

Irwindale HEU Responses to HCD Draft Review Comment Letter

#	HCD Comment	Revisions Made	Revisions Found on Revised Draft Page #
1	As part of the review of programs in the past cycle, the element must also provide an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness). Programs should be revised as appropriate to reflect the results of this evaluation.	Provided additional information/analysis and modified programs.	Pages 9-10 and Table 3 (Programs).
2	Enforcement and Outreach Capacity: While the element (p. 140) describes the City does not currently have any violations of fair housing laws; it should also describe how the City proactively complies with fair housing laws and regulations; including any past or present judgement, orders or other potential legal matters, including audits.	Provided additional information/analysis.	Pages 144-145 (Fair Housing Enforcement and Outreach Capacity)
3	Disproportionate Housing Needs, including Displacement Risk: The element must evaluate patterns and trends within the City related to persons experiencing homelessness and housing conditions. For homelessness, the element should examine disproportionate impacts on protected characteristics (e.g., race, disability) and patterns of need, including areas with a higher incidence and access to transportation and services. For housing conditions, the element should discuss any areas of potentially higher needs of rehabilitation and replacement.	Provided additional information/analysis.	Page 68-67 (Homeless); Page 132 (Prevalance of Housing Problems)
4	Also evaluate the potential for investment driven displacement risk such as addressing increased housing costs and the ability to pay for shelter.	Provided additional information/analysis.	Pages 141, 143 (Resident displacement.)
5	AFFH and Sites Inventory: The element includes some broad discussion and conclusions related to identified sites and AFFH but should also quantify the regional housing need allocation (RHNA) by income group (including moderate and above moderate) and location (e.g., neighborhood, planning area) then evaluate the impact on patterns and trends and any isolation or concentration of the RHNA by income group to better formulate appropriate policies and programs.	Added discussion of how the sites inventory distributes housing for various income levels across the SW, NE, and SE parts of the city.	Page 203-205 (Eval. of Sites Inventory Through Lens of AFFH).

6	<p>Local Data and Knowledge: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local, county, or other planning documents. This piece of the analysis of fair housing issues is particularly important given the City consists of only two block groups where boundaries might not coincide with residential areas. For example, the analysis should incorporate the fair housing related outreach, knowledge from City staff, housing authority and community members.</p>	<p>Provided additional information/analysis.</p>	<p>Page 146-147 (Local Knowledge and Other Relevant Factors)</p>
7	<p>Other Relevant Factors: Like local data and knowledge, other relevant factors are particularly important for the analysis of fair housing issues given how state and federal data and boundaries related to socio-economic patterns. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.</p>	<p>Provided additional information/analysis.</p>	<p>Page 146-147 (Local Knowledge and Other Relevant Factors)</p>
8	<p>the Irwindale Housing Authority “gives and unfair advantage in its housing programs to residents who have lived in the City for 15 years or longer” (CA State Auditor report 2016-111). As part of its assessment of fair housing, the City should analyze how this impact patterns of socio-economics within the City and the City relative to the region and add or modify programs as appropriate such as priority scoring or other programs to promote more inclusive and equitable communities.</p>	<p>Provide additional information/analysis. Indicated that the City will no longer include a preference for long-term residents in City housing programs.</p>	<p>Pages 144-145 (Fair Housing Enforcement and Outreach Capacity).</p>
9	<p>Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.</p>	<p>Added analysis acknowledging that local resident preference in housing program could perpetuate under-representation of non Hispanic/Latinos in Irwindale and the City will no longer include a preference for local residents in housing programs.</p>	<p>Pages 144-145 (Fair Housing Enforcement and Outreach Capacity), Table 3 (Programs)</p>
10	<p>Extremely Low-Income Households (ELI): The element includes some discussion of ELI households such as the total number of ELI households as a proportion of total households but should particularly analyze the disproportionate impact on housing situations and needs, including overpayment, overcrowding and other characteristics, resources and strategies and the magnitude of housing needs.</p>	<p>Provided additional information/analysis.</p>	<p>Pages 149-150 (Housing Needs for Extremely Low-Income Households)</p>

11	Housing Costs: The element includes some information on rental prices based on the American Community Survey (ACS). However, the element should utilize additional information (e.g., Zillow) to better reflect current market conditions	Provided additional information/analysis.	Pages 44-45 (Contract Rents for Renter-Occupied Units)
12	Progress in Meeting the RHNA: The element indicates (p. 174) that seven units affordable to very lower-income households have been built or are under construction or approved but should also demonstrate their affordability based on actual or anticipated rents or sales prices or other mechanisms ensuring affordability (e.g., deed-restrictions).	Provided additional information/analysis.	Pages 184 (Table 31), 186.
13	Additionally, the element states that these units' received certificates of occupancy in December 2021. However, Annual Progress Reports submitted by the City do not reflect this. The element should reconcile these figures and adjust assumptions as appropriate.	Provided additional information/analysis.	Page 186
14	Realistic Capacity: The element explains that density was assumed at approximately 63 to 85 percent of maximum allowable densities. While this assumption may be conservative as stated (p. 180), the element should support these assumptions based on recent trends. For example, the element could list recent projects (including from surrounding communities) by zone, allowable density, built densities, affordability, and any utilized exceptions (e.g., density bonus). Alternatively, the element could utilize minimum densities and no further analysis is required	Provide additional information/analysis.	Pages 190-191 (Realistic Capacity Evaluation)
15	Availability of Infrastructure: The element must demonstrate that infrastructure (e.g., water and sewer) are either accessible or planned to be accessible to identified sites in the inventory. In addition, the element should discuss whether total available capacity (existing and planned) of water and sewer are sufficient to accommodate the RHNA and add or modify programs as appropriate.	Provided additional information/analysis.	Page 168-169 (Capacity of Water and Sewer Providers to Serve New Housing Development)
16	while the element notes the past element was delivered to water and sewer providers, it should discuss how the City will comply with these requirements for the current planning cycle. In addition, the element should clearly describe whether the City is a water or sewer provider and if so, whether a written procedure is available to grant priority service to developments with units affordable to lower-income households. If not, the element should add or modify programs, as appropriate.	Existing text (page 153-154) describes water providers. Added program to specify that City will deliver HE to outside water/sewer providers and inform them of obligation to prioritize affordable housing and/or specify that City will develop written procedures to follow if it is water/sewer provider.	Pages 168-169 (Capacity of Water and Sewer Providers to Serve New Housing Development). Programs Table 3 (Program 31)
17	While the element states that identified sites do not have environmental constraints that would constrain development, it should also discuss any other known constraints that could preclude or constrain development in the planning period. Examples include parcel shape, conditions, easements, remediation, reclamation, and compatibility requirements.	Provided additional information/analysis.	Pages 195-201 (Detailed Site Characteristics)

18	<p>Nonvacant Sites: The element must demonstrate the potential for redevelopment in the planning period on identified sites with existing uses. The analysis must consider how existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. While the analysis is sufficient for Sites 2 (12881 Ramona Boulevard) and 3 (13201 Ramona Boulevard), it should address the potential for redevelopment on Site 5 (Irwindale/Padilla). For example, the element could discuss the degree of underutilization, expressed interest in residential development from property owners or developers or absence of leases or other conditions that prevent redevelopment.</p>	<p>Provided additional information/analysis.</p>	<p>Pages 196, 198, 201</p>
19	<p>if the element relies on nonvacant sites to accommodate 50 percent or more of the RHNA for lower-income households, specific requirements are triggered to make findings (e.g., adopted resolution) based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the element does not currently trigger this requirement, if future submittals do trigger this requirement, appropriate findings must be made based on substantial evidence.</p>	<p>Not necessary, as noted on Page 201.</p>	<p>n.a.</p>
20	<p>submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD.</p>	<p>Will submit electronic sites inventory using HCD template once HE is adopted.</p>	
21	<p>Emergency Shelters: The element includes Program 6 (Zoning Amendments) to amend zoning and comply with requirements pursuant to Government Code section 65583, subdivision (a)(4) (AB 2339). However, the element should identify the anticipated zone and analyze the suitability of capacity sufficient to meet the need for emergency shelters.</p>	<p>Provided additional information/analysis and added Program 27 (Arrow Highway Specific Plan, with provisions for Emergency Shelters)</p>	<p>Pages 173-175 (Emergency Shelters)</p>
22	<p>Employee Housing: While the element states there are no residents employed in farmworker occupations, there is a housing need for farmworkers in the broader region. Further, employee housing is not limited to farmworkers. The element must demonstrate zoning is consistent with the Employee Housing Act (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>Provided additional information/analysis and modified Program 6 (Removal of Govt. Constraints).</p>	<p>Page 175-176 (Housing for Farmworkers and Employee Housing); Table 3 (Program 6).</p>

23	<p>Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking (number of space and garage requirements) and heights in multifamily zones. The analysis should address any impacts on cost, supply (number of units), feasibility and ability to achieve maximum densities and include programs to address identified constraints.</p>	<p>Provided additional information/analysis. Added finding that 2 space/unit and garage parking requirements may be constraints. Added Program 6 component to allow 1 space/unit for studios and permit surface parking for multifamily units. Added finding that 35-foot max height may be a constraint and added Program 6 component to increase maximum height in R-3 and C-3 zones to at least 48 feet.</p>	<p>Parking - page 154 and Programs Table 3; Building heights - page 154-155 and Programs Table 3.</p>
24	<p>Fees and Exaction: The element must describe all required fees for single-family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single-family and multifamily housing. In particular, the element should clarify whether analysis reflects development impact fees.</p>	<p>Provided additional information/analysis.</p>	<p>Page 163 (Fees)</p>
25	<p>Processing and Permit Procedures: describe the procedures for a typical single-family and multifamily development. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information by zoning district. The analysis should address impacts on housing cost, supply, timing, and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty, the presence of processes or guidelines to promote certainty and add or modify programs as appropriate.</p>	<p>Provided additional information/analysis.</p>	<p>Pages 157-158 (Approval Processes and Requirements)</p>
26	<p>Building Codes and their Enforcement: While the element describes the adopted building code, it should also identify and analyze any local amendments for impacts on housing costs and evaluate the type of code enforcement (e.g., proactive or complaint based) for impacts on housing costs and lower-income and special needs households.</p>	<p>Provided additional discussion to clarify that the City has not made any local amendments and this helps to expand the pool of potential contractors.</p>	<p>Page 160 (Building Codes and Enforcement)</p>
27	<p>Constraints on Housing for Persons with Disabilities: While the element generally describes the components of the reasonable accommodate procedure, it should specifically identify and analyze approval findings and any constraints on housing for persons with disabilities</p>	<p>Provided additional information/analysis.</p>	<p>Page 165 (Reasonable Accommodations Procedures)</p>
28	<p>In addition, the element states the City does not contain regulations for group homes but should also discuss where the uses are allowed and how the uses are permitted and evaluate any constraints</p>	<p>Existing text under Zoning Code header (page 160) describes zones where residential development is allowed and new text under Conditions of Approval Header (page 172) explains that the development code does not require any special conditions of approval for group homes beyond those for other similar single-family or multifamily units/structures in teh same zones.</p>	<p>Page 164 (Housing for Persons with Disabilities)</p>

29	Zoning code regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors may pose a constraint on housing choice for persons with disabilities. The element should include specific analysis of these and any other constraints on housing for persons with disabilities and add or modify programs as appropriate.	Added text to clarify there are no spacing requirements, limits on the number of persons that live in a dwelling, or conditions of approval that are different from SFR and MFRs in the same zone.	Page 164 (Definition of Family, Concentrating/Siting Requirements for Group Homes, Conditions of Approval)
30	As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	No new programs added, as we believe current sites inventory is adequate. Have made revisions to sites-related programs as noted in response to other comments.	n.a.
31	Program 6 (Zoning Code Amendments): The Program should include specific commitment to establish appropriate zoning to encourage and facilitate a variety of housing types. While the element mentions various housing types, the Program should commit to additional provisions. For transitional and supportive housing, the element should commit to permit the uses 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).	Modified Program 6 as requested.	Table 3 (Program 6)
32	For low barrier navigation centers, the Program should commit to meet all requirements pursuant to Government Code 65661, including permitting the uses without discretion in all zones allowing multifamily uses	Modified Program 6 as requested.	Table 3 (Program 6)
33	For single room occupancy, the Program should commit to appropriate development standards and permit procedures to encourage the use	Modified Program 6 as requested.	Table 3 (Program 6)
34	Finally, while the Program commits to establish development standards to comply with SB 330 and SB 35, it should also commit to establish written procedures to comply with these requirements.	Modified Program 6 as requested.	Table 3 (Program 6)
35	Program 8 (Rezone Targeted Housing Sites): The Program should specifically address all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). Examples include permitting multifamily development without discretionary action and requiring minimum densities. In addition, the Program should specifically commit to address the shortfall of sites (number of units by income group), minimum acreages, access to infrastructure, maximum allowable densities, and appropriate development standards to facilitate achieving maximum densities.	Modified Program 8 as requested.	Table 3 (Program 8)
36	Programs 7 (Mixed Use Development) and 10 (Specific Plan): The Program should commit to appropriate development standards to facilitate achieving maximum densities.	Modified Program 7 as requested.	Table 3 (Program 7)
37	Program 12 (Large Sites): The Program should commit to additional incentives to encourage housing affordable to lower-income households and how often the City will meet with property owners to identify affordable housing opportunities.	Modified Program 12 as requested.	Table 3 (Program 12)

38	Program 13 (Allen Drive Site): The Program should commit to complying with the Surplus Land Act, if applicable, numeric objectives and affordability consistent with assumptions in the element and milestones for issuing final entitlements and building permits. Finally, the Program should commit to alternative actions if the site will not be developed in the planning period.	Modified Program 13 as requested.	Table 3 (Program 13)
39	Program 16 (ADU Incentives): As noted in the element (p. 166), the Program should commit to amend the ADU ordinance and comply with state law.	Modified Program 16 as requested.	Table 3 (Program 16)
40	While the element now includes some actions to assist in the development of housing for lower-income households such as developing a pamphlet, it must include additional actions. In addition, the element must include actions to assist the development of housing for extremely low-income households and special needs households. Program actions could include proactive outreach to identify development opportunities and assistance to non-profit service providers and developers, prioritizing some funding for housing developments affordable to special needs households and offering financial incentives or regulatory concessions (e.g., beyond State Density Bonus Law) to encourage a variety of housing types.	Modified Programs 14 and 15 as requested.	Table 3 (Modified Program 14 and Program 15.)
41	As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	Added components to Program 6 to address parking requirements and building heights.	Table 3 (Program 6)
42	As noted in Finding B1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City may need to revise or add programs. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, milestones, geographic targeting and metrics or numerical targets and, as appropriate, address housing mobility enhancement, new housing choices and affordability in higher opportunity or higher income areas, place-based strategies for community revitalization and displacement protection.	Added text to explain that the City will no longer include a preference for local residents in housing programs.	P. 144-145 (Fair Housing Enforcement and Outreach Capacity)
43	The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives for new construction and rehabilitation, it must also include conservation objectives. For your information, conservation objectives are not limited to unit at-risk of conversion to market rate uses and may include actions such as Program 1 (Code Enforcement).	Added quantified objective for conservation.	Pages 24-25, Table 4 (6th Cycle Quantified Objectives)

44	While the element discusses how internal consistency will be achieved with other elements of the general plan as part of the housing element update, it should also discuss how internal consistency will be maintained throughout the planning period.	Added information about how internal consistency will be maintained during the planning period.	Page 4 (Consistency with the General Plan)
45	moving forward, the City should employ additional methods for public outreach efforts, particularly to include lower-income and special needs households. For example, the City could conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts	Provided additional information/analysis to explain how outreach already reached low-income and people with special needs.	Page 3 (Community Outreach Methods), Page 63 (Seniors) Page 69 (Homeless Housing Preferences), Table 3 (Programs)
46	In addition, although the element provides some information on the public comments received, it should also describe how they were considered and incorporated into the element.	Provided additional information about public comments received and how that informed sites inventory.	Page 2 (Public Participation)
	<i>Revisions not in response to specific HCD comments:</i>	<i>Updated timelines for some programs as shown.</i>	<i>Table 3</i>