



CITY OF IRWINDALE

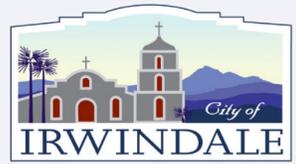
General Plan Housing Element
COMMUNITY WORKSHOP

May 25th 2022



Meeting Purpose

- Explore sites to accommodate Irwindale's 2021 to 2029 Regional Housing Need Allocation (RHNA)
- This meeting is not about any City sponsored residential development, including the housing lottery or being placed on an interest list.



Agenda

- Introductions (5 min.)
- What is a Housing Element (5 min.)?
- Irwindale's 2021 to 2029 RHNA and Household Income Levels (10 min.)
- What does density look like? (5 min.)
- Criteria for housing sites (5 min.)
- Review possible housing sites (10 min.)
- Focus on Allen Street site and discuss options (45 min.)
- Next Steps (5 min.)



Meeting Guidelines

- Please mute yourself when you're not speaking.
- Please share video so we can stay visually connected.
- In addition to collecting surveys, public comments and participation are welcomed tonight through in-person comments and for our Zoom participants, by typing questions and comments into the chat. Comments will be received first from our in person attendees, followed by virtual comments and questions to be announced by staff.
- In the interest of time, questions and comments that are similar or repetitive in nature will be consolidated.
- Please use raise hand function or chatbox to ask questions or provide a comment.
- Respect each others' opinions.
- Please be flexible and patient (technology issues happen).
- *Remember: This is just one meeting in a longer process and we will have other community workshop events and public meetings to discuss the Housing Element Update.*



Introductions





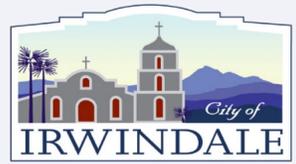
What is a Housing Element?



What is the Housing Element?

- **City plan to meet housing needs**
 - To meet community needs
 - To provide access to opportunity
- **One Element of the General Plan**
- **Required for every City and County in California**
 - Updated every 8 years
 - Approved by CA Department of Housing & Community Development
- **Housing Elements for cities in Los Angeles County cover 2021-2029**
- **Housing Element Law is contained in CA Govt. Code, Section 65580 et. seq.**





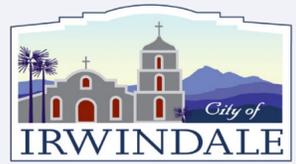
Key Housing Element Objectives

- **Housing Production:** Accommodate projected (RHNA-allocated) housing units, particularly affordable housing
- **Housing Preservation:** Protect & rehabilitate affordable housing
- **Affirmatively Further Fair Housing:** Foster an inclusive community that provides equal access to opportunity
- **Housing for All:** Promote housing for all income levels and special-needs populations



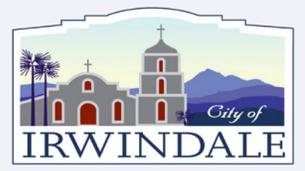
2021-2029 RHNA and Income Levels





What is the Regional Housing Needs Allocation (RHNA)?

- **Number of housing units that Irwindale must plan for over the next 8 years**
 - Projected Statewide need allocated to each region, then to each city and county
 - RHNA includes units to meet housing needs at all income levels
 - Irwindale's 2021-2029 RHNA: **119 Units**
- **Housing Element must show the City's ability to meet the RHNA**
 - By identifying sites for development, removing barriers, facilitating development
 - City is not required to build the units
- **Sites must meet criteria defined by the State**
 - Zoned for residential use, access to utilities, able to be developed in planning period
 - Sites for lower-income units must typically allow 20+ dwelling units per acre



Irwindale RHNA

INCOME LEVEL	2013-2021 Allocation	2021-2029 Allocation	Percent of 2023-2031 Total
VERY LOW INCOME (<50% Area Median Income)	4	36	30%
LOW INCOME (50-80% Area Median Income)	2	11	9%
MODERATE INCOME (80-120% Area Median Income)	2	17	14%
ABOVE MODERATE INCOME (>120% Area Median Income)	7	55	46%
TOTAL	15	119	100%



2022 Household Income Levels

Income Category/ Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Very Low-Income	\$41,700 or less	\$47,650 or less	\$53,600 or less	\$59,550 or less	\$64,350 or less	\$69,100 or less
Low-Income	\$47,101 to \$66,750	\$47,651 to \$76,250	\$53,601 to \$85,800	\$59,551 to \$95,300	\$64,351 to \$102,950	\$69,101 to \$110,550
Moderate-Income	\$66,751 to 76,500	\$76,251 to \$87,450	\$85,801 to \$98,350	\$95,301 to \$109,300	\$102,951 to \$118,300	\$110,551 to \$126,800
Above Moderate-Income	\$76,501 and above	\$87,451 and above	\$98,351 and above	\$109,301 and above	\$118,301 and above	\$126,801 and above

How much land do we need to identify for RHNA?

- Need sufficient land to accommodate the RHNA
 - Very low- and Low-Income (Lower-Income) ~ 2-3 acres or more for multifamily development
 - Moderate-Income ~ 1-2 acres or more for multifamily development
 - Above Moderate-Income ~ 12-14 acres or more for single-family development (or fewer acres at higher density)
- Should also include a “buffer” of 20 to 30% for each income category



What does density look like?



Single-family detached housing

- up to 9 dwelling units per acre
- 1 to 2 stories
- Attached garages



Small Lot/Zero Lot Line Single-Family Detached

- 10 to 12 dwelling units per acre
- 1 to 2 stories
- Attached garages



Townhouse/Rowhouse

- 12 to 18 dwelling units per acre
- 2 to 3 stories
- Tuck-under parking



Garden Style Apartments

- 20 to 30 dwelling units per acre
- 2 to 3 stories
- Surface parking



Podium Apartments/Condos

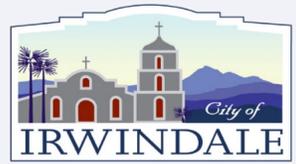
- 50 to 120+ dwelling units per acre
- 3 to 6 stories
- 1 to 2 levels parking podium with 2 to 5 stories of residential above





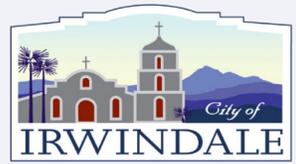
Criteria for Housing Sites





General Criteria

- Between 0.5 and 10 acres in size
- Infrastructure available to serve the site
- Does not have environmental constraints
- Surrounding land uses are compatible
- Vacant, or likely to be redeveloped in the 2021 to 2029 timeframe



Additional Criteria for Very Low- and Low-Income Sites

- Typically, must allow multifamily development of 20 dwelling units per acre or more
- Should not over-concentrate lower-income housing in one part of the community
- Lower-income housing should provide access to schools, jobs, shopping, and services



Review Potential Housing Sites







Summary Characteristics of Housing Sites

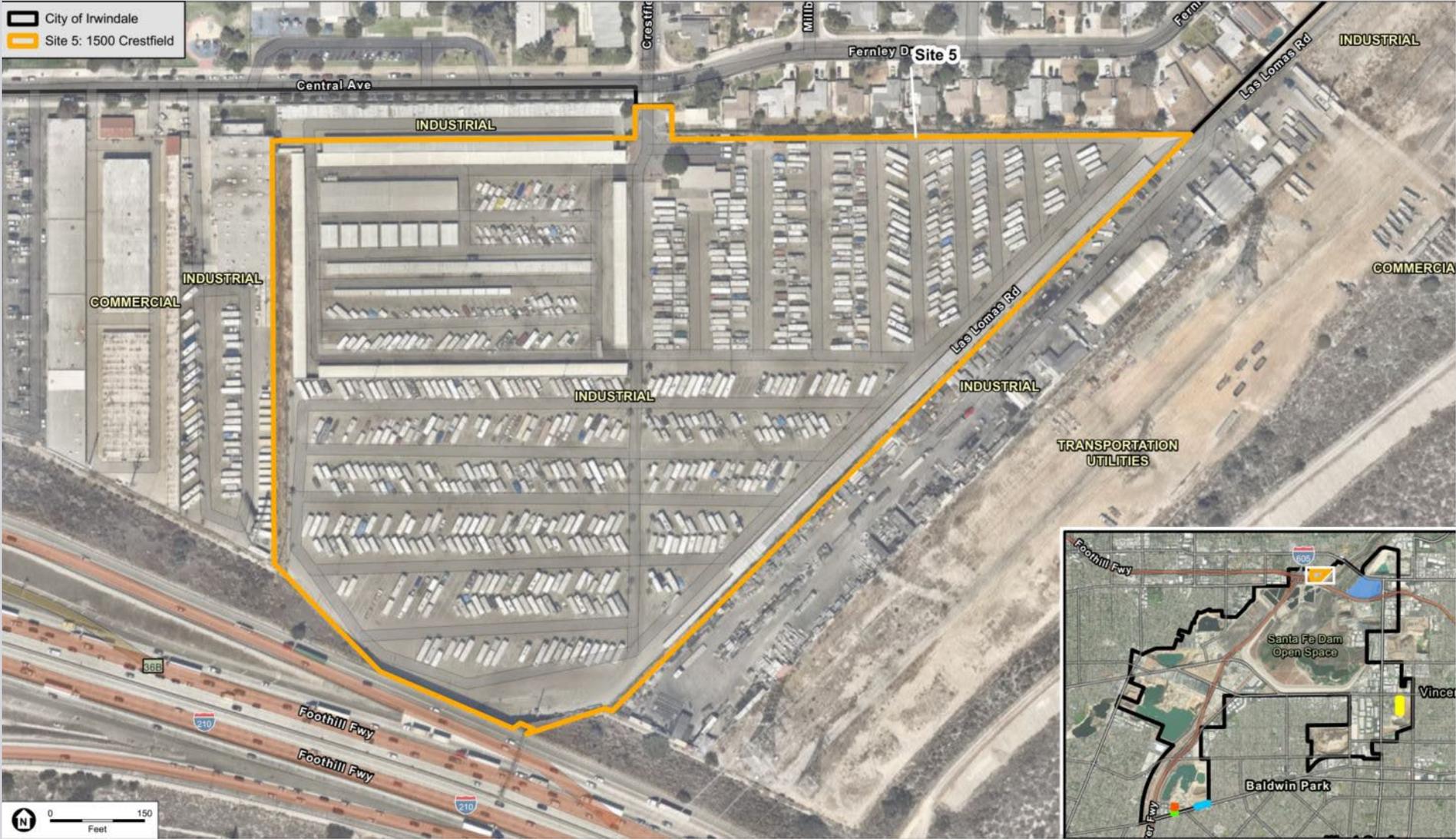
Site	Size (Acres)	Address/Cross Streets	Land Use	Zoning Code
1	10	Allen Drive	Industrial	M2
2	2	12861 Schabarum Avenue	Industrial	M2
3	1	12881 Ramona Boulevard	Industrial	M2
4	4	13201 Ramona Boulevard	Industrial	A1
5	20	2500 E Central Avenue	Industrial	M2
6	90	E Foothill Boulevard and N Irwindale Avenue	Natural Resources/Industrial	RII - Reliance II Specific Plan
7	20	Irwindale Avenue and Avenida Padilla	Commercial/Industrial	M2



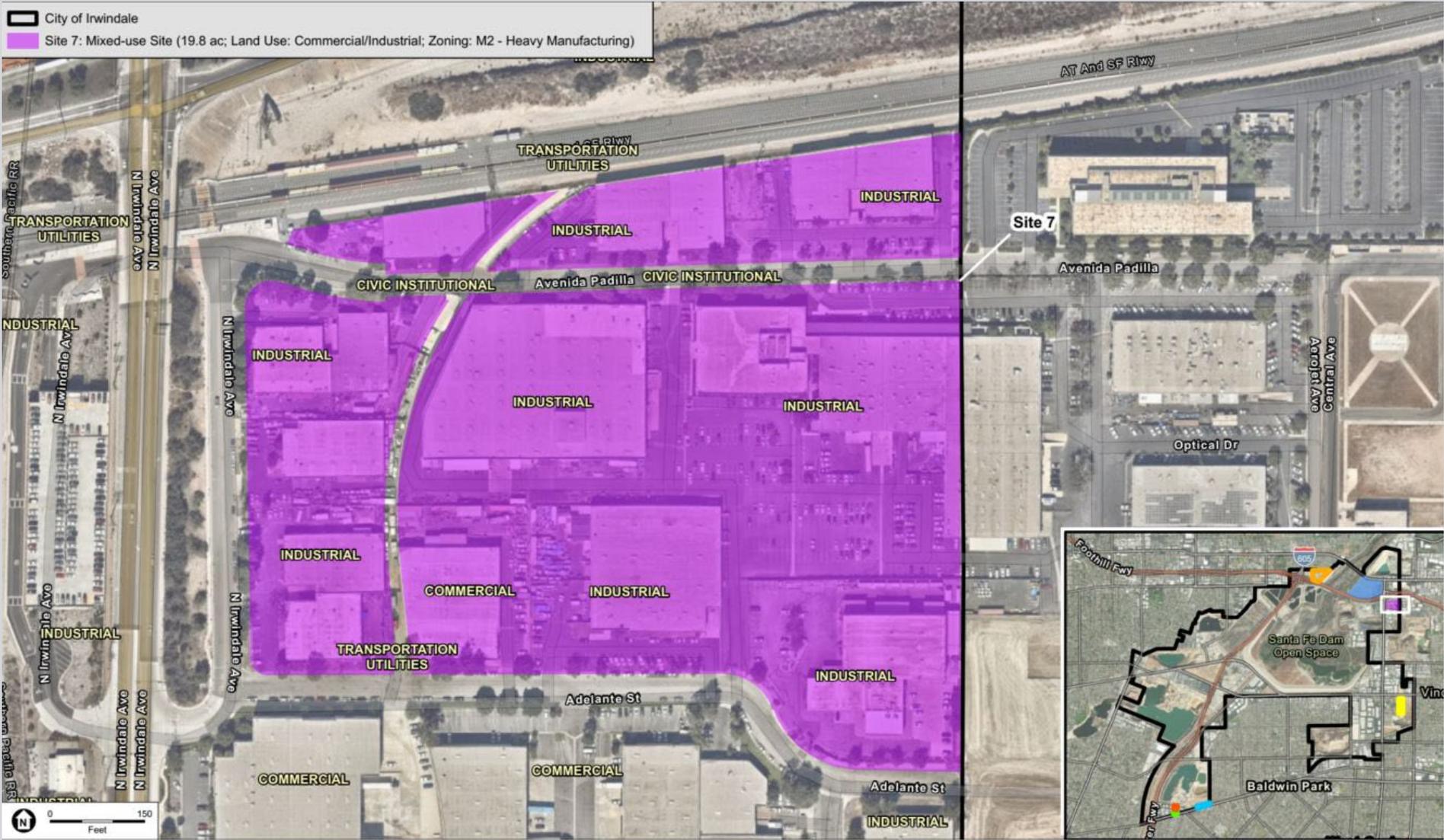


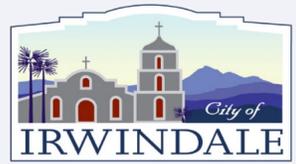












Initial reactions to preliminary sites list

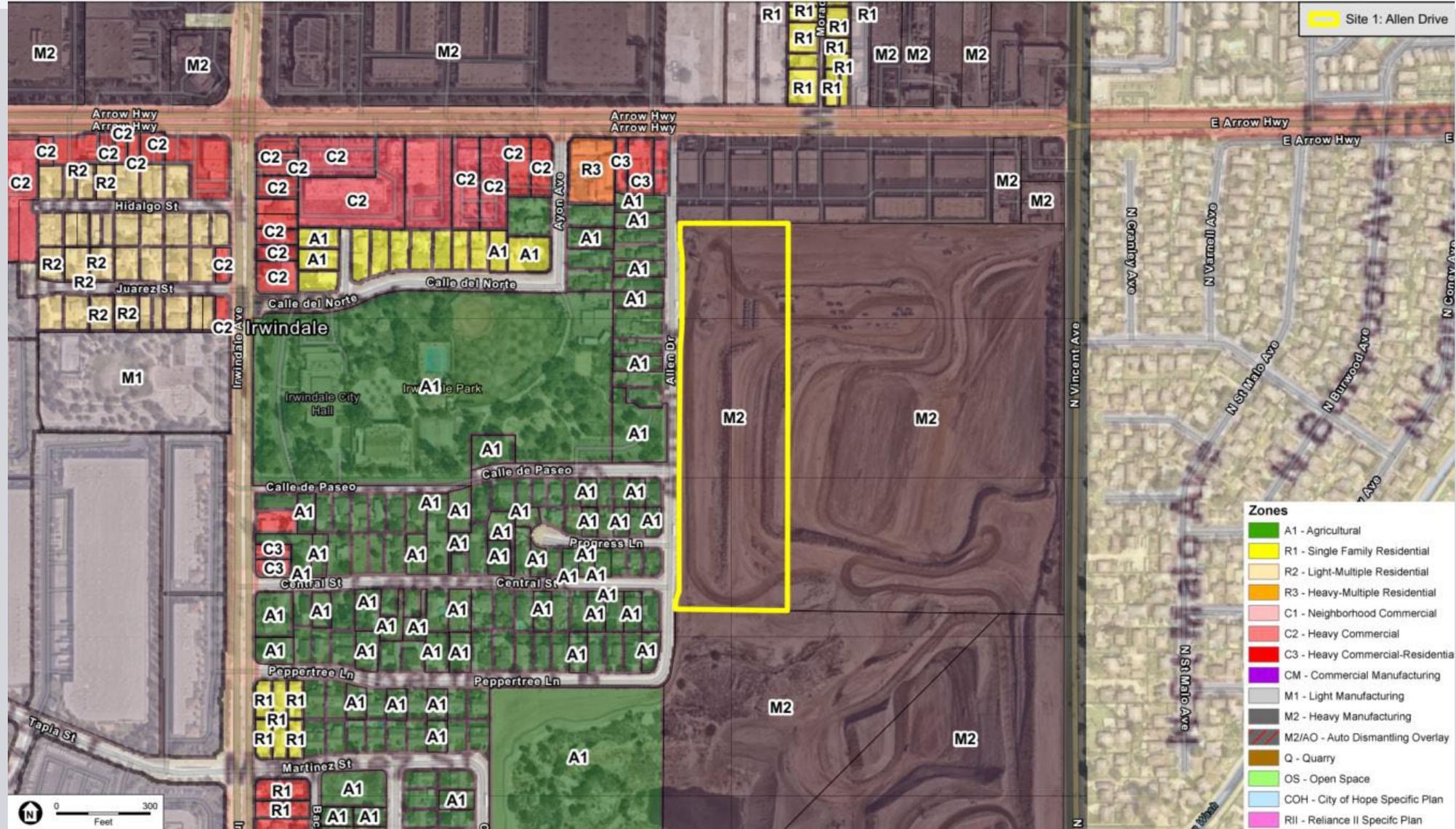
- Which sites do you think are good for housing?
- Can you identify any problems with using any of the sites for housing?
- Did we miss any sites that should be considered for housing development?



Allen Drive Site

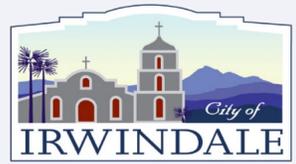






History of Allen Drive Site

- Originally part of the 35-acre Manning Pit site.
- Mining began in the 1930s and was completed in the 1970s.
- Late 1980s – City acquired the site from Los Angeles County.
- May 2010 to April 2019 – Remediation and fill complete.
- Site was split into two parcels (10 acres and 25 acres).
- 2015 – 25-acre parcel sold for future private development.
- Remaining 10-acre parcel owned by the City.
- May 2021 – 10-acre site transferred to Irwindale Housing Authority.

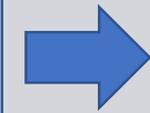


Group Discussion of Potential Uses of Allen Drive Site

- What kind of housing development would you like to see on this site?
- In addition to housing, are there other uses that you would like to see on this site?
- Where on this site would you place housing and other uses?

Next Steps for Housing Element

- Obtain direction from City Council on housing sites (May 26th)
- Prepare Public Review Draft Housing Element
- Prepare Revised Draft Housing Element for CA HCD review
- Revise Draft Housing Element in Response to HCD comments
- Adopt Final Housing Element
- Submit adopted Housing Element to HCD for review
- Housing Element certification



Public Input