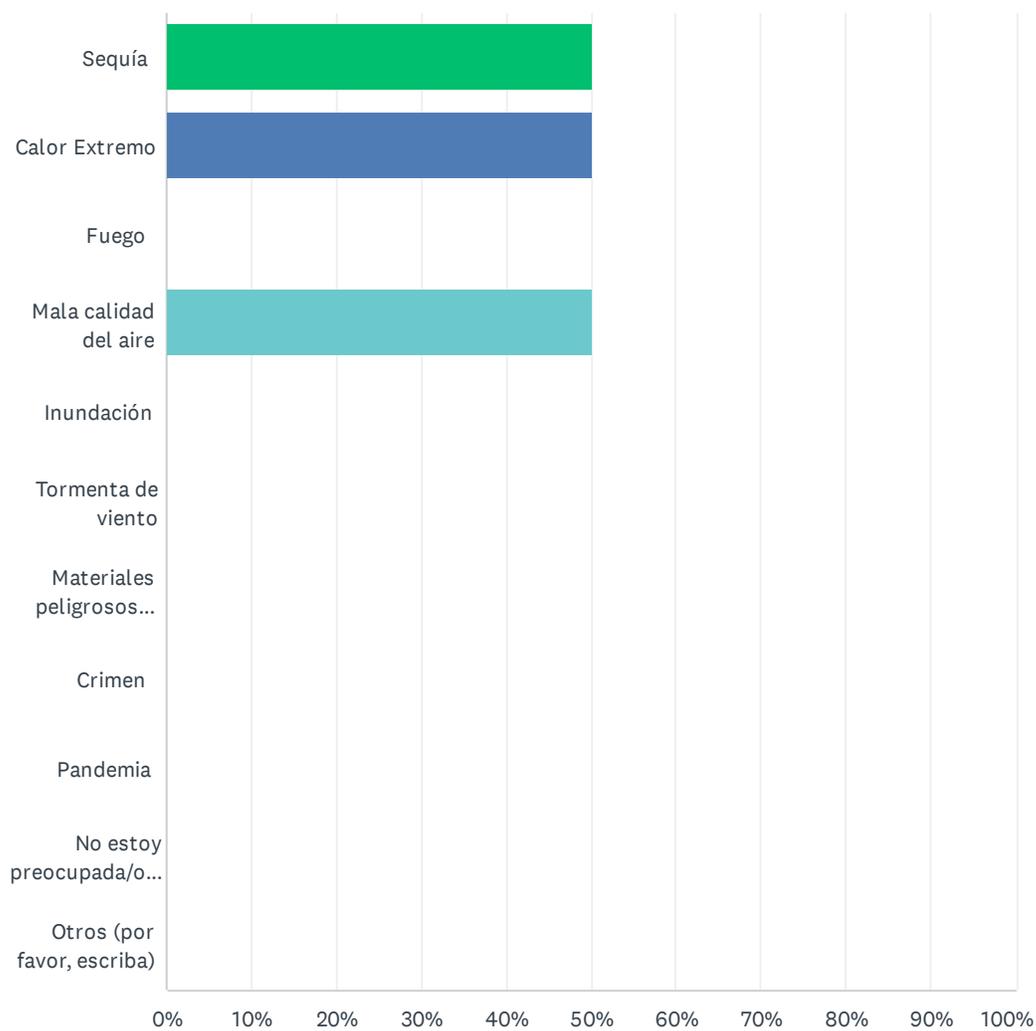
## Q6 ¿Cuáles son sus ideas para mejorar la seguridad?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

## Q7 ¿Qué peligros le preocupan más?

Answered: 2 Skipped: 0



Encuesta a Empleados de la Ciudad de Irwindale

ANSWER CHOICES	RESPONSES
Sequía	50.00% 1
Calor Extremo	50.00% 1
Fuego	0.00% 0
Mala calidad del aire	50.00% 1
Inundación	0.00% 0
Tormenta de viento	0.00% 0
Materiales peligrosos (materiales biológicos, químicos, nucleares, radiactivos o explosivos)	0.00% 0
Crimen	0.00% 0
Pandemia	0.00% 0
No estoy preocupada/o por los peligros	0.00% 0
Otros (por favor, escriba)	0.00% 0
Total Respondents: 2	

#	OTROS (POR FAVOR, ESCRIBA)	DATE
	There are no responses.	

# Q8 ¿Cuáles son sus ideas para reducir los peligros y la contaminación del aire?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

### Q9 ¿Usualmente usted y su familia pueden obtener frutas y verduras frescas y otros alimentos saludables?

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
TOTAL		0

## Q10 Si respondió "No" al número 9, ¿qué tipos de alimentos saludables le gustaría obtener pero no puede?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

# Q11 Si respondió "No" al número 9, ¿qué piensa para mejorar el acceso a alimentos saludables?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

## Q12 ¿Suele ser capaz de caminar y / o andar en bicicleta tanto como le gustaría?

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES
Sí	0.00% 0
No	0.00% 0
TOTAL	0

## Q13 Si respondió "No" al número 12, ¿qué le impide a usted caminar o andar en bicicleta? Elija todo lo que corresponda.

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES
Muy pocos carriles para bicicletas	0.00% 0
Los carriles para bicicletas o los carriles de circulación en muchas calles dan miedo de usar debido al gran número y la alta velocidad de automóviles y camiones	0.00% 0
Las ciclovías / carriles no son predecibles o continuos	0.00% 0
Muy pocas aceras o aceras son demasiado estrechas	0.00% 0
Hace demasiado calor y hay muy pocos árboles para dar sombra	0.00% 0
No hay suficientes lugares para ir (supermercado, escuela, lugar de trabajo, parque), o están demasiado lejos para caminar o andar en bicicleta	0.00% 0
No tengo bicicleta, o no hay lugares para arreglar mi bicicleta	0.00% 0
No hay suficiente estacionamiento adecuado para bicicletas en mi comunidad	0.00% 0
No me siento a salvo de la delincuencia cuando voy en bicicleta o camino	0.00% 0
Debo confiar en mi automóvil para ahorrar tiempo y / o hacer varios viajes al día	0.00% 0
Otros (por favor, escriba)	0.00% 0
Total Respondents: 0	

#	OTROS (POR FAVOR, ESCRIBA)	DATE
	There are no responses.	

# Q14 Por favor, díganos qué le animaría a caminar o andar más en bicicleta.

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

## Q15 ¿Utiliza los parques o programas de recreación en Irwindale?

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES
Sí	0.00% 0
Si no es así, díganos por qué.	0.00% 0
TOTAL	0

#	SI NO ES ASÍ, DÍGANOS POR QUÉ.	DATE
	There are no responses.	

### Q16 ¿Qué le permitiría o animaría a utilizar los parques y sus programas?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

# Q17 ¿Cuál es su principal preocupación con respecto a la salud en el trabajo?

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

## Q18 ¿Qué problemas de contaminación, si los hay, le preocupan en su comunidad o vecindario? Elija todo lo que corresponda.

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES	
Mala contaminación del aire de automóviles y camiones	0.00%	0
Mala contaminación del aire o humos peligrosos de usos industriales del suelo u otro tipo de uso	0.00%	0
Agua potable en mal estado	0.00%	0
Basura en espacios públicos o lotes baldíos	0.00%	0
Vertido de productos químicos peligrosos	0.00%	0
Coches, camiones o aviones ruidosos	0.00%	0
Graffiti	0.00%	0
Otros (por favor, escriba)	0.00%	0
Total Respondents: 0		

#	OTROS (POR FAVOR, ESCRIBA)	DATE
	There are no responses.	

**Q19** Por favor, cuéntenos cualquier otro comentario, pensamiento o sugerencia que tenga sobre su medio ambiente y comunidad. Háganos saber sus ideas que puedan mejorar la ciudad y cuales la comunidad pueden hacer.

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

## Q20 ¿Cuál es tu edad? Seleccione una de las opciones siguientes.

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES
Menor de 18 años	0.00% 0
18-24	0.00% 0
25-34	0.00% 0
35-44	0.00% 0
45-54	0.00% 0
55-64	0.00% 0
64-84	0.00% 0
85+	0.00% 0
<b>TOTAL</b>	<b>0</b>

Q21 Además de usted, ¿cuántas otras personas comparten su unidad de vivienda con usted? Personas adicionales menores de 18 años (ingrese "0" si vive solo)

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

Q22 Además de usted, ¿cuántas otras personas comparten su unidad de vivienda con usted? Personas adicionales mayores de 18 años (ingrese "0" si vive solo)

Answered: 0 Skipped: 2

#	RESPONSES	DATE
	There are no responses.	

## Q23 ¿Cuál es el ingreso total de su hogar?

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES	
Menos de \$20,000 por año	0.00%	0
\$20,000 a \$34,999	0.00%	0
\$35,000 a \$49,999	0.00%	0
\$50,000 a \$74,999	0.00%	0
\$75,000 a \$99,999	0.00%	0
\$100,000 a \$149,999	0.00%	0
Mas de \$150,000	0.00%	0
<b>TOTAL</b>		<b>0</b>

## Q24 Por favor, indique a continuación el grupo que mejor se aplica a usted:

Answered: 0 Skipped: 2

 No matching responses.

ANSWER CHOICES	RESPONSES	
Afroamericano (Canadiense, Caribeño Africano u otro Negro)	0.00%	0
Caucásico	0.00%	0
Asia oriental (p. Ej., Chino, Japonés, Coreano)	0.00%	0
Latino, Sur o Centro Americano	0.00%	0
Islas del Pacífico (por ejemplo, Fiji, Polinesia)	0.00%	0
Asiático del sur (por ejemplo, Indio, Pakistaní, De Sri Lanka, Bangladesí)	0.00%	0
Sudeste asiático (por ejemplo, Birmano, Camboyano, Filipino, Laosiano, Malayo, Tailandés, Vietnamita)	0.00%	0
Asia occidental (p. Ej., Árabe, Armenio, Iraní, Israelí, Libanés, Palestino, Sirio, Turco)	0.00%	0
Multirracial / étnico	0.00%	0
Otro (por favor, escriba)	0.00%	0
<b>TOTAL</b>		<b>0</b>

#	OTRO (POR FAVOR, ESCRIBA)	DATE
	There are no responses.	

## Q25 Si desea que se le agregue a la futura comunicación de Irwindale sobre la Actualización de Elementos de Habitación, Seguridad y Justicia Ambiental, incluya su información de contacto a continuación.

Answered: 0 Skipped: 2

ANSWER CHOICES	RESPONSES
Nombre	0.00% 0
Company	0.00% 0
Dirección Línea 1	0.00% 0
Dirección Línea 2	0.00% 0
Ciudad	0.00% 0
Provincia del Estado	0.00% 0
Código Postal	0.00% 0
Country	0.00% 0
Correo electrónico	0.00% 0
Teléfono	0.00% 0

#	NOMBRE	DATE
	There are no responses.	
#	COMPANY	DATE
	There are no responses.	
#	DIRECCIÓN LÍNEA 1	DATE
	There are no responses.	
#	DIRECCIÓN LÍNEA 2	DATE
	There are no responses.	
#	CIUDAD	DATE
	There are no responses.	
#	PROVINCIA DEL ESTADO	DATE
	There are no responses.	
#	CÓDIGO POSTAL	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	CORREO ELECTRÓNICO	DATE
	There are no responses.	
#	TELÉFONO	DATE
	There are no responses.	



# Housing Element & General Plan Update

## We Need Your Input!

**The City of Irwindale is preparing to update its current Housing Element for the 2021-2029 planning period. The Housing element will be updated to include the policies, strategies, and actions that the City will undertake to facilitate the construction of new housing and preservation of existing housing to meet the needs of the population.**

**The Community Development Department – Planning Division has created a dedicated webpage for important information and updates regarding the State mandated Housing Element and updates to the General Plan. Visit [bit.ly/irwHousingElement](https://bit.ly/irwHousingElement)**

**We've prepared a housing survey to collect data pertaining to the needs and wants of the community. The survey is available in English ([www.surveymonkey.com/r/NT39GML](https://www.surveymonkey.com/r/NT39GML)) and Spanish ([www.surveymonkey.com/r/GSDQ5G2](https://www.surveymonkey.com/r/GSDQ5G2)).**



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cityofirwindale • The City of Irwindale is preparing to update its current Housing Element for the 2021-2029 planning period. The Housing element will be updated to include the policies, strategies, and actions that the City will undertake to facilitate the construction of new housing and preservation of existing housing to meet the needs of the population.

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61w



11 likes

NOVEMBER 9, 2021

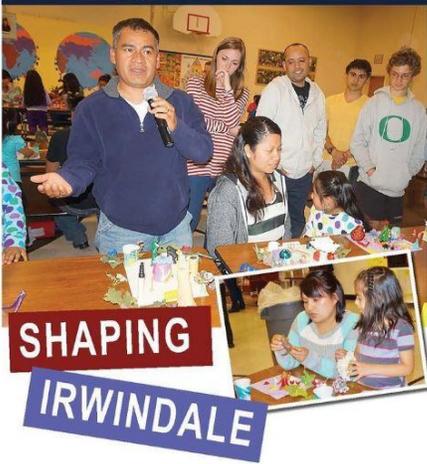
Add a comment...



Post



The Community Development Department invites you to  
**BUILD A VISION FOR THE FUTURE OF IRWINDALE**



Irwindale is updating its General Plan to keep up with changing needs and conditions of the city and region. A general plan is required for all cities in California by state law. A general plan is a city's blueprint for future development that documents its long-range vision and establishes clear goals, objectives and actions to guide the community through the next 10 to 20 years of change.

There will be a total of three workshops to go over specific General Plan elements with opportunity for community input. The events will be hosted by Environmental Science Associates (ESA), a consultant company working with the City to prepare the General Plan Update.

**Virtual Event Details**

THURSDAY, APRIL 7TH  
 At 6:00 pm - 7:30 pm PST

Zoom Link:  
<https://bit.ly/IrwindaleWorkshops>

**Share your ideas – Have your voice heard!**

- Please attend this fun online meeting to share your experiences and memories of Irwindale.
- The City of Irwindale wants your ideas for making Irwindale an even better place to live.
- The meeting is free and open to all ages. Please bring your whole family.

The events will be hosted by Environmental Science Associates(ESA), a consultant company working with the City to prepare the General Plan Update.

For questions and more information contact:  
 Sylvia Palomera at [spalomera@esassoc.com](mailto:spalomera@esassoc.com)



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cityofirwindale • Irwindale Community Virtual Workshop

Help us build a vision for the future of Irwindale! There will be a total of three workshops to go over specific general plan elements with opportunity for community input.

Thursday, April 7, 2022 @ 6:00 p.m.

•  
•  
•

#IrwindaleTogether #IrwindaleCommunity #GeneralPlanUpdate #TheFutureOfIrwindale

41w

khalahaht Awesome!

41w Reply

8 likes

MARCH 28, 2022

Add a comment... Post



El Departamento de Desarrollo Comunitario te invita a todos para

# CONSTRUIR UNA VISIÓN PARA EL FUTURO DE IRWINDALE



## FORMANDO IRWINDALE

### Comparten sus ideas: ¡haga oír su voz!

- Por favor piense atender a esta divertida reunión virtual para compartir sus experiencias y recuerdos de Irwindale.
- La ciudad de Irwindale quiere sus ideas para hacer Irwindale un lugar mejor para vivir.
- La reunión es gratis y abierta a todas las edades. Por favor traiga a toda su familia.

Irwindale está actualizando su General Plan para mantenerse con los cambios, necesidades, y condiciones de la ciudad y región. Un plan general es obligatorio para todas las ciudades de California por ley estatal. El plan general sirve como un modelo para que la ciudad planifique para el futuro desarrollo. El plan general documenta su visión de largo alcance y establece metas, objetivos y acciones claras para guiar a la comunidad a través de los próximos 10 a 20 años de cambio.

Habrà un total de tres reuniones para repasar elementos específicos del Plan General con oportunidades para la participación de la comunidad. Los eventos serán organizados por Environmental Science Associates (ESA), una empresa consultora trabajando con la Ciudad para preparar la actualización del Plan General.

### DETALLES DEL EVENTO VIRTUAL

JUEVES, 7 DE ABRIL  
De 6:00 pm a 7:30 pm PST

Enlace Zoom:  
<https://bit.ly/IrwindaleWorkshops>



Los eventos serán organizados por Environmental Science Associates (ESA), una empresa consultora que está trabajando con la Ciudad para preparar la actualización del "General Plan."

Para preguntas y más información comuníquese con:  
Sylvia Palomera at [spalomera@esasoc.com](mailto:spalomera@esasoc.com)

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cityofirwindale • Irwindale Community Virtual Workshop

Help us build a vision for the future of Irwindale! There will be a total of three workshops to go over specific general plan elements with opportunity for community input.

Thursday, April 7, 2022 @ 6:00 p.m.

- 
- 

#IrwindaleTogether #IrwindaleCommunity #GeneralPlanUpdate #TheFutureOfIrwindale

41w

khalalaht Awesome!

41w Reply



8 likes

MARCH 28, 2022

Add a comment...

Post



The Community Development Department invites you to participate in the:

## Public Review Draft Housing Element for Irwindale - 6th Cycle Housing Element 2021-2029

### DATE/TIME:

**Thursday, November 10, 6 to 8 PM**

Please join us in person or via zoom. Please use QR code or zoom link to join the meeting:

Zoom link: <https://bit.ly/IrwindaleHousingWorkshop>

Zoom call-in: (213) 338-8477

Meeting ID: 873 5997 4878



If you require a translator, please call (626) 430-2208 or email [JJHernandez@irwindaleca.gov](mailto:JJHernandez@irwindaleca.gov) by November 8th



Meeting location:  
Senior Center Dining Room  
16116 Arrow Highway  
Irwindale, CA 91706

The Draft Housing Element will be made available for public review in advance of the workshop on the following website: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>

For questions, contact: Marilyn Simpson at [msimpson@irwindaleca.gov](mailto:msimpson@irwindaleca.gov) or Matt Kowta with BAE at [mkowta@bae1.com](mailto:mkowta@bae1.com)

### WHAT IS THE WORKSHOP ABOUT?

Irwindale is updating its eight-year housing plan, called the Housing Element. The Housing Element is one component of the City's General Plan, which establishes policy direction for long-term development in the City. This workshop will be focused on obtaining your feedback on the Draft Housing Element.

### WHY IS THE CITY PREPARING AN UPDATED HOUSING ELEMENT?

State law requires that every city and county in California have a current Housing Element to address local, regional, and statewide housing issues. Irwindale is part of the Southern California Association of Governments (SCAG) region, which is required to plan for 1.3 million new homes during the 2021-2029 period. Irwindale has been assigned an allocation of approximately 119 new residential units that it must accommodate in its housing plan. This allocation can reshape the community which is why your input is so important.

### GOAL OF THIS WORKSHOP:

Public input is critical to the drafting of this updated housing plan.

In this workshop, we will cover the following and more:

- Housing goals
- Policies
- Programs

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cityofirwindale The City of Irwindale is seeking your input! Join us for the third and final Housing Element workshop that will cover housing goals, housing element policies, and housing element programs.

Thursday, November 10 from 6 p.m. to 8 p.m.  
Senior Center Dining Room (16116 Arrow Highway, Irwindale, CA 91706)

The Draft Housing Element will be made available for public review in advance of the workshop on the following website: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>  
Edited · 10w



msofia777 Wow  
9w Reply



angelina\_danyella\_ramirez\_711 Looks so pretty  
10w Reply



52 likes

OCTOBER 27, 2022

Add a comment...

Post



El Departamento de Desarrollo Comunitario te invita a participar en la:

## Revisión Pública del Elemento De Vivienda de Irwindale – Ciclo No. 6 2021-2029

### FECHA Y HORA:

**Jueves, 10 de Noviembre, 6 a 8 PM**

Únase con nosotros en persona o virtualmente a través de zoom.

Utilice el código QR o el enlace de zoom para unirse a la reunión:

Enlace zoom: <https://bit.ly/IrwindaleHousingWorkshop>

Número de Zoom: (213) 338-8477

Identificación de la reunión: 873 5997 4878



Si necesita un traductor, llame al (626) 430-2208 o envíe un correo electrónico a [JJ.Hernandez@irwindaleca.gov](mailto:JJ.Hernandez@irwindaleca.gov) antes del 8 de Noviembre



Ubicación:  
Comedor del Centro para  
Personas Mayores  
16116 Arrow Highway  
Irwindale, CA 91706

El Borrador del Elemento de Vivienda estará disponible para revisión pública con anticipación para la reunión en el siguiente sitio web:

<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>

### ¿DE QUÉ SE TRATA LA REUNIÓN?

Irwindale está actualizando su plan de vivienda de ocho años, llamado Elemento de Vivienda. El Elemento de Vivienda es un componente del Plan General de la Ciudad, que establece la dirección de la política para el desarrollo a largo plazo en la Ciudad.

Esta reunión se enfocará en obtener sus comentarios sobre el Elemento de Vivienda Ciclo No. 6 2021-2029.

### ¿POR QUÉ ESTÁN PREPARANDO UN ELEMENTO DE VIVIENDA ACTUALIZADO?

La ley estatal del estado de California requiere que cada condado y municipio tengan un plan del elemento de vivienda actualizado para abordar los problemas de vivienda locales, regionales y estatales. Irwindale es parte de la región de la Asociación de Gobiernos del Sur de California (SCAG), que debe planificar 1.3 millones de nuevas viviendas durante el periodo 2021-2029. A Irwindale se le han asignado aproximadamente 119 nuevas unidades residenciales que debe acomodar en su plan de vivienda. Esta asignación puede remodelar la comunidad. Es importante involucrar a todos los residentes en el desarrollo de este plan de vivienda.

### OBJETIVO DE ESTA REUNIÓN:

La opinión pública es fundamental para la revisión el borrador de este plan de vivienda actualizado.

En esta reunión, cubriremos lo siguiente y más:

- Objetivos de vivienda
- Políticas
- Programas

cityofirwindale • Follow

cityofirwindale The City of Irwindale is seeking your input! Join us for the third and final Housing Element workshop that will cover housing goals, housing element policies, and housing element programs.

Thursday, November 10 from 6 p.m. to 8 p.m.  
Senior Center Dining Room (16116 Arrow Highway, Irwindale, CA 91706)

The Draft Housing Element will be made available for public review in advance of the workshop on the following website: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>

Edited · 10w

msofia777 Wow  
9w Reply

angelina\_danyella\_ramirez\_711 Looks so pretty  
10w Reply



52 likes

OCTOBER 27, 2022

Add a comment...

Post



**IRWINDALE**  
COMMUNITY DEVELOPMENT DEPARTMENT

# Community Workshop

(Taller Comunitario)



**DATE (FECHA):**  
WEDNESDAY (MIÉRCOLES),  
MAY 25, 2022

**TIME (HORA):**  
5:30 - 7:30 P.M.

**LOCATION (UBICACIÓN):**  
DAN DIAZ RECREATION CENTER  
16053 CALLE DE PASEO, IRWINDALE

**Topic of Discussion**  
(Tema de discusión)

*The City of Irwindale is seeking your input on the development of the 10-acre site located at 5100 Allen Drive.*

*La Ciudad de Irwindale está buscando su opinión sobre el desarrollo del sitio de 10 acres ubicado en Allen Drive.*

**SPEAKER (ORADOR):**  
**Matt Kowta**  
BAE Urban Economics with Environmental Science Associates (ESA)

For more information, please contact Marilyn Simpson or Brandi Jones (Para obtener más información, comuníquese con Marilyn Simpson o Brandi Jones):

(626) 430-2208  
msimpson@irwindaleca.gov  
bjones@irwindaleca.gov

**Scan me**



\*Virtual comments will be received via Zoom chat during the workshop\*

cityofirwindale • Follow

cityofirwindale Join us tonight for a community workshop for a very important discussion on the 10-acre site located 5100 Allen Drive. City Of Irwindale is seeking your input!

🕒 5:30 - 7:30 pm  
📍 Dan Diaz Recreation Center, 16053 Calle De Paseo

#CommunityWorkshop #IrwindaleCommunity #Development #CommunityDevelopment

33w

lopezkim1958 32w Reply

disasterlindo\_ More Houses!!! 33w Reply

nicoleepatriciaaa More houses 1 33w 1 like Reply

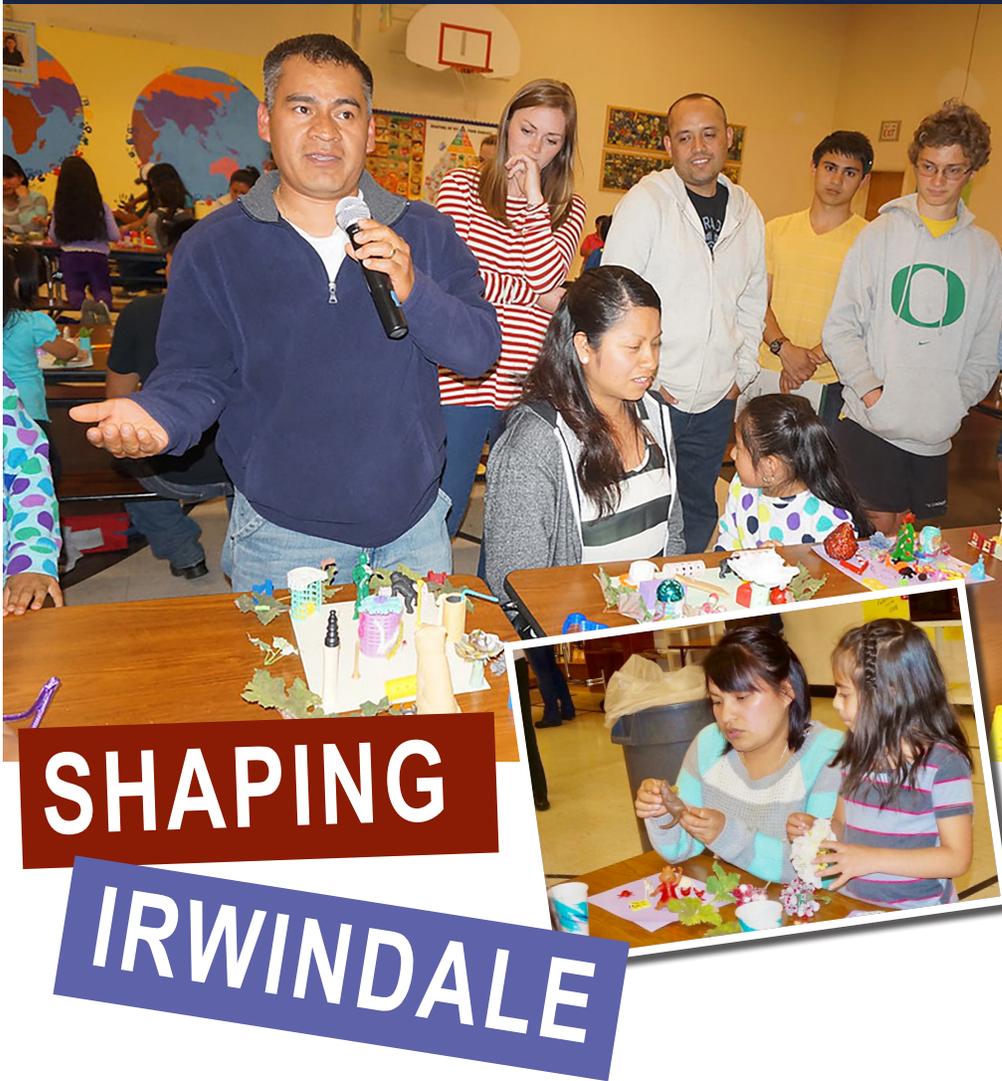
18 likes  
MAY 25, 2022

Add a comment... Post



The Community Development Department invites you to

# BUILD A VISION FOR THE FUTURE OF IRWINDALE



## SHAPING

## IRWINDALE

### Share your ideas – Have your voice heard!

- Please attend this fun online meeting to share your experiences and memories of Irwindale.
- The City of Irwindale wants your ideas for making Irwindale an even better place to live.
- The meeting is free and open to all ages. Please bring your whole family.

The events will be hosted by Environmental Science Associates(ESA), a consultant company working with the City to prepare the General Plan Update.

**For questions and more information contact:**  
Sylvia Palomera at [spalomera@esassoc.com](mailto:spalomera@esassoc.com)

Irwindale is updating its General Plan to keep up with changing needs and conditions of the city and region. A general plan is required for all cities in California by state law. A general plan is a city's blueprint for future development that documents its long-range vision and establishes clear goals, objectives and actions to guide the community through the next 10 to 20 years of change.

There will be a total of three workshops to go over specific General Plan elements with opportunity for community input. The events will be hosted by Environmental Science Associates (ESA), a consultant company working with the City to prepare the General Plan Update.

### ***Virtual Event Details***

**THURSDAY, APRIL 7TH**

At 6:00 pm - 7:30 pm PST

Zoom Link:

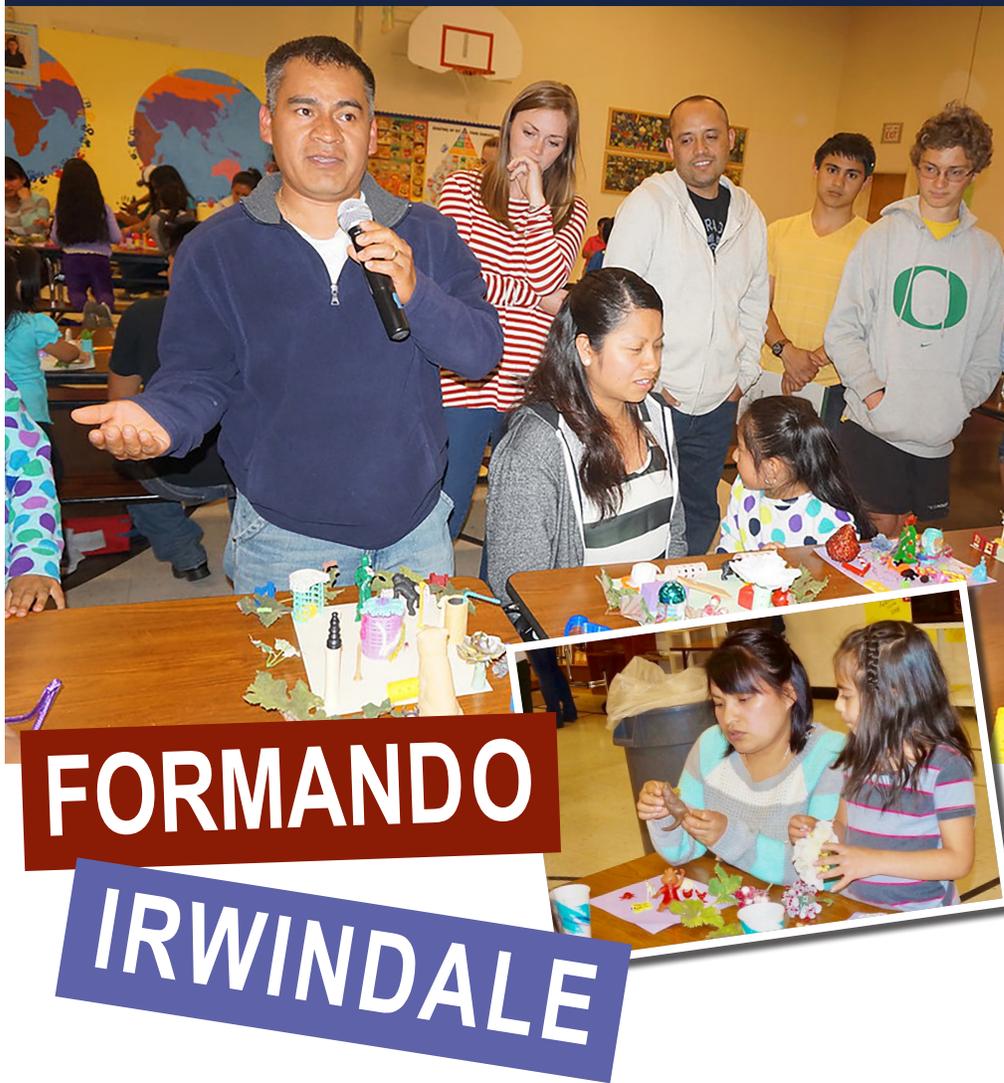
<https://bit.ly/IrwindaleWorkshops>





El Departamento de Desarrollo Comunitario te invita a todos para

# CONSTRUIR UNA VISIÓN PARA EL FUTURO DE IRWINDALE



## FORMANDO

## IRWINDALE

### Comparten sus ideas: ¡haga oír su voz!

- Por favor piense atender a esta divertida reunión virtual para compartir sus experiencias y recuerdos de Irwindale.
- La ciudad de Irwindale quiere sus ideas para hacer Irwindale un lugar mejor para vivir.
- La reunión es gratis y abierta a todas las edades. Por favor traiga a toda su familia.

Los eventos serán organizados por Environmental Science Associates (ESA), una empresa consultora que está trabajando con la Ciudad para preparar la actualización del "General Plan."

Para preguntas y más información comunicase con:

Sylvia Palomera at [spalomera@esassoc.com](mailto:spalomera@esassoc.com)

Irwindale está actualizando su General Plan para mantenerse con los cambios, necesidades, y condiciones de la ciudad y región. Un plan general es obligatorio para todas las ciudades de California por ley estatal. El plan general sirve como un modelo para que la ciudad planifique para el futuro desarrollo. El plan general documenta su visión de largo alcance y establece metas, objetivos y acciones claros para guiar a la comunidad a través de los próximos 10 a 20 años de cambio.

Habrà un total de tres reuniones para repasar elementos específicos del Plan General con oportunidades para la participación de la comunidad. Los eventos serán organizados por Environmental Science Associates (ESA), una empresa consultora trabajando con la Ciudad para preparar la actualización del Plan General.

### **DETALLES DEL EVENTO VIRTUAL**

**JUEVES, 7 DE ABRIL**

De 6:00 pm a 7:30 pm PST

Enlace Zoom:

<https://bit.ly/IrwindaleWorkshops>





COMMUNITY DEVELOPMENT  
DEPARTMENT

# Community Workshop

(Taller Comunitario)



**DATE (FECHA):**

**WEDNESDAY  
(MIÉRCOLES),**

**MAY 25, 2022**



**TIME (HORA):**

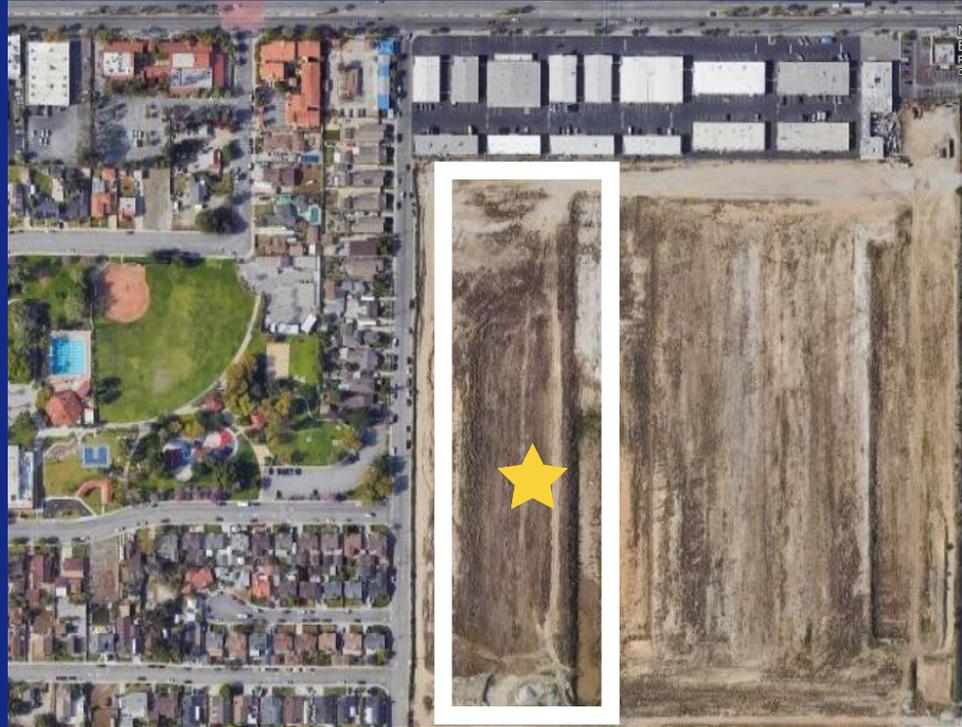
**5:30 - 7:30 P.M.**



**LOCATION  
(UBICACIÓN):**

DAN DIAZ  
RECREATION CENTER

**16053 CALLE DE  
PASEO, IRWINDALE**



\*Virtual comments will be received via  
Zoom chat during the workshop\*

## Topic of Discussion

(Tema de discusión)

*The City of Irwindale is seeking  
your input on the development  
of the 10-acre site located at  
5100 Allen Drive.*

*La Ciudad de Irwindale está  
buscando su opinión sobre el  
desarrollo del sitio de 10 acres  
ubicado en Allen Drive.*

## SPEAKER (ORADOR):

**Matt Kowta**

BAE Urban Economics with  
Environmental Science  
Associates (ESA)

For more information, please  
contact Marilyn Simpson or  
Brandi Jones (Para obtener  
más información, comuníquese  
con Marilyn Simpson o Brandi  
Jones):

(626) 430-2208

[msimpson@irwindaleca.gov](mailto:msimpson@irwindaleca.gov)

[bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)

Scan me





Housing Authority



# COMMUNITY WORKSHOP

May 25, 2022

Name (Optional): Cathy Rincon

Comments/Notes: \_\_\_\_\_

(2029) 7 years: 119 units \* All income levels

Regional Housing

\_\_\_\_\_ #5, 6

Testing the Land? \_\_\_\_\_ #10 schools

\_\_\_\_\_ • Zoned

\* Environmental Assessment before / part of process

\_\_\_\_\_

known for providing low income housing

Cindy Community Developer

\* By program \*

\* City Council

\_\_\_\_\_ fight with community

Developer Decides on homes / maybe

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Site 1

looks promising, because of the location and the accessibility to the library, park and most importantly the neighborhood.

- Owning
- ~~the~~ single home (owner)
- Senior housing

Zone #1

We leaned more towards single family housing and owning the property, ~~and senior housing,~~ <sup>Zone #1</sup>  
~~looks promising because of its location, and the accessibility to the library and the schools.~~  
~~Not to mention the the area is already zoned.~~

For site #4 mixed-use





## COMMUNITY WORKSHOP

May 25, 2022

Name (Optional): \_\_\_\_\_

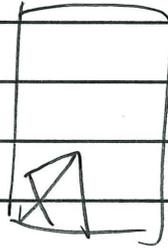
Comments/Notes: \_\_\_\_\_

\* Interest in Allen Dr. is small lots. is 10-12 units/acre.

\* Utilizing existing streets.

Along Allen Dr.

\* Rest of Allen Dr should be small lots 10-12 units build up; 2 stories.



\* all housing should be single family  
\* city yard should be relocated; library can go there instead

\* likes mixed use.

\* likes <sup>dr</sup> drive storage

\* No apartments

\* No HOA; don't want to pay a cent more.

\* houses should be open to residents first then outsiders.

\* senior housing (yes) maybe on the 10 acre.

\* move the city yard & providing senior housing/apartment.

WE WANT FAMILY HOMES FOR OUR  
~~FAMILIES~~ families LIKE the  
Mirandas, Burrolas, Becedas,  
Ambriz and GARCIAS.  
our 20 years olds want this.  
[PLEASE READ] Thank you.

Q's

① How properties identified?

If owner is interested.

② ADU's - can they be counted?

Yes if listed at income level

③ If industrial area, how to address surrounding area.

Re zone, need features, setbacks, EIR may be needed, etc.

④ Allen Dr. zoned residential.

Young people want smaller homes.

⑤ If condos, apts, who takes care of properties? (lower income)

- If apt - owned by Affordable Hsg developer. managed by prop. mgr.

- If condo - lower income takes in HOA fees by developer 30% of income mortgage, HOA dues, etc taken into consideration

⑥ Is 118 units binding? Yes - to be identified where they can be built.

⑦ Concerned about the sites - hazardous.

No-one saw what was dumped into Manning? Contaminated.

\* The process is env. assessment & cleanup before development

⑧ How many incorporated into last RITAA?

Allen Dr. was considered. Not other sites.

⑨ State mandate for 118 units? Must be townhomes, apts, condos?

\* State has mandate for low income.

Not what is being proposed.

- Low income hsg in Irwindale has always been offered.

⑩ State is looking at funding sources

A/ Every city got higher numbers.

CR Busing in Thousands?

⑪ 1500 residents in Trw over the years.

A/ How best for Trw - to meet 119.

⑫ Senior housing is needed. Homeless population - what about it?

A/ Supportive housing needs to be zoned for.

⑬ Is it considered for Trw only or outside?

A/ Considered for everyone. Do not violate fair housing law.

⑭ - Possibly sold to people we don't know.

A/ Telling us the needs of the community.

⑮ Is an empty pit an option?

Zoom

① Allen Dr. + Foot Hill

② Survey info to be shared

③ Any market value housing? Above moderate income

④ Develop SFR + Condos

Like Allen Dr. - zoning

Prefer SFR

= No apts,

- concerns - feels too close

- Condos -

- Privacy, safety due to more visitors outside coming in

mixed use - noise concerns

ADU's - families

Pool, BBQ, Gym, storage, pkg area.

Ownership, preferably SFR's mixed use, more food.

① Owning is best,

② pkg, traffic - concept layout, green space

③ Reliance mixed use

④ ramifications of non compliance

⑤ low income, senior hsg, tiny homes

communal gardens, Allen

Emerg, command center, Public Works

ADU's to meet RHNA

⑥ Rent vs owning, apts need maintenance

Allen Dr. is close, continue SFR

mixed use

⑦ Less yard, less #20, Allen Dr.

mult-family could be SF family

Site 6 = mixed use

Site 2, 3+4 - too far out

⑧ Prop. values might be diminished  
if not take care  
Students might be an issue  
Manning site for residential  
SFR - keep

⑨ SFR - preferred  
Townhomes, no shared walls  
No apts, except SR apts  
Olive Pit housing?  
Solar power  
ADU's - would city help?  
Allen Dr - develop, but leave forward

7  
ADU's can be counted if  
used as permanent housing to  
low income

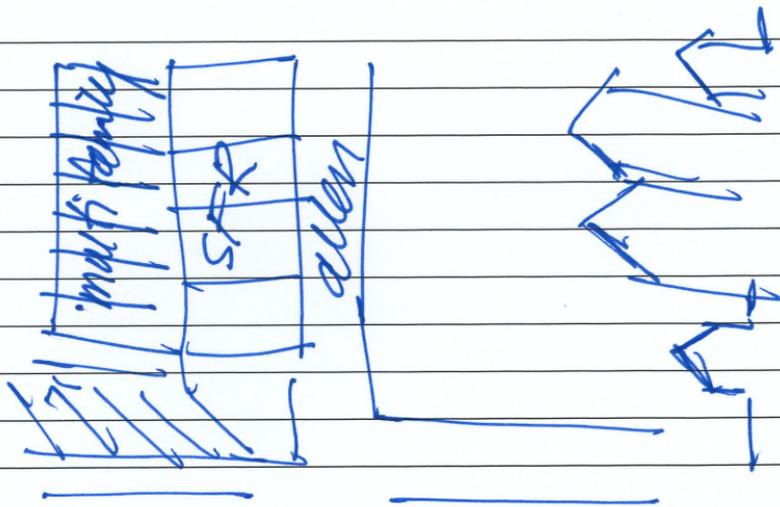
affordability calculation taken into  
consideration for low income HOA  
fees

State defined low income  
density  $\approx 20 \text{ du/acre}$

"Bussing ppl in"

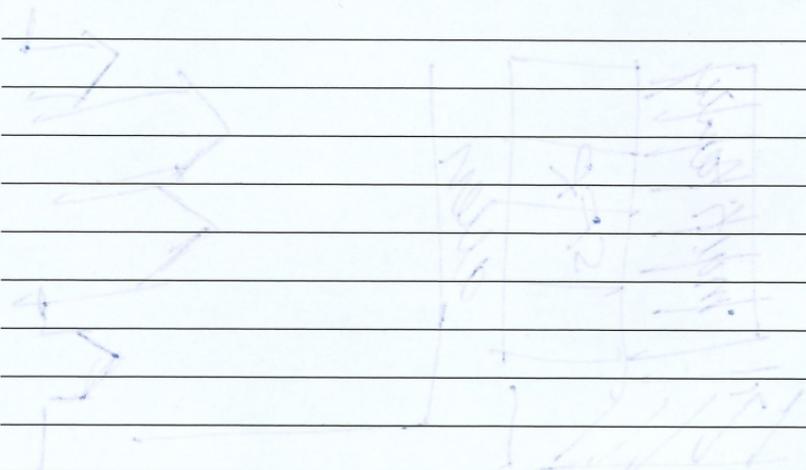
single family homes

housing / commercial  $\approx 2 \text{ parcels}$



green space  
parking traffic

And  
report berkasi  
rebecca berkasi  
try / report - mualah  
report diaz



Single family preferred  
concern about apartment buildings  
non profit many low income housing

- not maintain well

not completely against condos  
profit incentive is good for  
maintenance

generally favorable view of condos

- single family preferred

- low density townhomes

they want residents to own the  
properties

- for families and kids

Mixed use not favorable as well

- attracts too much traffic

Site 4 = mixed use on Panama

Site 1 = single family homes

- no low income, market value

Site 2-3 - not good ideas

Apartment building attracts questionable  
people

sites

site 5 - single families, condos

site 7  
gold line - mixed use condos, townhomes

- no apartments

- owners take better care of their  
properties

Senior apartment most acceptable

- site 7 good site

\* More senior houses

\* NO apartments } → No rented

↓  
condo is okay ✓  
or single family

\* Parking issues for Amen drive.

site - 1, 4, 5, 6

\* free Programs at stake

\* split between sites ✓

# Allen site

① Single

condos  
+

② Condo

townhome.

---

No rentals X

\* NO HOA X

---

\* Issues affecting housing - Idk...

Other uses for site:



The Community Development Department invites you to participate in the:

# Public Review Draft Housing Element for Irwindale – 6th Cycle Housing Element 2021-2029

## DATE/TIME:

**Thursday, November 10, 6 to 8 PM**

Please join us in person or via zoom.

Please use QR code or zoom link to join the meeting:

Zoom link: <https://bit.ly/IrwindaleHousingWorkshop>

Zoom call-in: **(213) 338-8477**

Meeting ID:  
**873 5997 4878**



If you require a translator, please call **(626) 430-2208** or email [JJHernandez@irwindaleca.gov](mailto:JJHernandez@irwindaleca.gov) by **November 8th**



Meeting location:  
Senior Center Dining Room  
**16116 Arrow Highway**  
**Irwindale, CA 91706**

## WHAT IS THE WORKSHOP ABOUT?

Irwindale is updating its eight-year housing plan, called the Housing Element. The Housing Element is one component of the City's General Plan, which establishes policy direction for long-term development in the City. This workshop will be focused on obtaining your feedback on the Draft Housing Element.

## WHY IS THE CITY PREPARING AN UPDATED HOUSING ELEMENT?

State law requires that every city and county in California have a current Housing Element to address local, regional, and statewide housing issues. Irwindale is part of the Southern California Association of Governments (SCAG) region, which is required to plan for 1.3 million new homes during the 2021-2029 period. Irwindale has been assigned an allocation of approximately 119 new residential units that it must accommodate in its housing plan. This allocation can reshape the community which is why your input is so important.

## GOAL OF THIS WORKSHOP:

Public input is critical to the drafting of this updated housing plan.

In this workshop, we will cover the following and more:

- Housing goals
- Policies
- Programs

The Draft Housing Element will be made available for public review in advance of the workshop on the following website:  
<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>

For questions, contact: Marilyn Simpson at [msimpson@irwindaleca.gov](mailto:msimpson@irwindaleca.gov) or Matt Kowta with BAE at [mkowta@bae1.com](mailto:mkowta@bae1.com)



El Departamento de Desarrollo Comunitario te invita a participar en la:

# Revisión Pública del Elemento De Vivienda de Irwindale – Ciclo No. 6 2021-2029

## FECHA Y HORA:

**Jueves, 10 de Noviembre, 6 a 8 PM**

Únase con nosotros en persona o virtualmente a través de zoom.

Utilice el código QR o el enlace de zoom para unirse a la reunión:

Enlace zoom: <https://bit.ly/IrwindaleHousingWorkshop>

Número de Zoom: **(213) 338-8477**

Identificación de la reunión:  
**873 5997 4878**



Si necesita un traductor, llame al **(626) 430-2208** o envíe un correo electrónico a [JJHernandez@irwindaleca.gov](mailto:JJHernandez@irwindaleca.gov) antes del **8 de Noviembre**.



Ubicación:  
Comedor del Centro para  
Personas Mayores  
**16116 Arrow Highway**  
**Irwindale, CA 91706**

## ¿DE QUÉ SE TRATA LA REUNIÓN?

Irwindale está actualizando su plan de vivienda de ocho años, llamado Elemento de Vivienda. El Elemento de Vivienda es un componente del Plan General de la Ciudad, que establece la dirección de la política para el desarrollo a largo plazo en la Ciudad.

Esta reunión se enfocará en obtener sus comentarios sobre el Elemento de Vivienda Ciclo No. 6 2021-2029.

## ¿POR QUÉ ESTÁN PREPARANDO UN ELEMENTO DE VIVIENDA ACTUALIZADO?

La ley estatal del estado de California requiere que cada condado y municipio tengan un plan del elemento de vivienda actualizado para abordar los problemas de vivienda locales, regionales y estatales. Irwindale es parte de la región de la Asociación de Gobiernos del Sur de California (SCAG), que debe planificar 1.3 millones de nuevas viviendas durante el período 2021-2029. A Irwindale se le han asignado aproximadamente 119 nuevas unidades residenciales que debe acomodar en su plan de vivienda. Esta asignación puede remodelar la comunidad. Es importante involucrar a todos los residentes en el desarrollo de este plan de vivienda.

## OBJETIVO DE ESTA REUNIÓN:

La opinión pública es fundamental para la revisar el borrador de este plan de vivienda actualizado.

En esta reunión, cubriremos lo siguiente y más:

- Objetivos de vivienda
- Políticas
- Programas

El Borrador del Elemento de Vivienda estará disponible para revisión pública con anticipación para la reunión en el siguiente sitio web:

<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>

Para preguntas y más información por favor de contactar a:

**Marilyn Simpson** en [msimpson@irwindaleca.gov](mailto:msimpson@irwindaleca.gov) o **Matt Kowta** con BAE en [mkowta@bae1.com](mailto:mkowta@bae1.com)



## GENERAL PLAN UPDATE Housing Element Workshop



The City of Irwindale is creating a General Plan Update of specific chapters, or elements, per state law requirements (Government Code Section 65302). The General Plan Update will include a new Environmental Justice Element and updates to the Safety and Housing Elements. A General Plan guides the policies and actions of the City.

Below are some comments obtained from the Housing Element Workshop held at the Irwindale Senior Center on November 10, 2022. The workshop was held to present the Public Review Draft of the 2021-2029 Housing Element Update and obtain community feedback.

### Community Feedback

- Members of the community were under the impression that the meeting was being held to go over a City-sponsored residential development, including a housing lottery.
- A resident participating via zoom asked about the previous “Irwindale Housing Program” and made comments regarding the location of the housing sites. The community member stated that it appears as though the sites identified as low income are being placed away from the existing residential area and wanted to know why future housing is being divided from existing residential area based off income.
  - BAE clarified that the Housing Element is required to comply with state law requirements to provide housing targeted to different income levels but it is not to say that the sites would exclude anyone with a particular income level from living there. Just want to provide a variety of housing in the community.
  - Marilyn responded to the comment that both the “First-time Home Buyers Program” and the “Substantial Rehab Program” will still continue however there are not any new applications or new loans that will be giving out per those programs. The programs presented today are new programs.
- A workshop attendee asked if the programs listed under “Policy 4: Provide New Affordable Housing” were state mandated and for those that are, if other cities have identical programs.
  - BAE confirmed that “Program 16: Affordable ADU Incentive Program” is state required and other cities have the flexibility to create their own programs.
- A workshop attendee asked what is the state doing to help with these programs?
  - BAE responded that they are supposed to provide financial resources that cities can apply for grants and then use the funding locally



## GENERAL PLAN UPDATE Housing Element Workshop

- A resident participating via zoom asked if the City has control over the 10-acre property on Allen Drive and asked for clarification on how the site will be utilized according to the housing element.
  - BAE clarified that the City does not know at this time how the development on Allen Drive would happen. There are a range of ways development could occur such as the sale of the property; the City could be in partnership with the developer or the Housing Authority; and/or the City could be the developer.
- An anonymous attendee participating via zoom asked if the housing is only exclusive to the Irwindale residents or can people from other cities can apply?
  - BAE responded that per fair housing law, cities are not allowed to discriminate against perspective tenants based on where they currently live. As such housing opportunities need to be made available to people whether they currently live in Irwindale or not.
- An anonymous attendee participating via zoom asked, how do we apply?
  - BAE clarified that there are no programs ready yet and the Housing Element serves as a plan for implementing programs over the next 8 years. Any city run programs would be handled through the Community Development Department.
- A workshop attendee asked for a specific timeline on when the Housing Element programs would be implemented.
  - BAE referenced a table in the Public Review Draft of the 2021-2029 Housing Element Update, which outlines, in more detail, the timing for completion.
- An attendee via zoom named Casey Miranda asked if the housing is for renting rather than condominiums?
  - BAE answered, no.
- Comment from attendee via zoom named Casey Miranda: I know I am opposed to apartments and the lack of homeownership pride that allows. I am in favor of having a very low or low income programs that lead to condo homeownership where they can grow equity and build wealth and future buying power as their households grow so they can purchase a Single Family home and then that allows and provides for a need for new buyer to purchase their condominium and so on. Other than this meeting and of course council meetings are there other outlets so the residents can truly voice what they would like to see come to fruition? Can we have clarity if we have to have apartments please.
  - BAE clarified that none of the planning is specifying apartments and it could be condominiums, higher density sites, single-family sites that are for-sale units, etc. However, these types are not being determined right now. BAE highlighted the comment regarding creating homeownership in the community but reiterated that is only possible when you provide a range of housing unit types within a community and that is what we are striving for.
- Workshop attendee and resident, Linda, asked for clarification on whether or not these programs are going to be offered to everyone, not just Irwindale residents.
- Workshop attendee Tony commented on the City not meeting their allocated RHNA on the last cycle and asked what the state and county are doing to tell the City to get on track.



## GENERAL PLAN UPDATE Housing Element Workshop

- A resident participating via zoom made the following comment:  
“Thank you. I am kind of confused here because you guys- from my understanding- you are only following the state rules right now and that is why you are having these meetings, I have been going to all of these meetings and it is nothing that the Irwindale residents have asked for and that survey responses have all been ignored. So this is a state thing that you are doing because it is mandated for us to go through all this but the Allen Drive property is Irwindale’s property and we are going to do what the residents want to do there so this to me is a waste of time because you are not in connection with our Council. We tell our Council what we want. This is not what our residents want. We would like to see a meeting between our Council, you guys, and our residents so we could ask questions because we are confused... all we are doing so far is having meetings to satisfy state law so I would like to see something figures out to work with the residents.”
  - BAE responded that there will be more meetings held for community participation; there will be a Planning Commission meeting in December to present and discuss the draft. Before this can be adopted as the Housing Element, we need to go to City Council and get their input and direction before it is finalized.
- A workshop attendee asked about the different styles of housing and wanted clarification on whether apartments were required or not so long as the 119 could be fulfilled in other ways.
  - BAE responded that you do not strictly have to have apartments to fulfill the lower income housing requirements but if you do not have the funding to subsidize every single apartment that is required, the alternative is for sites where private developers that can provide that kind of housing and it has to be zone for at least 20 dwelling units per acre, which can potentially be apartments or condominiums but not allowed to specify, it would be up to the developer.
- An attendee via zoom named Casey Miranda asked: In the interim are we having workshops to prepare potential homeowners to what is truly required to qualify (income/assets/debt elimination/DTI etc.?)
  - BAE responded that the kinds of workshops that you might have for the programs, such as the First-time Home Buyers Program, would be to provide assistance for housing for moderate income households to buy their first home. If workshops are not being held by the City, a nonprofit could host workshops, courses, classes, to understand the demands and requirements of homeownerships.
- A resident participating via zoom asked if it could be specified in the Housing Element that housing is for seniors of very low income.
  - BAE responded that we cannot specify that it is just exclusively for seniors. If someone wanted to come in and propose a senior living project than it would be given due consideration.

## Questions Asked in the Zoom Chat but not Addressed



## **GENERAL PLAN UPDATE**

### **Housing Element Workshop**

- Casey Miranda: Do the rehabilitation remedies for current Irwindale housing include grants that are accompanied by excessive and constrictive silent seconds that will prevent homeowners from accessing their equity? if not what type of programs and remedies does it offer and include?
- Anonymous: Is the housing for first time home buyers only?

**Planning Commission Meeting December 21, 2022**  
**General Plan Housing Element Presentation Notes**

Questions and concerns shared.

1. Based on the 2021-2029 RNHA numbers of 119 units what happens when there is no more property to build housing?
2. Would the City be forced, by the state, to tear down existing buildings to build housing?
3. The concern expressed if the RNHA numbers keep increasing there will no place left in Irwindale to develop.
4. Accommodate growth even if there is no land. The state will advocate for the use unused portions of existing sites. Adaptive reuse of existing buildings for housing.
5. Clarification on the 2021-2029 RNHA numbers of 119. Explanation given that is based on current land available.
6. Could the mining reclamation plans be amended so that as these sites are reclaimed they could be used for housing.
7. Would that meet the 119 RNHA number for 2021-2029.
8. Would like to have mining reclamation amended to meet RNHA numbers.
9. Has the State provided money for meeting housing needs?  
Answer: Housing compliance with HCD allows the City to compete for State housing funds..
10. Discussion of using the Speedway site to meet RNHA numbers. This site could be used but it would be used in the 7<sup>th</sup> Cycle new RNHA numbers (next cycle).
11. How were the Policies and programs created or mandated by the State?  
Answer: Policies and programs were locally created. They were based on input from the residents.  
Comment: Pleased with the policies and programs, especially happy at how they were created.

Next Steps:

1. Mandate housing funds coming into the City be given for sustainable energy projects.
2. Ensure that new housing projects be as sustainable as possible.



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)



The City of Irwindale is creating a General Plan Update of specific chapters, or elements, per state law requirements (Government Code Section 65302). The General Plan Update will include a new Environmental Justice Element and updates to the Safety and Housing Elements. A General Plan guides the policies and actions of the City. Environmental justice is the belief that all people have the basic right to live, work, go to school, play, and pray in a healthy and clean environment.

Below are some Frequently Asked Questions regarding the City's General Plan Update.

### General FAQs

[What is required to be included in a general plan?](#)

California law requires that the General Plan include a minimum of nine state-mandated elements: Land Use, Open Space, Conservation, Housing, Environmental Justice, Circulation, Noise, Air Quality and Safety. Beyond the mandatory elements of the General Plan, there is a great deal of flexibility to address local conditions and circumstances through additional elements.

The General Plan may include additional elements related to land-use development, including economic development, military readiness, cultural resources, sustainability, and implementation. There is also a great deal of flexibility in creating the format of the General Plan so that certain topics can be better integrated.

[How often should the general plan be updated?](#)

The State Office of Planning and Research (OPR) recommends that General Plans be comprehensively updated every 10-15 years to reflect changes in community values, economic conditions, and emerging issues and challenges. However, with the exception of the Housing Element, Safety Element and Environmental Justice Element (where required), there is no legal requirement from the State to regularly update the General Plan.



## **GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)**

How long will the general plan update take?

The General Plan process will be ongoing and take approximately two years to complete.

Are there any requirements for how the general plan is organized?

No. Each jurisdiction may decide on the overall structure of the General Plan (i.e., how the “elements” are organized) so long as all requirements are included. Communities are encouraged to organize the General Plan in any way that reflects the values of the community and is usable by the jurisdiction.

Is any topic more important than another?

No. While some believe that land use and circulation are the most important topics, all elements (and individual goals, objectives, policies and actions) carry equal weight. Once added to the General Plan, each element, regardless of whether it is optional or required, assumes the same legal standing.

Does the state review and approve the general plan?

The only Element that is reviewed and approved by the State is the Housing Element. Other elements are subject to review and comment by State agencies but there is no ability to approve or deny the General Plan in its entirety.

Are there consequences from the state for not maintaining an up-to-date general plan?

Except for the Housing Element, which is required to be updated every 8 years, there are no legal consequences if the City does not update its General Plan on a regular basis. However, having an up-to-date General Plan allows for the City to stay current with the evolving needs of the community, reflect current community values, vision for land use and development, and update technical information. A current General Plan also allows the City to gain access to funding for activities such as affordable housing.

What recent state legislation must be addressed in the general plan?

The State legislature regularly modifies or creates new General Plan requirements. The requirements must be included at the next update of the General Plan. Government Code Section 65302(g) provides a comprehensive list of all required content in a General Plan. The following is a list of some, but not all, of the recent State legislation that must be included:



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

- **Environmental Justice Element (SB 1000).** Requires local governments to explore “environmental justice” issues and prepare an Environmental Justice Element if certain conditions are present in the community.
- **Safety Element (SB 99).** Requires the City, upon the next revision of the housing element on or after January 1, 2020, to review and update the Safety Element to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes.
- **Evacuation Route Planning (AB 747 and AB 1409).** Requires that the City identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios.
- **Complete Streets (AB 1358).** Requires the jurisdictions include “complete streets” concepts into the General Plan, which necessitates an update to the City’s Circulation Element.
- **Climate Change and Resilience (SB 379).** Requires that the General Plan address climate adaptation and resilience strategies in the Safety Element.
- **Tribal Consultation (AB 52 and SB 18).** Requires consultation with local Native American tribes in and around the City.
- **Housing Density Bonuses (AB 2501).** Requires local governments to adopt procedures and timelines for process a density bonus application and requires that local governments provide concessions and incentives (including increased height and modified development standards) for affordable housing projects.
- **Fire Hazards (SB 1241).** Requires that the Safety Element include the most recent version of the State’s “Fire Hazard Planning” document.
- **Flooding (AB 162).** Requires that the General Plan identify areas subject to flooding.

### [Is the General Plan Update subject to CEQA?](#)

Yes. Like other discretionary actions in a community, the General Plan is subject to the California Environmental Quality Act (CEQA) and a full program Environmental Impact Assessment (EIR) is usually required for adoption of a comprehensive or major update to a General Plan.

### [What is an Environmental Impact Report \(EIR\)?](#)

Public agencies must comply with the California Environmental Quality Act (CEQA), a statute that requires state and local agencies to identify potential environmental impacts, and to avoid or mitigate those impacts, if feasible. A City certifies an EIR as part of a General Plan Update process in order to ensure compliance with CEQA.



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

An Environmental Impact Report (EIR) identifies and analyzes the environmental impacts that can result from the implementation of the General Plan. It serves to inform governmental agencies and the public of the potential environmental impacts to existing or proposed changes to the built environment. The EIR also proposes mitigation measures to avoid or offset any negative environmental impacts.

### Who can get involved in the update and how?

The General Plan Update is an opportunity for community members and other major stakeholders to discuss how the City will grow through 2045. There will be many opportunities to participate, including community workshops, pop-up events, online engagement, and public hearings. You can join the email list to receive updates on upcoming events.

## Housing Element FAQs

### What is a Housing Element?

Per State law, a housing element is one of several required components of a community's General Plan. The Housing Element lays out the community's plan to conserve, rehabilitate, and expand the local supply of housing, for households at all income levels.

### Why is Irwindale updating its Housing Element?

State law provides for an eight-year Housing Element update cycle for most communities. Jurisdictions within the Southern California region must update their Housing Elements for the 2021 to 2029 planning period.

### Does the Housing Element need State approval?

Yes. The State Department of Housing and Community Development (HCD) reviews Housing Elements for compliance with State Housing Element law (Govt. Code Section 65580 et. seq.)

### What happens if a city does not comply with Housing Element law?

There are various potential consequences from lack of compliance, such as ineligibility for certain state grant programs, vulnerability to lawsuits, fines, and loss of local land use control.



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

### What is the RHNA?

The regional housing needs allocation (RHNA) is each jurisdiction's allocation of a share of regional housing need for the Housing Element planning period, broken down by household income level. Each jurisdiction's Housing Element must show that it will provide suitable land, appropriately zoned, to accommodate the full RHNA. The Housing Element must include a sites inventory that demonstrates capacity for additional housing that could be built to accommodate the RHNA for each household income category (i.e., Very Low-, Low-, Moderate-, and Above Moderate-Income).

### Who establishes the RHNA?

The Southern California Association of Governments (SCAG), a regional planning body composed of representatives from jurisdictions within the region, establishes the RHNA for individual jurisdictions. The State of California provides SCAG with the overall region's total housing need and SCAG allocates that need to individual jurisdictions based on State regulations.

### What is Irwindale's RHNA for the 2021 to 2029 Planning Period?

The City's RHNA for 2021 to 2029 is 119 housing units, including 36 Very Low-Income units, 11 Low-Income units, 17 Moderate-Income units, and 7 Above Moderate-Income units.

### Is the City required to build 119 new housing units by 2029?

The City of Irwindale itself is not responsible to build housing units to satisfy the RHNA. The Housing Element must identify sites where housing developers (e.g., affordable housing developers, market rate housing developers) can build housing to satisfy the RHNA. In addition to identifying the housing sites, the Housing Element needs to include policies and programs that support housing development that is affordable to households at all income levels and with a range of different housing needs.

### What if Irwindale does not have sufficient vacant land to accommodate the RHNA?

If there is not sufficient vacant land to accommodate the RHNA, the City must identify sites with existing development that can accommodate new housing development via in-fill or redevelopment.

### How are the household income levels defined?

Very Low-Income is a household with income that is less than 50% of the Los Angeles County median income. Low-Income is 50 to 80% of median income. Moderate-Income is 80 to 120%



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

of median income. Above Moderate-Income is more than 120% of median income. Income is adjusted for household size. For example, as of the end of 2021, the maximum income for a one-person Low-Income household was \$66,250 per year. The maximum income for a four-person Low-Income household was \$94,600.

### What constitutes “affordable” housing?

Housing is considered affordable when the household spends no more than 30% of its household income on housing costs. For renters, this includes monthly rent plus an allowance for utility expenses. For homeowners, this includes any mortgage principal and interest payments, plus property taxes, hazard insurance, and homeowner association fees, if applicable.

### What kinds of sites are considered suitable to accommodate the RHNA for Very Low- and Low-income housing?

Typically, communities must provide sites that can be developed with multifamily housing (e.g., apartments at least two to three stories in height) to accommodate the Very Low- and Low-Income RHNA. In addition, it is important for lower-income housing sites to be located in areas that have access to transit, schools, shopping, services, and other residential amenities, and that the Housing Element sites inventory does not over-concentrate the lower-income housing sites in a single area or in areas where there are already disproportionate concentrations of lower-income households or minorities.

## Safety Element FAQs

### What is the Safety Element?

The safety element is one of the nine State-mandated elements of the general plan. State law requires a city’s safety element to address protection of its people from unreasonable risks associated with disasters, including but not limited to earthquakes, fires, hazardous materials, and landslides. Other locally relevant safety issues, such as airport land use, emergency response, and hazardous materials spills may also be included.

### Why update the Safety Element?

The current Safety Element requires targeted updates to bring it into compliance with recent State law. State legislation requires that the Safety Element be reviewed and updated as necessary alongside the Housing Element, which is scheduled for adoption



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

in Spring 2023, and now requires additional information related to flooding, wildfire, and climate resilience. Government Code Section 65302(g) describes required background information and provides policy and program guidance for safety element updates. Please see <https://leginfo.legislature.ca.gov> for further information.

### What plans are being considered in the Safety Element update?

The City has reviewed several long-range citywide plans and programs that relate to hazard and disaster safety, including the existing 2012 Local Hazard Mitigation Plan, 2019 Emergency Action Plan, 2021 Continuity of Operations Plan, and the 2021 Emergency Operations Plan. These plans provide most of the content required for the Safety Element to comply with State law. Relevant material from these plans will be consolidated and summarized for inclusion in the Safety Element.

### How is climate change and resilience being considered in the Safety Element update?

The City is assessing the risk that climate change imposes on the City, particularly as it relates to wildfire smoke, flooding, drought and extreme heat. The Safety Element will establish policies for helping the community adapt to the impacts of climate change and increase its long-term resilience.

### How is the updated Safety Element considering wildfires?

Wildfires are addressed in the existing Safety Element. The City will review and update existing information, as necessary. Additionally, the City Community Development Department will collaborate with the Fire Department regarding appropriate policy revisions and cross referencing other more detailed documents that establish fire suppression and other important standards. The Safety Element targeted update will also incorporate programs from the 2012 Local Hazard Mitigation Plan, Emergency Action Plan, Continuity of Operations Plan, and Emergency Operations Plan that address and minimize wildfire risk.

## Environmental Justice FAQs

### What is Environmental Justice?

The U.S. Environmental Protection Agency defines environmental justice as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.” Environmental justice looks at the impacts of environmental hazards for all residents regardless of race and income level. Impacts can result



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

from either the presence or absence of certain land uses, facilities, and physical and social infrastructure.

For example, the presence of industrial businesses causing air and noise pollution, or the absence of parks and open space in a community are environmental justice issues.

### What is an Environmental Justice Element?

The Environmental Justice Element ensures that residents have a say in decisions that affect their quality of life and will address disproportionate impacts to certain environmental justice communities in order to ensure an equal distribution of resources.

An environmental justice community is an area of a community disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. These areas deserve special attention to address issues of environmental justice. The State of California classifies the entire City of Irwindale as an environmental justice community.

The Environmental Justice Element will cover the eight topics below:

1. Reduce pollution exposure and improve air quality
2. Promote public facilities
3. Promote food access
4. Promote safe and sanitary homes
5. Promote physical activity
6. Reduce any additional unique or compounded health risks
7. Promote civic engagement in the public decision-making process
8. Prioritize improvements and programs that address the needs of disadvantaged communities

### Why is the city creating an Environmental Justice Element?

The state of California is asking cities to incorporate environmental justice related goals, policies and programs into their general plan. More about this can be found in [Senate Bill 1000](#), known as The Planning for Healthy Communities Act. The City is creating a stand-alone Element to have all environmental justice-related topics in one document for easy reference.



## GENERAL PLAN UPDATE FREQUENTLY ASKED QUESTIONS (FAQs)

### Stay Involved!

Stay up to date with the General Plan Update by visiting the webpage at the following link:

<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>

Sign up for email updates to be notified of upcoming engagement opportunities. Please email Marilyn Simpson at <mailto:msimpson@IrwindaleCA.gov> with any questions.

### Your Voice Matters!

We would like your input about your neighborhood: access to groceries and healthy food, safety concerns, streets conditions, parks, housing, and any other issues that improve or decrease your quality of life in Irwindale. We want to ensure equal protection and meaningful involvement from all members of the community. All individual responses will be kept confidential and survey results will only be reported in aggregate to ensure the anonymity of respondents.

To complete the community survey online, scan the resident or employee QR code below or go to the website linked below:

<https://bit.ly/IrwindaleResidentSurvey>

<https://bit.ly/IrwindaleEmployeeSurvey>



# APPENDIX B: IMPLEMENTATION STATUS OF 5TH CYCLE HOUSING ELEMENT PROGRAMS

Name of Program	Objective	Timeframe in H.E	Status of Program for 6th Cycle
Program 1: Housing Grants for Extremely and Very Low -Income (Grants)	7 grants between 2014-2021 (3 Extremely Low -Income; 2 very low -income; 2 moderate-income)	Ongoing	Deleted due to dissolution of ICRA; create new program to assist low er- and moderate-income households
Program 2: Deferred Housing Improvement Loan Program (SR Loans)	7 grants between 2014-2021 (3 Extremely Low -Income; 2 Very Low -Income; 2 Moderate-Income)	Ongoing	Deleted due to dissolution of ICRA
Program 3: Substantial Rehabilitation Housing Improvement Loan Program (SR Loans)	7 additional loans processed between 2014-2021 (3 Extremely Low -Income; 2 Very Low -Income; 2 Moderate-Income)	Ongoing	Deleted due to dissolution of ICRA
Program 4: Below Market-Rate Loans for Tenant Occupied Units	1 additional loan processed between 2014-2021	Ongoing	Deleted due to dissolution of ICRA
Program 5: Substantial Rehabilitation Below Market Rate Loans for Tenant Occupied Units	1 additional loan processed between 2014-2021	Ongoing	Deleted due to dissolution of ICRA
Program 6: Zoning Program	Planned Development Overlay - up to 63 units	Fall 2014	Consolidated with Program 14 and Program 18 into a new program to rezone sites to accommodate the 6th Cycle RHNA.
Program 7: In-Fill Housing Program	8 net new units	4th Quarter, 2014	Continued; modified to support development of housing on sites identified in 6th Cycle housing sites inventory.
Program 8: Promotion of Second Unit Ordinance and Second Unit Deferred Loan Program	Average of 1 new second unit per year (total of 6 units - 4 Very Low -Income; 2 Low -Income)	Ongoing; Ordinance No. 724 was adopted on 7.25.18 revising the City's ADU standards to comply with State regulations	Continued with modifications.
Program 9: Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects	5 new retrofitted units per year (total of 25 units)	Ongoing	Continued with modifications.
Program 10: Proposed Green Building Grant Program	4 grants between 2015-2021	Ongoing	Deleted due to dissolution of ICRA
Program 11: Mountain Avenue and Shrode Street Residential Development	development of 8 units	Ongoing	Deleted - project is complete
Program 12: Priority for Water and Sewer (SB 1087)	N/A	Upon adoption of H.E	Continued
Program 13: Annual Review of General Plan Land Use and Conservation Elements (AB 162)	N/A	Upon adoption of H.E	Continued
Program 14: Provision of Land Zoned for Multiple-Family Housing	Up to 63 dwelling units	Upon Rezoning of Manning Pit	Consolidated with Program 6 and Program 18 into a new program to rezone sites to accommodate the 6th Cycle RHNA.
Program 15: Housing for Extremely Low -Income Households	New Housing for extremely low -income households in support of RHNA requirements	Annual outreach to developers & prioritize local funding twice during planning period	Continued
Program 16: Fair Housing Program	Referrals at resident request	Ongoing	Continued; modified
Program 16a: Reasonable Accommodation	Referrals at resident request	Ongoing	Continued
Program 17: Units at Risk of Converting to Market Rate	Ensure tenants of Las Casitas meet affordable income restrictions	Annual recertification	Deleted - No assisted units at risk of conversion to market rates during the next 10 years
Program 18: Provision of Land Zoned for Multiple-Family Housing	N/A	Land survey within 5 yrs of H.E adoption	Consolidated with Program 6 and Program 14 into a new program to rezone sites to accommodate the 6th Cycle RHNA.

# APPENDIX C: SITES INVENTORY WORKBOOK

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[Separate Sites Inventory workbook *in HCD's Microsoft Excel format* to be provided to HCD upon adoption of the Housing Element ~~*HCD's Microsoft Excel format.*~~]