City of Baldwin Park

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

agenda
- Introductions
- General Plan Overview
  - Housing Element
  - Environmental Justice
- Process Overview and Public Engagement
- Discussion

Community Workshop #1: Housing Element

Wednesday, October 28, 2020
1 PM - 3 PM

KEY THEMES

- build more affordable housing
- provide local preference
- streamline development process
- add supportive housing
- be green and healthy
- hire and support local
- provide flexibility in zoning
- provide outreach and eductaion
- address environmental injustice

HOUSING

major housing issues and challenges

accessibility to affordable units	senior and affordable population needs - income requirements is a barrier	some seniors housing buildings require 1.5 x rent
new apartments are unaffordable	many family members living together	reasonable accommodations are needed for folks with disabilities; address before accommodations are needed
city needs to do more outreach	private residences used as rental - local or regional regulation to ensure private home owners aren't increasing rents	expensive entitlement and financing process
density and limitations on number of units	need for more workforce housing (80-100% AMI)	conflict btwn design requirements and fire dept - go back to the City for design modifications/ ask for variance
concern about rent increases/stability	displacement and gentrification	high cost of rent
need for affordable homeownership	med/ low/ ex low income needs	need for more supportive housing: mental health, job training - at the same facility
		$1,800 for rent is not affordable

Where can new housing be accommodated?

close to parks and open space	create a high density district downtown with lots of different types of housing	close to major transit (rail or bus) centers - high density

How can City policies best address local housing needs?

rent control board or City branch/ entity (ex: Santa Monica, SF)	publicize broadly information on housing - education	look to City of Pasadena - progressive housing laws
dedicated place where renters can make complaints/ ensure their rights are not being violated/ get help with paperwork// etc	inclusionary housing	limit/ prohibit passing capital improvement costs on to residents
more green space and fruit trees	hold community meetings in local parks	incude incentives for public art, community garden, park/open green space, or public improvement
	develop a communal/ consistent understanding of what is considered 'affordable'	City to help non-profit developers take advantage of grants

opportunities and creative solutions

affordable units	accommodate fixed income residents - low income	working with housing groups and partner with local organizations
rent caps - localize rent control	outreach with more time to prepare	outreach at all City events/ food drives on Fridays
greater baseline zoning to accommodate density	LIHTC and TCAC awards for large projects	social media posts
allow for zoning modifications for life/safety without variance	convert tenant-based vouchers to project-based vouchers	shorten entitlement window/process
flexible zoning for affordable housing - consider housing overlay	create a local affordable housing trust - incentive/fee in lieu	hire local employees/ construction companies/ etc - developers bring their own teams
developers to have an obligation to build aff housing - develop plan based on population	shared public parking/new development	public private partnerhsips
residents needs FIRST!!	education on needs for documentation/ credit scores/ etc to become homeowner	give local neighbors preference for new affordable housing (rent and buy)
open communication and transparency on the process	local restaurants and stores at ground floor in housing developments - with local employees	local organizations and developers work together - develop training to prepare to local homeownership
prioirtize more homeownership	inclusionary housing	sense of belonging, unity and compassion
be proud and advertise our local businesses	recycling water system	community events
overcoming NIMBY by giving more by right processes	align with state affordable land use laws	Measure J can help support transitional housing/ housing vouchers

ENVIRONMENTAL JUSTICE

water PFOS etc in all SGV water tables	garden classes through the school district - minimal costs - provide maintenance	noise and pollution from I-10	healthy destinations	use utiliy easements for festivals/planting - partner with SCE	concern about liquor stores
more community gardens - by 7-11 is private, Kaiser is publicly available	make information more clear about how to be a part of community gardens and garden classes (post COVID closures)	Metro - noise and contamination - grants/ funding for surrounding neighborhoods	Big Dalton Wash bike trail and microparks forthcoming (Prop 68)	Bike SGV	bike paths to major locations and green walking space