



CITY OF IRWINDALE

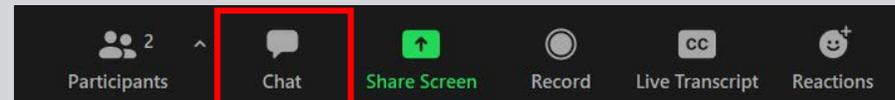
General Plan Housing Element
COMMUNITY WORKSHOP

November 10, 2022

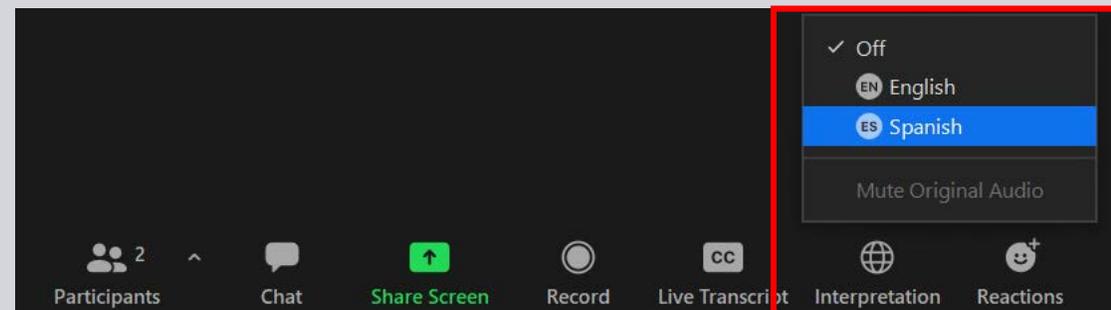
Welcome Bienvenidos

- **If you would need Spanish translation / Si necesitaría traducción al español**

1. Click the Chat button at the bottom of your Zoom window and type “Spanish Translation”
Haga clic en el botón Chat en la parte inferior de la ventana de Zoom y escribe “traduccion en español”



2. Click the Interpretation button and select Spanish / Haga clic en el botón Interpretación y seleccione “Spanish” (Español)

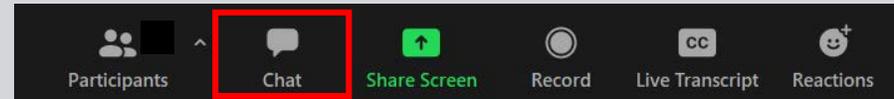


How to Use Zoom Video Conferencing

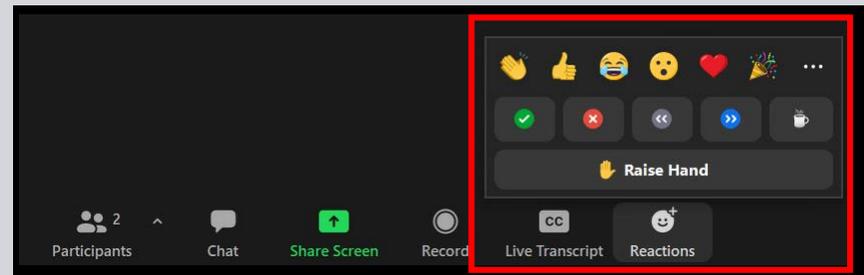
- Mute/Unmute & Start/Stop Video



- Chat: select the chat button to type in questions or comments



- Reactions: show a nonverbal expression with an emoji or raise your hand to show you have a question/comment





Meeting Guidelines

- Please mute yourself when you're not speaking.
- Please share video so we can stay visually connected.
- 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 public meetings to discuss the Housing Element Update.*



Meeting Purpose

- Present Public Review Draft of 2021-2029 Housing Element Update
- Invite community feedback on the Draft
- This meeting is not about any City sponsored residential development, including a housing lottery.

Public Review Draft Housing Element Update is available on City of Irwindale Housing Element & General Plan Update web page:

<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>



Agenda

- Background on Housing Element Update (15 min.)
- Review Housing Sites Inventory (10 min.)
- Review Updated Housing Program List (15 min.)
- Community Feedback (45 min.)
- Next Steps (5 min.)



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



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



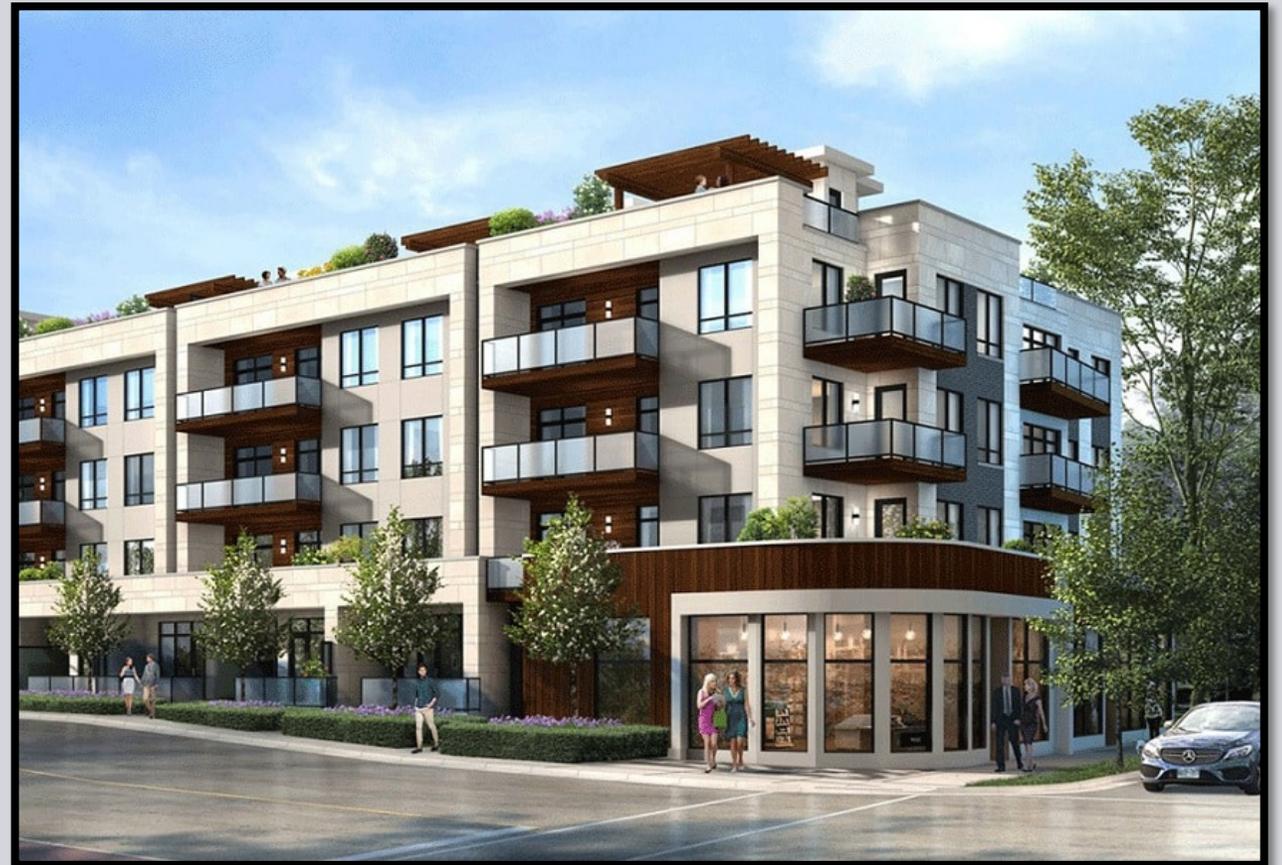
Garden Style Apartments

- 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

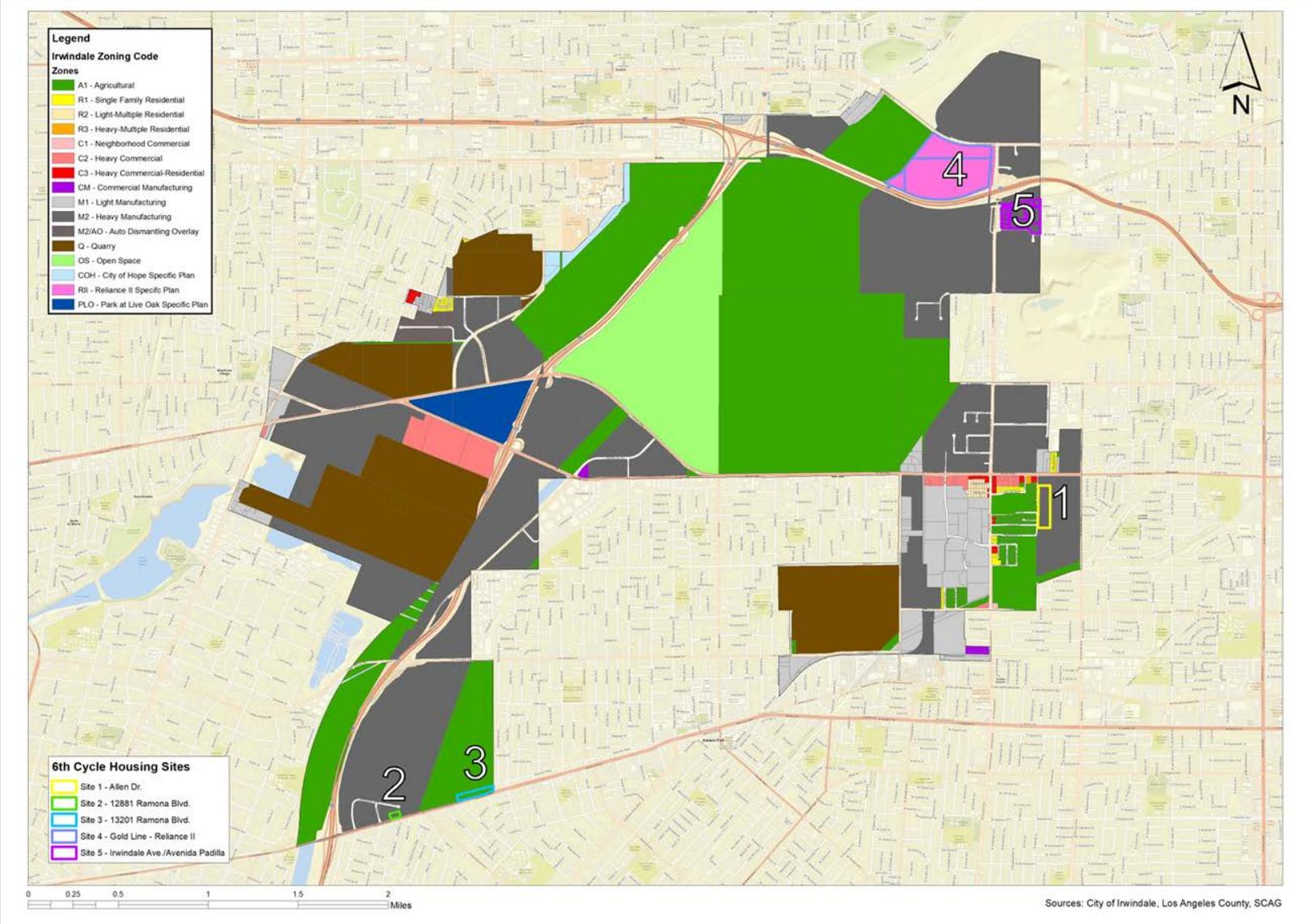


Proposed Housing Sites





Housing Sites Overview



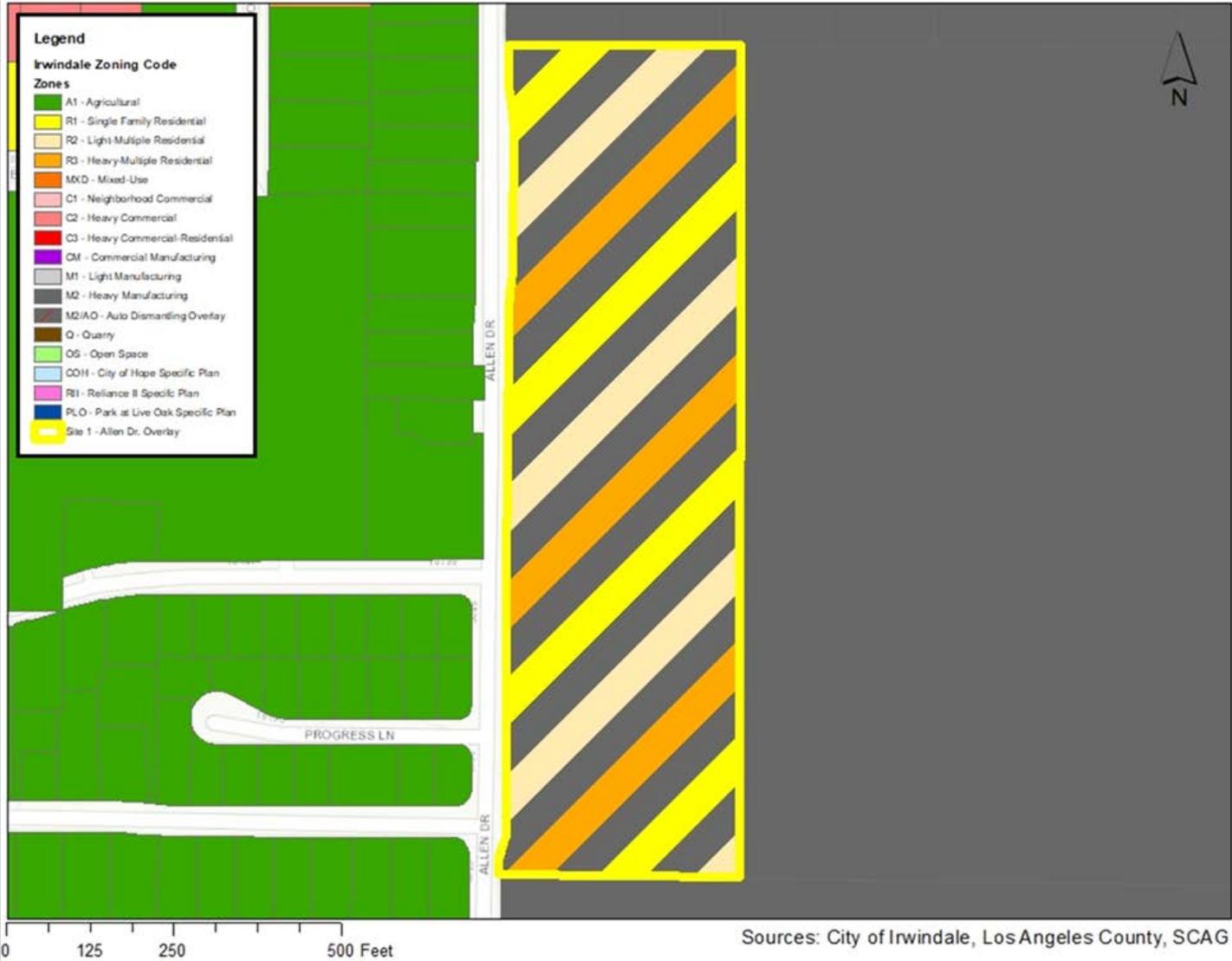


Summary Characteristics of Housing Sites

Site #	Site Size (Ac.)	Existing GP	Existing Zoning	Proposed Acres	Proposed GP	Proposed Zoning (Overlay)	Targeted Housing Type	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	R-2	Townhouses	14	12		36		Vacant	Roads to and from the site	
				3.0	Res. Overlay	R-1	Single-Family	8	5		15		Vacant	Roads to and from the site	
													51		
Site 2 - 12881 Ramona	1.0	Industrial/Business Park	M2	1.0	Res. Overlay	R-3	Apts./Condos	21	21	21			Non-Vacant	Existing Building , utilities, roads to and from the site	
Site 3 - 13201 Ramona	4.0	Quarry Overlay	A1	4.0	Res. Overlay	MXD	Apts./Condos	30	21			84	Non-Vacant	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	Apts./Condos	30	21	21			Vacant	Roads to and from the site	
Site 5 - Irwindale/Padilla	20.0	Industrial/Business Park	M2	1.0	Res. Overlay	MXD	Apts./Condos	30	21	11		10	Non-Vacant	Existing Building , utilities, roads to and from the site	
				1.0	Res. Overlay	R-2	Townhouses	14	12		12			Existing Building , utilities, roads to and from the site	
														33	
Total Potential Units										53	48	109	210		



Housing Site 1: Allen Drive





Housing Site 2: 12881 Ramona Blvd.



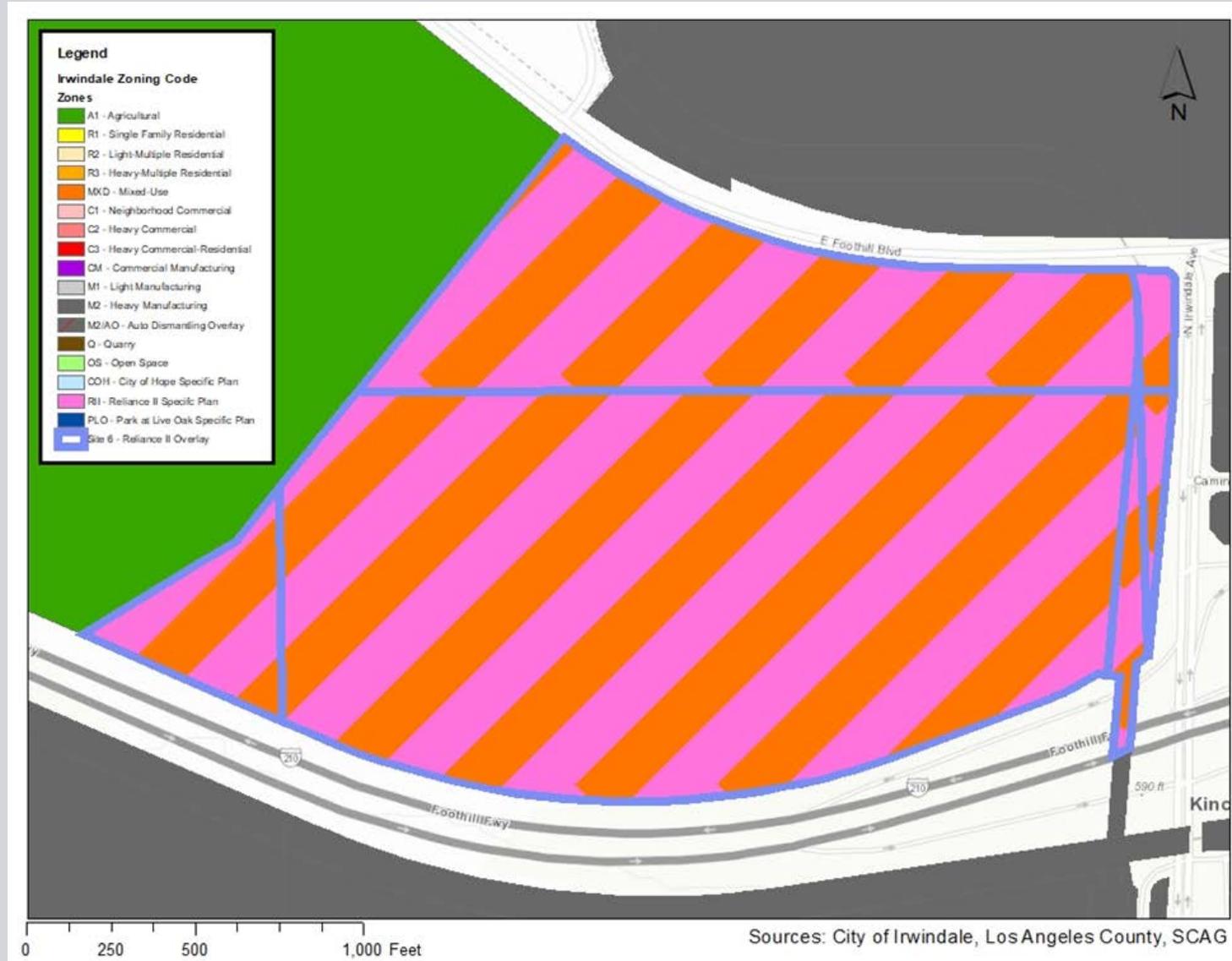


Housing Site 3: 13201 Ramona Blvd.





Housing Site 4: Gold Line/ Reliance II





Housing Site 5: Irwindale/ Avenida Padilla





Proposed Housing Programs





Proposed Housing Element Programs

Policy 1: Maintain Existing Housing Quality and Affordability

Program 1: Proactive Residential Code Enforcement (New)

Program 2: Create a Local Housing Rehabilitation Loan Fund

Proposed Housing Element Programs

Policy 2: Remove Governmental Constraints

Program 3: CEQA Exemptions for Infill Projects (New)

Program 4: Facilitate Adaptive Reuse of Commercial/Industrial Projects Near Transit (New)

Program 5: Efficient Project Review (New)

Program 6: Zoning Code Amendments to Comply with State Law (New)

Program 7: Mixed Use Zoning and Development Standards (New)



Proposed Housing Element Programs

Policy 3: Provide Adequate Housing Sites

Program 8: Rezone Targeted Housing Sites

Program 9: Monitor Housing Sites for No Net Loss (New)

Program 10: Arrow Highway Commercial Corridor Specific Plan (New)

Program 11: General Plan Consistency

Program 12: Facilitate Housing Development on Large Sites (New)

Proposed Housing Element Programs

Policy 4: Provide New Affordable Housing

Program 13: Leverage Allen Drive Site for Affordable Housing

Program 14: Create an Affordable Housing Linkage Fee Program (New)

Program 15: Tenant-Based Rental Assistance

Program 16: Affordable ADU Incentive Program

Program 17: ADU Design Templates and Monitoring (New)

Program 18: State Action Ordinances (New)



Proposed Housing Element Programs

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

Program 19: Senior Housing Opportunities (New)

Program 20: Housing Opportunities for People with Disabilities (New)

Program 21: Fair Housing Program/Outreach

Program 22: Provide Streamlined Approvals for Affordable Housing (New)

Program 23: Workforce Housing Development (New)

Program 24: Affordable Housing Development Assistance and Implementation Guide (New)

Program 25: Provide Reasonable Accommodations

Program 26: Homeless Service Strategy (New)



Proposed Housing Element Programs

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

Program 27: Grants for Green Appliances, Solar, Sustainability/Energy Efficiency

Program 28: Promote Sustainable Community Design (New)

Program 29: Bi-Annual Trash and Hazardous Item Pick-Up (New)



Community Input

- Questions/Input on Housing Programs
- Questions/Input on Housing Sites
- Questions/Input on Other Aspects of the Housing Element

Please e-mail or send written comments to:

Marilyn Simpson, Community Development Department (msimpson@irwindaleca.gov)
5050 N. Irwindale Avenue, Irwindale, CA 91706



Additional Comments Will Be Accepted By No Later than December 21, 2022

Please e-mail or send written comments on the Draft Housing Element to:

Marilyn Simpson
Community Development Department

msimpson@irwindaleca.gov

5050 N. Irwindale Avenue
Irwindale, CA 91706

Next Steps for Housing Element Update

- Planning Commission Meeting to Review Draft HE (12/21/22)
- 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