

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	Partially complete with full modification of IMC by December 2025; ongoing 2021-2029
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. Prioritize use of rehabilitation funds for repairs to housing units housing very low- and extremely low-income households.	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

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4. Facilitate adaptive reuse of commercial and industrial properties within 1/2 mile of transit to residential. (New; incorporates 5th Cycle Program 7)	Focus on promoting new law and consider approving conversions even if beyond 1/2 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 1/2 mile of high-quality transit, with a goal of developing at least six new residential units through adaptive reuse during the planning period.	General Fund; state grants	Community Development Department	Partially complete with amendments completed by June 2026 and meetings with property owners annually thereafter.
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	Completed.

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<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. Update code to comply with state law, including appropriate development standards and permitting procedures to encourage these uses.</p> <p>(c) Amend the Zoning Code 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.</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. Group homes will be permitted in all 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).</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 and written procedures.</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>

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<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 with 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 with 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>(g) Amend the IMC zoning regulations to permit employee housing in conformance with State law.</p> <p>(h) Amend the IMC parking requirements to facilitate construction of smaller housing units.</p> <p>(i) Amend the IMC development standards to facilitate construction of higher density multifamily housing.</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 and development standards to facilitate residential mixed-use housing opportunities.</p>	<p>Revise IMC to include objective design standards that allow for ministerial approvals for mixed-use residential projects and development standards that will facilitate achieving specified maximum densities allowed in the mixed-use zone.</p>	<p>General Fund; State grant funds</p>	<p>Community Development Department</p>	<p>Completed.</p>

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<b>Policy 3. Provide Adequate Housing Sites</b>					
<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, 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.</p>	<p>General Fund; grants</p>	<p>Community Development Department</p>	<p>Concurrent with Housing Element adoption.</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>

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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	Concurrent with Housing Element adoption. On-going
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 and provide priority to affordable housing projects on large sites for use of funds from proposed new jobs-housing linkage fee.	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 within six months of Housing Element Certification; process subdivision or lot line adjustment to create site smaller than 10 acres by December, 2025; facilitate entitlements and encourage housing development by December 2027. Reach out to property owner annually to gauge interest if they are not actively engaged with processing a subdivision application.

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<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 in city. Continue to comply with all aspects of State Surplus Lands Act in the disposition of the site for housing development.	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. 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.	Disposition of Allen Drive Site	Housing Authority	Issue RFP for developer by January, 2026; execute development and disposition agreement and final entitlements by December, 2026; issue building permits 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 eight units affordable to lower-income households during the Planning Period. Provide priority for use of funds on projects that would house very low- and extremely low-income households and/or Special Housing Needs populations.	Fee collected for new commercial or industrial development	Community Development Department, Finance Department	Adopted commercial linkage fee program November 2023; collect linkage fees on an ongoing basis; issue NOFAs for use of linkage fee money bi-annually

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<p>15. Outreach for Tenant-based Rental Assistance Programs for Extremely Low Income Households. Include SFR and ADUs with vouchers and Technical Assistance for ELI and Special Needs Housing Development. (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 15)</p>	<p>Facilitate access to housing for Extremely Low-Income and Special Needs households.</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. 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. 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.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Conduct outreach to residential property owners by June, 2025 and establish owner interest list and prospective tenant interest lists by November 2025; maintain up-to-date lists on an ongoing basis. Conduct outreach to affordable housing developers annually. Provide technical assistance on an as-requested basis.</p>

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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 four ADUs affordable to very low- or low-income households, citywide. Link back to Program 15. Amend ADU ordinance to incorporate affordable ADU program and comply with all requirements of state law.	General Fund; grants	Community Development Department; Public Works/Building & Safety	Amend ADU Ordinance within 6 months of Housing Element Adoption.
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 December, 2025; ongoing review and monitoring of ADUs; conduct outreach to Irwindale homeowners to inform them of the program by July, 2026.
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	Completed.

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<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 with 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.	Actively pursue senior housing opportunities to create at least six new housing units for lower-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 with disabilities. Track the number of households with members with disabilities receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.	Coordinate with 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 with relevant organizations by December, 2025; amend Code by June 2026; 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 two times during the Planning Period by mailing multilingual flyers to all Irwindale residential addresses and in conjunction with business license renewals, encourage businesses to distribute flyers to employees. For local affordable housing programs, require no more than 36 months of continuous residency to qualify for a local resident preference and otherwise comply with all fair housing laws, as applicable.	General Fund	Community Development Department, Public Works Engineering/Building & Safety	Conduct outreach campaigns in 2024 and 2027

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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. Track the characteristics of households receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.	Establish objective development standards and a preliminary application process for qualifying affordable housing projects	General Fund	Community Development Department	Completed.
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 eight market-rate apartments to convert to affordable units for middle income households earning 80% to 120% AMI, citywide. Join CSDA.	California Special Districts Association (CSDA); General Fund; Linkage fee	Community Development Department	Update IMC to define workforce housing by December 2025; 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 2025; 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. Publicize available assistance and reasonable accommodations through the Senior Center.	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.

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

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28. Place-Based Strategies for Neighborhood Improvement	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.	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.	General Fund, grants.	Community Development Department	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.

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<b>Policy 6. Promote Sustainability, Energy Efficiency, and a Healthy Community</b>					
29. 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 5 lower- income households.	General Fund and Utility Companies	Community Development Department	Establish grant program by December 2025; On-going
30. 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
31. 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	Public Works Services	By December 2025
32. Priority Water and Sewer Connections for Affordable Housing Development (incorporates 5th Cycle Program 5).	Ensure that water and sewer providers understand their obligation to provide priority to affordable housing developments if water or sewer connection capacity is limited.	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.	General Fund	Community Development Department	Within 14 business days of receipt of Housing Element certification