

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 10, 2025

Julian Miranda, City Manager
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Julian Miranda:

RE: Irwindale 6th Cycle (2021-2029) Adopted Housing Element and Rezone

Thank you for submitting the City of Irwindale's (City) housing element that was adopted August 27, 2025, and received for review on September 23, 2025. In addition, the California Department of Housing and Community Development (HCD) received Resolution Number 2025-80-2668, 2025-81-2669, 2025-82-2670, 2025-83-2671, 2025-84-2671 and Ordinance Number 803 (Zoning Documents). Pursuant to Government Code section 65585, the HCD is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element meets the statutory requirements that were described in HCD's May 3, 2024 review. In addition, as noted in HCD's May 3, 2024 review, the element could not be found in compliance with State Housing Element Law until the City completes rezoning (Program 8 – Rezone Targeted Housing Sites) to accommodate the regional housing need allocation (RHNA) pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (h) and (i). Upon review of the Zoning Documents, HCD is pleased to find that the City has completed the actions necessary to address the requirements identified in HCD's May 3, 2024 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 4: Facilitate adaptive reuse within 1/2 mile of transit to residential
- Program 5: Efficient project review
- Program 6: Zoning code amendments
- Program 7: Mixed-Use standards
- Program 10: Arrow Hwy Commercial Corridor Specific Plan
- Program 12: Facilitate housing development on large sites
- Program 13: Leverage Allen Drive site for affordable housing resources

- Program 14: Create an affordable housing linkage fee program
- Program 16: Affordable Accessory Dwelling Unit (ADU) incentive program
- Program 17: Create ADU templates and track and monitor ADUs
- Program 19: Senior housing opportunities
- Program 21: Fair housing program/outreach
- Program 22: Provide a variety of housing types per SB 330 and SB 35
- Program 23: Workforce housing development
- Program 25: Reasonable accommodations
- Program 26: Homeless services strategy
- Program 27: Mixed-Use zoning for by-right emergency shelters
- Program 28: Place-Based strategies for neighborhood improvement

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and hard work the City provided throughout the housing element update and review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Sayed Murad, of our staff, at sayed.murad@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager