

Housing Program	Program Goal	2021-2029 Objective
Policy 1: Maintain Existing Housing Quality and Affordability		
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.
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. <u>Prioritize use of rehabilitation funds for repairs to housing units housing very low- and extremely low-income households.</u>	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.
Policy 2: Remove Governmental Constraints		
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.
4. Facilitate adaptive reuse of commercial and industrial properties within 1/2 mile of transit to residential in compliance with new state law. (New; incorporates 5th Cycle Program 7)	Focus on promoting new law and consider approving conversions even if beyond ½ 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 ½ mile of high-quality transit

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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.
6. Zoning Code Amendments. Complete Zoning Code Amendments to address governmental constraints identified in the Housing Needs Assessment (New): (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. (b) The Zoning Code does not include provisions for transitional housing, supportive housing, group homes, and single residence occupancy (SRO) units. <u>Update code to comply with state law, including appropriate development standards and permitting procedures to encourage these uses.</u> (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 <u>(including in all zones permitting multifamily development without discretionary approval)</u> , consistent with AB 101, and include Emergency Shelters in the listing of permitted uses in Section 17.52.010. (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.	Modify the IMC to accommodate new state legislation regarding housing	(a) Review and align the city's density bonus provisions with State law (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. <u>Group homes will be permitted in specific residential zones 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).</u> (c) Amend the IMC to include a section for low barrier navigation centers and identify a zone(s) (d) Create objective design standards <u>and written procedures</u>

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<p><i>Program 6, continued</i></p> <p>(e) Provide all information required by GC Section 64940.1 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><u>(g) Amend the IMC zoning regulations to permit employee housing in conformance with State law.</u></p> <p>(h) Amend the IMC parking requirements to facilitate construction of smaller housing units.</p> <p><u>(i) Amend the IMC development standards to facilitate construction of higher density multifamily housing.</u></p>

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7. Mixed-Use Development. Create new standards and add to IMC, providing for ministerial approval. (Affirmatively Furthering Fair Housing) (New)	Provide zoning and development standards to facilitate residential mixed-use housing opportunities.	Revise IMC to include development 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.
Policy 3. Provide Adequate Housing Sites		
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).	Minimize the required time for project approvals for qualifying residential projects	Modify IMC to make more by right/ministerial approvals and remove governmental restraints to housing production. Ensure adequate sites to accommodate 6 th 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.

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9. Monitor Housing Sites for No Net Loss (New)	To comply with SB330	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.
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.
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.

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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 <u>and provide priority to affordable housing projects on large sites for use of funds from proposed new jobs-housing linkage fee.</u>	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.
Policy 4. Provide New Affordable Housing		
13. Leverage Allen Drive Site for Affordable Housing Resources	Generate resources from development of Allen Drive Site to support affordable housing elsewhere in city. <u>Continue to comply with all aspects of State Surplus Lands Act in the disposition of the site for housing development.</u>	Secure a development partner for Allen Drive site and direct disposition proceeds to Affordable Housing Fund

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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. <u>Provide priority for use of funds on projects that would house very low- and extremely low-income households and/or Special Housing Needs populations.</u>
15. <u>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.</u> (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 15)	<u>Facilitate access to housing for Extremely Low-Income and Special Needs households. Provide rental assistance to extremely low and very low income households and provide technical assistance to affordable housing developers and special needs housing providers.</u>	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. <u>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.</u>

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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. Link back to Program 15. <u>Amend ADU ordinance to incorporate affordable ADU program and comply with all requirements of state law.</u>
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.
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

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Policy 5. Affirmatively Further Fair Housing and Address Special Housing Needs		
19. Senior Housing opportunities (New)	Provide a range of housing options to address the diverse needs of the senior population <u>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.</u>	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.
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. <u>Track the number of households with members with disabilities receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.</u>	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.
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
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. <u>Track the characteristics of households receiving assistance during the 6th Cycle to facilitate evaluation of program effectiveness.</u>	Establish objective development standards and a preliminary application process for qualifying affordable housing projects

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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. Join CSDA
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.
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. <u>Publicize available assistance and reasonable accommodations through the Senior Center.</u>	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.
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 <u>with either assistance for persons that are homeless or assistance for households that are at-risk.</u>

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<u>27. Arrow Highway Specific Plan</u>	<u>Develop a specific Plan for the Arrow Highway Corridor.</u>	<u>Encourage mixed-use development and provide opportunities to develop emergency shelters by-right in a zoning district that also allows residential development.</u>
Policy 6. Promote Sustainability, Energy Efficiency, and a Healthy Community		
<u>28. 27. Grants for Green appliances, solar, sustainability/ Energy Conservation (Incorporates 5th Cycle Programs 9 and 10)</u>	<u>Encourage retrofit of existing homes with energy efficient appliances</u>	<u>Assist x 5 lower- income households.</u>
<u>29. 28. 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)</u>	<u>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</u>	<u>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.</u>
<u>30. 29. Bi-annual trash and hazardous item pick-up (motor oil, paint, cleaners with acid/ye, household batteries) (New)</u>	<u>Remove household hazards/hazardous material</u>	<u>Coordinate with local trash purveyor/LA County Sanitation District for bi-annual pickup</u>
<u>31. Priority Water and Sewer Connections for Affordable Housing Development (incorporates 5th Cycle Program 5).</u>	<u>Ensure that water and sewer providers understand their obligation to provide priority to affordable housing developments if water or sewer connection capacity is limited.</u>	<u>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.</u>