

2008-2014 HOUSING ELEMENT

CITY OF BALDWIN PARK

HCD SUBMITTAL DRAFT

CITY OF BALDWIN PARK
14403 East Pacific Avenue
Baldwin Park, CA 91706

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Baldwin Park Housing Element Introduction

The California Legislature identifies the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature mandates that all cities and counties prepare a housing element as part of their comprehensive General Plan.

The Baldwin Park Housing Element identifies the existing and projected need for housing in the community in terms of affordability, availability, adequacy, and accessibility. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities.

Housing Element Scope and Content

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future resident populations can be met. It must be updated every five years, consistent with State Housing Element laws; this Housing Element covers a period extending from adoption to June 30, 2014.

The Housing Element is comprised of five sections:

- Needs Assessment
- Housing Constraints
- Housing Resources
- Review of Previous Accomplishments from the 2000 Housing Element
- Housing Plan

The Element begins with an overview of the City’s housing needs, identified in the Needs Assessment. The Housing Constraints Section provides a review of potential market, governmental, and environmental constraints to meeting the City’s identified housing needs. The Housing Resources section evaluates land, administrative, and financial resources available to address the City’s housing goals. In the Review of Previous Accomplishments section, the City identifies the progress made toward goals established in the prior Housing Element. The Housing Plan addresses the identified housing needs, and includes a series of housing goals, policies, and programs.

State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the California Government Code describes the goal in detail:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

State law requires housing elements to be updated every five years to reflect a community’s changing housing needs, unless otherwise extended by State legislation (the 2008-2014 Housing Element was extended by State legislation). The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department’s findings be incorporated prior to adoption, or that specified findings be made in response to the Department’s comments.

In response to changing State law pertinent to housing elements, this updated Housing Element addresses new State laws that are intended to facilitate and expedite the construction of affordable housing.

- **Extremely Low Income** – AB2634 requires local jurisdictions to assess the housing needs of extremely low-income households, in addition to the established requirement to examine the needs of very-low, low-, and moderate-income households. The extremely low-income is defined as 0 to 30 percent of the Area Median Income. The Needs Assessment includes extremely low-income households in discussions on housing need.
- **Land Inventory and Analysis** – AB2348 (Chapter 724) amended housing element law to include more specific requirements for the content of the land inventory and analysis section. Specifically, the land inventory must include parcel-specific listing of available sites including the parcel number or “unique” reference. The land inventory is included as Appendix B.
- **Constraints for Persons with Disabilities** – SB520 requires that housing elements identify potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. The Constraints section addresses possible constraints for persons with disabilities. Implementation Program #20 includes avenues to reduce and remove these constraints.
- **Emergency Shelters** – SB2, Chapter 633 requires that local governments assess homeless need and identify opportunities for addressing this need through siting of emergency shelters. Implementation Program #16 is included in the Housing Plan to comply with State law.

Relationship to Other General Plan Elements

The Baldwin Park General Plan consists of nine elements: Land Use, Urban Design, Economic Development, Circulation, Housing, Open Space and Conservation, Public Safety, Noise, and Air Quality. The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the Plan. For example, residential densities established in the Land Use Element are incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by flood waters, are recognized in the Housing Element. Whenever any element of the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Related Plans and Programs

A number of local and regional plans and programs relate to the Housing Element. Brief descriptions of these plans and programs follow.

Regional Housing Needs Assessment (RHNA)

State Housing Element law requires the Southern California Association of Governments (SCAG) to create a plan every five years that summarizes regional housing needs for both existing conditions, as well as for a five-year planning period. The planning period was extended by State law, and the current planning period for SCAG jurisdictions encompasses eight years (2006-2014). This plan, known as the Regional Housing Needs Assessment (RHNA), allocates regional housing needs by income level among member jurisdictions. SCAG has determined the City's housing needs for the period 2006-2014 is 744 new housing units.

Baldwin Park Redevelopment Project Areas

The Baldwin Park Redevelopment Agency has adopted six redevelopment project areas to revitalize blighted areas in the City. Twenty percent of the tax increment generated from these project areas is set aside for affordable housing programs and projects. Consistency must be achieved between the goals and policies in this Housing Element and those established in the redevelopment plans for these projects.

Baldwin Park Consolidated Plan

The Consolidated Plan is a five-year planning document required of all jurisdictions receiving Federal Housing and Urban Development (HUD) funding. Baldwin Park's 2005-2010 Consolidated Plan fulfills the City's statutory requirements for the City's two entitlement programs: Community Development Block Grant (CDBG) and HOME investment Partnership (HOME).

The major purpose of the Consolidated Plan is to encourage jurisdictions to develop a plan for addressing the needs for low income groups that are intended beneficiaries of HUD programs. The Plan is required to describe the jurisdiction's housing and community development needs, set out a strategy that establishes priorities, and establish a short-term investment plan that outlines the intended use of resources. The Housing Element builds upon the City's Consolidated Plan.

Baldwin Park Zoning Code

The Zoning Code is the key device for implementing the General Plan. The General Plan, when adopted in 2002, introduced a new mixed-use (Mixed-Use) category to allow for the potential of integrated retail, office, and residential uses within in the City's

downtown area. To implement the General Plan, the City is in the process of comprehensively revising the Zoning Code, now to include two mixed-use zones (Mixed-Use I and Mixed-Use II) that provide opportunities for medium- and high-density residential mixed-use developments, with limited commercial, institutional, office, and service uses. The Zoning Code, which implements higher densities in the Mixed-Use areas, is scheduled for adoption in the winter of 2008/2009, prior to adoption of the Housing Element. As such, all sites identified in this Housing Element are determined to be adequate and sufficient sites are available to meet the City's regional housing needs by income level.

Public Participation

The Housing Element must reflect the values and preferences of the residents, and therefore, citizen participation is an important component of the development of this Element. The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of funds. Section 65583(c)(7) of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The public was invited to participate in a Planning Commission and Housing Commission joint study session on October 8, 2008. The Draft Housing Element is available for review at City Hall and on the City's website starting September 22, 2008. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed to agencies and organizations that serve the low- and moderate-income and special needs community in Baldwin Park. These agencies were invited to review and comment on the 2008-2014 Housing Element and to attend the joint study session on October 8, 2008. Included in the invitations were:

- Baldwin Park Community Center
- Baldwin Park Family Service Center
- California Family Counseling Network
- Casa Cardenas
- Catholic Charities (San Gabriel Valley Region)
- Center for Aging Resources Heritage Clinic Pasadena
- Center for Integrated Family and Health Services (The Family Center)
- Children's Bureau (Baldwin Park Office)
- East Valley Community Health Center
- East San Gabriel Valley Coalition for the Homeless
- Foothill Family Service

- Jewish Family Resource Services
- La Puente Valley Mental Health Center
- Los Angeles County Department of Health Services, Public Health Alcohol and Drug Program Administration
- New Hope Christian Counseling Centers
- Project Sister
- Redeemer Food Bank
- SPIRITT Family Services
- Santa Anita Family Service (and Santa Anita Senior Services)
- Serenity Infant Care Home, Inc.
- YWCA-WINGS (Women in Need Growing Strong)

At the October 8, 2008 study session, public comment was received on the Housing Element. Specifics regarding the RHNA were answered for the Housing Commission. Two comments were received from audience members. One comment was related to continued availability of the Draft Housing Element for review and comment. Staff informed the audience and Commissions that the Element was currently on the City's website, and would remain there throughout the State Department of Housing and Community (HCD) review period. The public was invited to comment on the Element at any time during this review period. In addition, once HCD has reviewed the Draft Element, public hearings will be held before the Planning Commission and City Council to adopt the Final Element. The second comment was related to homelessness, thanking the City for making efforts to assist the homeless through revisions to the Zoning Code consistent with SB 2.

Data Sources

Data from a variety of resources inform the crafting of the Housing Element. One of the most cited sources is the 2000 Census; the Census, though dated, provides consistent demographic characteristics that are widely accepted. California Department of Finance 2007 Population and Housing supplements the 2000 Census data. Additional information has been drawn from the 2004 Comprehensive Housing Affordability Strategy (CHAS) data, which is drawn from Census 2000 data. CHAS data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data.

Community Needs Assessment

The Housing Needs Assessment addresses population characteristics, employment patterns, income levels, and illustrates how Baldwin Park has grown and changed. This assessment identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections are provided to show how the community is expected to change in the coming years.

The data used in this needs assessment have been collected from a variety of sources, including the U.S. Census Bureau (1990 and 2000 Census, 2006 American Community Survey), California Department of Finance, and SCAG. For demographic data, estimates are used to show changes in conditions since the 2000 Census. Many of these estimates (such as the 2006 American Community Survey) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller geographical areas such as cities. Nonetheless, the percentages give a general indication of population and employment trends. The information contained in the 2004 Comprehensive Housing Affordability Strategy (CHAS) for Baldwin Park is based on special tabulations from sample Census 2000 data for HUD. Thus, the number of households in each category often deviates slightly from 100 percent due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

Population Trends

As with any other built-out city, Baldwin Park will have to address housing needs through such tools as redevelopment, infill development, neighborhood revitalization, and planned density. To clarify the type of housing that will be needed to meet anticipated future demand, Housing Element law requires an assessment of population and employment trends. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking demographic changes helps the City better plan for, respond to, and/or anticipate changing housing demand.

Population Growth

Since Baldwin Park incorporated in 1956, there have been two periods of substantial growth. Between 1960 and 1970, the population increased 39 percent, to 47,285 residents, due to single-family housing construction. During the 1970 to 1980 period, the population grew another 37 percent to 69,330 due to multi-family housing construction and an increase in household size. In 2000, the Census Bureau indicated that the City had reached a population of 75,753. More current population estimates place the population at 81,146 (California Department of Finance, 2007). Between 1990 and 2007, Baldwin Park's population increased by 17 percent, the majority of which occurred

between 2000 and 2007. This population change closely paralleled the experiences of many surrounding communities and was only slightly less than increases in Los Angeles County as a whole.

**Table HE-1
Population Growth: Baldwin Park and Surrounding Cities, 1990-2007**

Jurisdiction	1990	2000	2007	% Change 1990-2007	% Change 2000-2007
Baldwin Park	69,330	75,753	81,146	17%	7%
Azusa	41,333	44,371	48,640	18%	10%
Covina	43,207	47,144	49,720	15%	5%
El Monte	106,209	116,249	126,282	19%	9%
Industry	580	1,004	804	39%	-20%
Irwindale	1,050	1,472	1,655	58%	12%
La Puente	36,955	41,009	43,338	17%	6%
West Covina	96,086	104,893	112,953	18%	8%
Los Angeles County	8,863,164	9,519,338	10,331,939	17%	9%

Source: U.S. Census 1990, 2000 and California Dept. of Finance, 2007

Estimates of future growth indicate a moderate yet steady increase in population over the next 20 years. SCAG estimates that the population of Baldwin Park will reach 91,219 by the year 2030, an average population increase of 0.62 percent per year.

**Table HE-2
Population and Growth 1940-2030**

Year	Population	
	Number	% Growth from Previous Decade
1960	33,951	
1970	47,285	39%
1980	50,554	7%
1990	69,330	37%
2000	75,753	9%
2007	81,146	7%
2020 (projection)	88,880	10%
2030 (projection)	91,219	3%

Sources: U.S. Census 1990, 2000; 2007 California Department of Finance; 2004 SCAG RTP Projections

Age

Population age distribution serves as an important indicator of housing needs, as housing needs and preferences change as an individuals or households grow older. Young families

tend to focus more on cost and the ability to become first-time homebuyers. Cost and access to services are important to seniors because they may be on fixed incomes and have mobility limitations. Table H-3 shows the age distribution of Baldwin Park residents, as reported by the 2000 Census.

**Table H-3
Age Distribution**

Age group	1990		2000		2006
	Number	Percent	Number	Percent	Percent
Preschool (0-4 years)	7,471	11%	7,324	10%	7%
School Age (5-17 years)	16,912	24%	19,153	25%	27%
College Age (18-24 years)	9,428	14%	9,000	12%	8%
Young Adult (25-44 years)	22,626	33%	23,231	31%	27%
Middle Age (45-64 years)	9,029	13%	12,463	16%	21%
Senior Adults (65+ years)	3864	6%	4,666	6%	10%
Total	69,330	100%	75,837	100%	100%
Median Age	-		26.9		32.6

Source: U.S. Census 1990, 2000 and American Community Survey 2006

In 2006, young adults (25-44 years old) and school-age children (5-17 year old) constituted the largest age group, both at 27 percent, followed by the middle-age group (45-64 years old), at 21 percent. Since 1990, the proportion of residents within the preschool and young adult age groups has been declining, a trend seen nationwide¹. The middle-age group (45-64 years old), on the other hand, has increased consistently. This trend shows that the City’s residents are becoming older in general, as evidenced by the increasing median age in the City. An aging population indicates that in the future, demand will be higher for smaller housing units and housing programs such as housing repair services for seniors.

Race and Ethnicity

Table H-4 shows the racial/ethnic distribution of population in Baldwin Park. Over the last decade, Baldwin Park’s ethnic composition has been gradually shifting, a trend seen throughout California. In 1980, the two most prevalent groups in the community were Whites (35 percent) and Hispanics (58 percent) (Consolidated Plan 2005-2010, Community Development Department), but by 1990, the population of Whites had declined to 15 percent, while the Hispanic population had increased to 71 percent. The Asian population also experienced a dramatic increase, nearly tripling, from 4 percent to 12 percent. Since 1990, the Hispanic and Asian populations have continued to gradually increase, while the White population has continued to decline.

¹ Profile of the California Young Population (Age 16-24). California State Library. Rosa Maria Moller Ph.D. 2004

**Table H-4
Race and Ethnicity by Person**

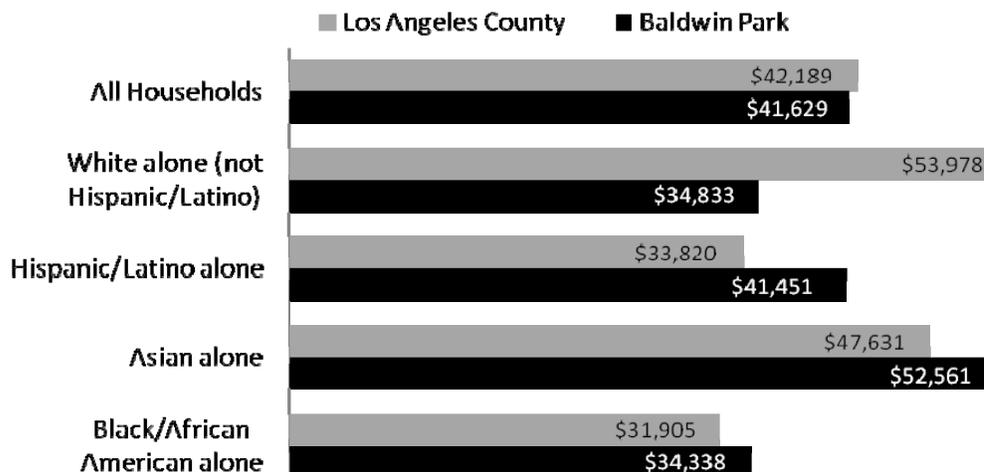
Racial/Ethnic Group	1990 Population		2000 Population		1990 to 2000 Population Change	
	Baldwin Park	Los Angeles County	Baldwin Park	Los Angeles County	Baldwin Park	Los Angeles County
White	15%	41%	7%	31%	-8%	-10%
Hispanic	71%	38%	79%	45%	8%	7%
Black	2%	11%	1%	9%	-1%	-1%
Asian/Pacific Islander	11%	10%	12%	12%	0%	2%
Other	0%	0%	1%	3%	1%	2%
Total	100%	100%	100%	100%	9%	11%

Source: U.S. Census 1990, 2000 and American Community Survey 2006

Household Income among Racial Groups

Figure H-1 shows the income disparity between ethnic/racial groups in the City and County. Asian households earned a median household income of \$52,561 in Baldwin Park, an income 25 percent higher than all households in the County. White households in Baldwin Park earned incomes that were approximately 35 percent lower than White households countywide. Hispanic and Black households earned more, but were still below the County average income of \$42,189.

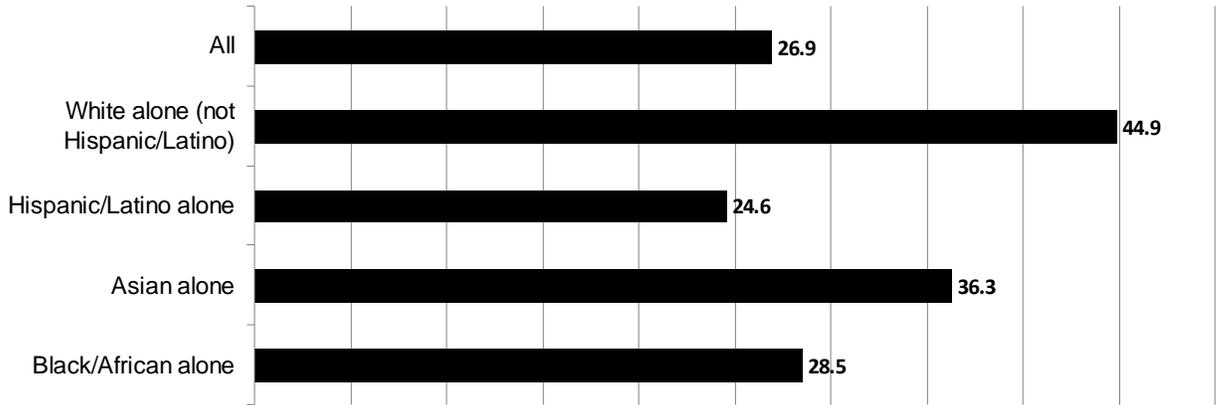
**Figure H-1
Median Earnings by Race/Ethnicity, 2000**



Source: U.S. Census 2000

Age distribution also varies significantly by race and ethnicity (Figure H-2), as the average age of White and Asian residents tends to be older than that of Hispanic and Black residents.

Figure H-2
Baldwin Park Median Age by Race/Ethnicity, 2006



Source: U.S. Census American Community Survey 2006

Household Characteristics

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect access to and demand for housing and housing programs. This section details the various household characteristics in Baldwin Park.

Household Type and Size

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to provide households of different ages and types the opportunity to live in Baldwin Park. The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as housing units are living quarters (homes, apartments, mobile homes, etc.). A household refers to the group of persons living in a housing unit.

According to the California Department of Finance, at the beginning of 2007, the average household size in Baldwin Park was 4.65 people. This represents a 5 percent increase over the 4.43 average size in January 2000. Baldwin Park's average household size is much higher than that of Los Angeles County as a whole, which averaged 3.13 persons per household.

The data in Table H-5 indicate that Baldwin Park appears to be a stable, family-oriented community, with 89 percent of all households classified as families. This proportion has remained very stable between 1990 and 2000 (86 percent in 1990). The City has a much higher proportion of family households than the County (68 percent), the State (69 percent), and the nation (68 percent). Perhaps the most striking figure in Table H-5 is the increase in the proportion of families with no children, a jump of 1,591 families over the course of the decade. This was marked by corresponding decreases in families with children and single households.

**Table H-5
Household Characteristics**

Household Type	1990		2000		Percent Change in Household
	Number	Percent	Number	Percent	
Total Households:	16,614	100.0%	16,961	100.0%	2.1%
Families	14,287	86.0%	15,069	88.8%	5.5%
with children	10,290	61.9%	9,481	55.9%	-7.9%
with no children	3,997	24.1%	5,588	32.9%	39.8%
Non-Families	2,327	14.0%	1,892	11.2%	-18.7%
Singles	1,751	10.5%	1,379	8.1%	-21.2%
Others	576	3.5%	513	3.0%	-10.9%
Average Household Size				4.44	-
Average Family Size		4.33		4.53	4.6%
Renter-Occupied		40%		39%	-1.5%
Owner-Occupied		60%		61%	1.7%

Source: U.S. Census 1990 and 2000

Household size and composition are often interrelated. Communities with a large proportion of families with children tend to have a large average household size. In Baldwin Park, however, the proportion of families without children has dramatically increased, while at the same time the average family size has also increased since 1990. The increase in household size may be due to an increase number of extended family members sharing the home, while the increase in families without children may be due to the rise in the senior population, who tend not to have children in the household.

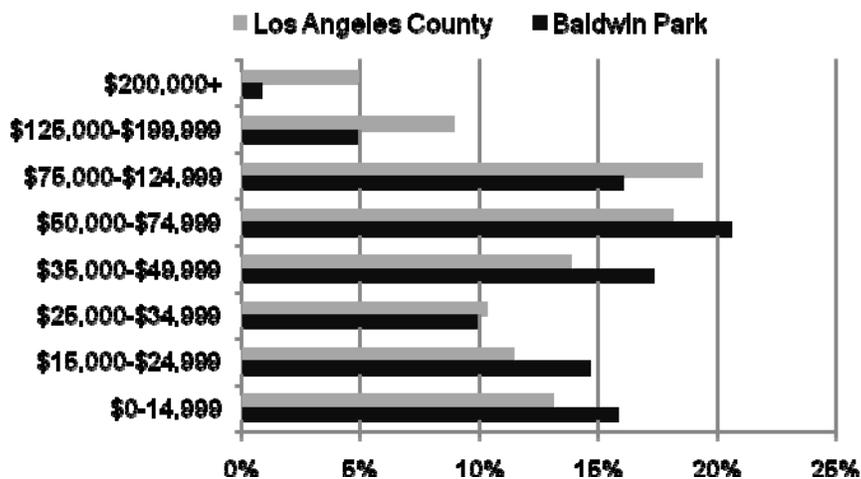
Income and Employment

Income Profile

Household income is a critical, although not the only, factor affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

The 2000 median household income in Baldwin Park was \$41,629, slightly below the median household income for Los Angeles County (\$42,189). Figure H-3 shows that overall, Baldwin Park has a larger proportion of residents (41 percent) earning less than \$35,000 per year. In other income categories, though, the proportion of City residents earning between \$35,000 and \$74,999 is slightly higher than the County average. But the proportion of residents earning above \$75,000 is substantially lower in the City (6 percent) than in the County (14 percent)

**Figure H-3
Household Income Distribution, 2006**



Source: U.S. Census American Community Survey 2006

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for each county:

- Extremely Low-Income Households earn between 0 and 30% of AMI
- Very Low-Income Households earn between 31 and 50% of AMI
- Low-Income Households earn between 51 and 80% of AMI
- Moderate-Income Households earn between 81 and 120% of AMI
- Above Moderate-Income Households earn over 120% of AMI

The CHAS special Census tabulations developed for HUD provide a specific breakdown of household income adjusted for family size. As shown in Table H-6, moderate- and above moderate-income households comprise the largest share of all households, and the low-income households comprise the second largest category. According to the 2000 CHAS, less than 12 percent of the City's total households are classified as extremely low income (0-30 percent of AMI), less than 14 percent are classified as very low income (31-50 percent of AMI), and approximately 20 percent were classified as low income (51-80 percent AMI). The County slightly outpaces Baldwin Park at both ends of the income spectrum, with somewhat higher percentages of moderate/above-moderate incomes as well as of extremely low incomes. The trend is reverse in the very low- and low-income categories, where the City has slightly larger proportions than the County.

**Table H-6
Households by Income Category**

Household Type	Extremely Low-Income (0-30%)	Very Low-Income (31-50%)	Low-Income (51-80%)	Moderate/Above Moderate-Income (81%+)
Baldwin Park	11.2%	13.3%	20.2%	55.2%
Los Angeles County	13.2%	11.3%	15.6%	60.0%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census)

Housing tenure refers to whether a unit is owned or rented. Tenure is closely correlated with income, as those households with lower incomes most usually cannot afford to buy a home. Consistent with this fact, renters in Baldwin Park earned lower incomes overall, with about 40 percent earning less than half the median income for the County. There was a significant difference between renter and owner households, as the proportion of owners earning less than half the median income was only 15 percent. Elderly renters are shown to be in the most precarious financial situation, with nearly three-quarters earning less than half of the median income.

**Table H-7
Tenure By Income Category by Household Type**

Household Type	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/Above Moderate-Income (81%+AMI)
Renter-Occupied Households				
Elderly (62+ years)	46%	28%	13%	14%
Small Families (2-4 persons)	16%	19%	26%	39%
Large Families (5+ persons)	17%	20%	25%	38%
Others	26%	20%	12%	42%
Total Renters	19%	20%	24%	37%
Owner-Occupied Households				
Elderly (62+ years)	17%	17%	32%	35%
Small Families (2-4 persons)	5%	6%	13%	75%
Large Families (5+ persons)	3%	9%	20%	67%
Others	9%	10%	6%	75%
Total Owners	6%	9%	18%	67%
Total Households	11%	13%	20%	55%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census)

Employment Trends of Residents

Current and future housing needs in Baldwin Park are impacted by the labor and employment characteristics of residents. Different occupations often translate into different wage levels. Wage directly impacts a household's ability to afford to certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

According to the 2000 Census, an estimated 26,153 employed persons resided in Baldwin Park. This number was significantly lower than in 1990, when 28,573 residents reported having jobs. This drop is significant, especially considering that the City's overall population grew by over 6,423, but may be partly due to the increase in school age and senior populations, which are less likely to be employed.

Table H-8 shows the type of occupations held by Baldwin Park residents. Between 1990 and 2000, there was an increase in the proportion of residents in sales and office occupations and a decrease in construction and maintenance jobs. This is an important trend, as sales and office occupations have lower wage earnings (Table H-9).

**Table H-8
Employment by Occupation**

Occupation	1990		2000	
	Employees	% of all jobs	Employees	% of all jobs
Managerial/Professional	3,786	13%	3,936	15%
Service occupations	8,069	28%	4,740	18%
Sales and office occupations	3,469	12%	6,899	26%
Farming, fishing, forestry	692	2%	69	0%
Construction, maintenance	6,727	24%	2,804	11%
Production/Transportation	5,830	20%	7,705	29%
Total	28,573	100%	26,153	100%

Source: U.S. Census 2000 and American Community Survey 2006

Table H-9 shows that the median earnings for Baldwin Park residents were slightly higher than in the County as a whole in service occupation, construction and maintenance, and production and transportation employment categories.

**Table H-9
Median Earnings by Occupation**

Occupation	Baldwin Park	Los Angeles County
Managerial/Professional	\$42,573	\$60,603
Service occupations	\$23,698	\$21,492
Sales and office occupations	\$25,478	\$34,372
Farming, fishing, forestry	NA	\$18,199
Construction, maintenance	\$34,435	\$31,083
Production/Transportation	\$27,345	\$24,612

Source: American Community Survey 2006

Special Needs Groups

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

Elderly

The elderly are a large and rapidly growing segment of the population in Baldwin Park. Specific housing needs of the elderly include affordable housing, supportive housing (such as intermediate care facilities), and other housing that includes a planned service component. According to the 2000 Census, 6.2 percent of the population, or 4,666 persons, in Baldwin Park are over the age of 65, compared to the 9.7 percent in the County.

Many elderly persons have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability. Per HUD's CHAS Databook, Baldwin Park has 1,157 elderly households that earn low and moderate incomes (less than 80 percent AMI).

Disabled

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of income on housing, overcrowding is frequent as housing expenses are shared with others, oftentimes live-in

caretakers. In addition, the adults often have the problems of securing and paying for childcare. They may have the further burden of obtaining an education or training for themselves to increase their incomes. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

California State Code Title 24 requires all multiple-family residential developments of three or more units, and stacked condominium developments of four or more units, to be accessible to disabled persons. However, because Title 24 regulations were not in effect at the time that many of the City’s housing units were constructed, it is likely that there exists a shortage of housing units accessible to people with disabilities. This suggests the need to continue the City’s home improvement program.

Many Baldwin Park residents have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. In 2000, 24 percent of the population reported a disability, slightly higher than the County proportion of 20 percent. A significant proportion of the senior population (51 percent) is disabled.

**Table H-10
Disability by Age**

Age Group	2000		
	Total Persons	Persons with a Disability	% of Total Age Group
5-15 Years	16,486	739	4%
16-64 Years	47,214	13,345	28%
Over 65 Years	4,374	2,243	51.3%
Total	68,074	16,327	24%

Source: U.S. Census 2000

Families

State law identifies two specific family groups as having special housing needs: large families/households and families with female heads of households. The reasons for their special need status varies and may include lower income status, the presence of children, and the need for financial assistance, as well as the available of suitably sized housing.

**Table H-11
Special Needs Households**

Data Year	Characteristics	Large Households	Female-Headed Households	Female-Headed Households with Children
2000	Total Households	7,385	2,825	1,583
	% of all households	44%	17%	9%
	Renters	41%	52%	65%
	Owners	59%	48%	35%

Source: U.S. Census 2000 and American Community Survey 2006

Large Households

In general, large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Larger units are often fairly expensive. As such, large households are often forced to reside in smaller, less expensive units or double up with other families or extended family to save on housing cost. This can result in overcrowding.

The 2000 Census reported 7,385 large households with five or more members in Baldwin Park, of which 59 percent owned a home. These households are usually families with more than two children or families with extended family members such as in-laws or grandparents living in the same housing unit. According to CHAS data, 81 percent of large-family owners and 92 percent of large-family renters experienced one or more housing problems. Housing problems include overcrowding, cost burden, and substandard conditions.

Female-headed Households

In 2000, 2,825 female-headed households lived in Baldwin Park, representing 17 percent of all households. Female-headed households with children made up 9 percent of all households. Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. The City’s Housing Authority and Recreation and Community Services Department provide housing and supportive services that offer support programs to female headed households. The Housing Authority provides rent subsidies through the Section 8 Voucher program. The Recreation and Community Services Department offers affordable childcare programs to low-income families. Additionally, the City supports the Teri G. Muse Family Service Center, which is a central facility for non-profit agencies offering social, health, and human services to the residents of Baldwin Park. Services include various types of

counseling and health programs for individuals and families. All services are offered at low or no cost to participants.

Homeless Persons

Homelessness continues as a regional and national issue. Services and facilities available for the homeless are coordinated in Baldwin Park and Los Angeles County as a continuum of care. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Because of the transient nature of homelessness, gauging an estimate of homeless persons is difficult. One source of information on homelessness in the City of Baldwin Park is the 2003 East San Gabriel Valley Homeless Count Survey conducted for East San Gabriel Valley Coalition for the Homeless (ESGVCH). This non-profit organization provides emergency shelters and other forms of assistance to homeless families and persons, as well as at-risk low-income persons in the East San Gabriel Valley, which includes the City of Baldwin Park. The ESGVCH is an active partner with the Continuum of Care of Homeless Services in East San Gabriel Valley. The 2003 Homeless Count Survey was prepared by the Institute of Urban Research and Development, and was conducted to enhance the region's knowledge of the number and background of homeless persons living in East San Gabriel Valley on any given day. The survey identified approximately 2,703 adults and children in East San Gabriel Valley who are homeless every day. Of these individuals, an estimated 57 homeless adults are from the City of Baldwin Park.

The ESGVCH provides its services to the area's homeless and at-risk populations through a series of facilities. These facilities include a Homeless Emergency Assistance Center in the neighboring city of Covina, a Services Access Center housed in the West Covina Community Services Center, and emergency winter shelters established in local churches on a rotating basis. In addition, homeless persons in Baldwin Park are provided with transportation to these facilities from the Family Service Center in Baldwin Park. The Center provides community resources to individuals who need social services such as food, transportation, and referrals.

The City of Baldwin Park relies upon the services provided by ESGVCH and allocated CDBG funds to financially assist the operations of the ESGVCH, which appears to adequately serve the needs of the local homeless population.

Farmworkers

The City of Baldwin Park is primarily urbanized. No farming operations exist in the City. As such, the City has no seasonal housing needs for crop-related farmworker jobs.

Housing Profile

This section addresses characteristics of the housing supply in Baldwin Park, including type, age, condition, costs, and availability.

Housing Stock

Baldwin Park is a built-out city and in recent years, has experienced only a modest growth in its housing stock. The 2000 Census reported 17,179 housing units in Baldwin Park, representing an increase of approximately 2 percent since 1990 (Table H-12). Year 2007 estimates show a 2 percent growth since 2000. Overall, the City has experienced a growth of 4 percent since 1990. The level of growth in Baldwin Park is similar to that experienced in the majority of nearby cities and closely paralleled the housing growth of the County of Los Angeles as a whole.

**Table H-12
Housing Unit Growth**

Jurisdiction	1990	2000	2007	% Change 2000-2007	% Change 1990-2007
Baldwin Park	17,179	17,430	17,781	2%	4%
Azusa	13,232	13,013	13,516	4%	2%
Covina	16,110	16,364	16,537	1%	3%
El Monte	27,167	27,758	28,780	4%	6%
Industry	139	124	124	0%	-11%
Irwindale	282	378	412	9%	46%
La Puente	9,285	9,660	9,699	0%	4%
West Covina	31,112	32,058	32,797	2%	5%
Los Angeles County	3,163,343	3,270,909	3,382,356	3%	7%

Source: U.S. Census 1990, 2000 and CA Dept. of Finance, 2007

Housing Type

Diversity in the types of housing available within a community promotes equal housing opportunity for persons of all income levels. A balanced housing stock allows households of all income levels, age, and size the opportunity to find housing suited to their needs. In the 1950s, Baldwin Park housing unit mix was predominantly single-family, but over the years, the community has matured and the housing stock has gradually becoming more diversified, providing for a wider range of housing choices. Although much of the multi-family housing growth occurred during the 1950s, 1960s, and 1980s, it slowed from 1990 on. The table below summarizes the housing mix in 1990, 2000, and 2007.

As shown in the table below, the majority of housing units in Baldwin Park consist of single-family homes, making up 78 percent of the City's housing stock, with multi-family

comprising 20 percent and mobile homes filling out the remaining 2 percent. According to the State Department of Finance, the City’s housing stock has grown by 4 percent since 1990. Multi-family units increased by 7 percent since 1990, while the number of single-family units increased by 5 percent. The only category that experienced a decrease in the number of total units is the Mobile Homes, Trailers, and Other category (“Other” refers to cars, campers, etc), which experienced a 61 percent reduction since 1990. The reduction that occurred between 2000 and 2007 to this group of housing units is primarily due to the elimination of two nonconforming mobilehome parks within the City. These parks were closed by the property owners; one was converted to a conforming use and one remains vacant. There two other existing, nonconforming mobilehome parks in the City containing 56 residential units.

**Table H-13
Housing Unit Types**

Housing Type	1990		2000		2007		2000-2007 Percent Change in Units
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	11,522	67%	11,747	67%	11,997	68%	2%
Single-Family Attached	1,632	9%	1,861	11%	1,878	11%	1%
Total Single-Family	13,154	77%	13,608	78%	13,875	78%	2%
Multi-Family 2-4 Units	562	3%	601	3%	610	3%	1%
Multi-Family 5+ Units	2,766	16%	2,878	17%	2,953	17%	3%
Total Multi-Family	3,328	19%	3,479	20%	3,563	20%	2%
Mobile Homes, Trailer & Other	697	4%	343	2%	275	2%	-25%
Total	17,179	100%	17,430	100%	17,713	100%	2%

Source: CA Department of Finance, 1990 and 2007

Tenure

Housing tenure refers to whether a unit is owned or rented. Table H-14 shows that the ratio of owners to renters in Baldwin Park remained steady between 1990 and 2006, with 61.9 percent of Baldwin Park residents owning the home in which they live. This speaks to the stability of the City’s residential neighborhoods. The housing stock was developed with the intention of providing reasonably priced, detached single-family home ownership opportunities. It remains owner-predominate today, with only 38.1 percent of units in Baldwin Park occupied by renters.

**Table H-14
Tenure and Vacancy**

Tenure	1990		2000		Percent Change in Units
	Number	Percent of Total	Number	Percent of Total	
Total Housing Units	16,614	100.0%	16,961	100.0%	2.09%
Renter-Occupied	6,626	39.9%	6,612	39.0%	-0.21%
Owner Occupied	9,988	60.1%	10,349	61.0%	3.61%
Rental Vacancy Rate	3.6%		1.9%		--
Owner Vacancy Rate	1.2%		1.2%		--
Overall Vacancy Rate	3.29%		2.69%		--

Note: Overall vacancy rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold out but not occupied.

Source: U.S. Census 1990 and 2000.

Vacancy

The vacancy rate indicates a relationship between supply and demand. According to SCAG, a certain level of vacancies in the housing market is desirable. A 2 percent vacancy rate for homes and a 5 percent vacancy rate for rentals are considered optimal. A limited vacancy rate is an indication that demand for housing is outpacing supply and usually results in higher housing costs, reducing housing opportunities for low-income households.

With a housing stock comprised of 39 percent rental units and 61 percent owner-occupied units in Baldwin Park, the weighted optimum vacancy rate should be approximately 3.17 percent. In 2000, the vacancy rate had decreased for both owner-occupied units and rental units, resulting in a low overall vacancy rate. A limited vacancy rate increases competition for housing and can result in higher housing costs, reducing housing opportunities for lower-income households. The California Department of Finance estimates an overall vacancy rate for Baldwin Park of 2.69 percent in 2007, indicating a tight market.

Housing Issues

Housing Conditions

The age and condition of Baldwin Park's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age may need some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. The housing stock in the City is aging. The age of the housing stock, as defined by the year the units were built, is shown in Table H-15. As of 2006, approximately 65 percent of all housing units in the City were built prior to 1960, making many of these close to or over 30 years

old. Only about 11 percent of the units in Baldwin Park were built between 1990 and 2005.

**Table H-15
Age of Housing Stock, 2006**

Age	Year Built	% of All Housing Units
7 years or less	2000 or later	7%
8-17 years	1990 to 1999	4%
18-27 years	1980 to 1989	21%
28 - 47 years	1960 to 1979	26%
48 - 67 years	1940 to 1959	39%
68 years or more	1939 or earlier	3%

Source: American Community Survey 2006

Overcrowding

Overcrowding is an indicator of a lack of affordable housing. The prevalence of overcrowding varies significantly by income, type, and size of household. Generally, very low- and low-income households and large families are disproportionately affected by overcrowding. However, cultural differences also contribute to overcrowding conditions since some cultures tend to have larger household sizes. The Census defines overcrowded households as units with more than 1 person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room.

Overcrowding in Baldwin Park has become a problem over the years. As the number of residents increases, so does the demand for City services (i.e., schools, police, and fire). Moreover, overcrowding also presents negative impacts to neighborhoods and housing, such as an increase in traffic, deterioration of homes and infrastructure, and increased levels of on-street parking.

Table H-16 displays the prevalence of overcrowding in Baldwin Park. As indicated by the 2000 Census, close to 46 percent of households were overcrowded (7,864 units). The incidence of overcrowding was significantly higher in Baldwin Park than in the County (23 percent). The percentage of severely overcrowded households in Baldwin Park was 29.4 percent (4,992 units) in 2000, also much higher than that of the County (15 percent).

Overcrowding is typically more prevalent among renters than among owners. Over 57 percent of renter households experienced overcrowding in 2000 (3,856 units), compared to only 38 percent of owner households (4,008 units). Given that population growth is expected to continue to exceed housing opportunities, the issue of overcrowded housing will remain pertinent to Baldwin Park.

**Table H-16
Overcrowding by Tenure**

	2000			
	# of all Housing Units	% of all Housing Units	% of all Renter Units	% of all Owner Units
Overcrowded (1 - 1.5 persons/room)	2,872	16.9%	19.1%	15.5%
Severely Overcrowded (>1.5 persons/room)	4,992	29.4%	38.8%	23.4%
Total Overcrowded (>1 persons/room)	7,864	46.4%	57.9%	38.9%

Source: U.S. Census 2000

Housing Costs

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Ownership Housing

The median home price in Baldwin Park in October 2007 was \$410,000. This was nearly 8 percent lower than the median home price in August 2006, revealing a drop in home prices during that one-year period. While much of region is expected to see home prices decline following the sub-prime mortgage market collapse of 2007, overall home sale prices throughout Southern California will continue to be dramatically higher than in 2000. The median home price for Los Angeles County at large was higher than in Baldwin Park, at \$525,000. Los Angeles County median home prices have remained steady since August of 2006, and have actually increased by nearly 5 percent despite conditions nationwide. According to DataQuick, three condominiums sold in Baldwin Park in October, 2007 for an average price of \$379,000.

**Table H-17
Median Home Prices, 2007**

County/City/Area	Oct. 2006	Oct. 2007	% Change
Baldwin Park	\$450,000	\$410,000	-8.89%
Azusa	\$432,500	\$389,000	-10.06%
Covina	\$489,000	\$437,500	-10.53%
El Monte	\$462,500	\$410,000	-11.35%
La Puente	\$460,000	\$400,000	-13.04%
West Covina	\$499,500	\$450,000	-9.91%
Los Angeles County	\$525,000	\$500,000	-4.76%

Source: DataQuick Information Systems

The National Association of Homebuilders compiles and publishes a quarterly housing affordability index. The index calculates the percentage of homes that were sold during a three-month period that would be affordable to a family earning the region's median income. The index assumes buyers will finance 90 percent of the purchase price with a 30-year fixed-rate mortgage, and takes into account prevailing interest rates, property taxes, and insurance costs. During 2006 and the first part of 2007, the Los Angeles-Long Beach-Glendale metropolitan statistical area ranked among the least affordable metro areas in the country. According to the index, in 2006, less than 2 percent of the population in the Los Angeles metropolitan area could afford a median-priced home. During the second quarter of 2007, the proportion of residents that could afford to buy a median-priced home in the region increased, but still remained extremely low at 3 percent of the population. However, this proportion increased, even while the cost of the median priced home went up by 6 percent, indicating a rise in median incomes.

Rental Housing

Current data on apartment rents was compiled from internet rental services (Table H-18). The survey indicated that the majority of apartments were two-bedroom units and that only a small number of single-family homes, generally three bedrooms, were available for rent. Because four-bedroom apartments are rare, many large families may need to rent a single-family home to avoid overcrowded conditions. As Table H-19 shows, the lower end of rental units generally fall within the range of HUD-determined fair market rents for the County of Los Angeles.

**Table H-18
Apartment Rental Rates**

Unit Size	Apartments	Median
1 bedroom	\$850 - \$1,300	\$900
2 bedroom	\$1,000 - \$1,950	\$1,300
3 bedroom	\$1,330 - \$2,495	\$1,800

Source: WestsideRentals.com, Apartments.com. Search performed on November 29, 2007.

**Table H-19
2007 Los Angeles County Fair Market Rents**

Efficiency	One-Bed	Two-Bed	Three-Bed	Four-Bed
\$843	\$1,016	\$1,269	\$1,704	\$2,051

Source: HUD User 2007

Overpayment and Affordability

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or double up with other households. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table H-20 shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden declined significantly as income increased. Overall cost burden was most prevalent among renter households in all income categories. In particular, extremely low-income large family renters (93 percent) and very low-income large family renter households (79 percent) had the highest proportion of cost burden compared with the proportion experiencing cost burden citywide (37 percent).

Table H-20
Households Experiencing Cost Burden

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/Above Moderate (81%+)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	67%	71%	51%	24%	60%
Large Families (5+ persons)	93%	79%	20%	0%	37%
Total Renters	85%	85%	31%	2%	42%
Owner-Occupied Households					
Elderly (62+ years)	53%	25%	24%	22%	28%
Large Families (5+ persons)	70%	96%	70%	13%	34%
Total Owners	64%	73%	62%	19%	34%
Total Households	78%	80%	48%	15%	37%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census)

Affordability

Affordability is determined by comparing the cost of housing to the income of local households. The high housing costs in Los Angeles County impact communities far beyond the affordability problem. The lack of affordable housing contributes to high levels of housing cost burden, overcrowding, and even homelessness. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income level (AMI) adjusted by family size and income level:

	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Using these updated affordability thresholds, current housing affordability, at the County level, can be estimated for the various income groups (Table H-21).

Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the Los Angeles County rental and ownership market. Given the median home prices presented in Table H-17, single-family home ownership is beyond the reach of even the most moderate-income households. Even condominiums are likely to be too expensive to be bought without incurring a cost burden.

In the rental market, lower-income households generally cannot afford the market rents in Baldwin Park unless they find a modestly priced studio apartment. While moderate-income households may be able to afford one-bedroom units in the City, such units are too small for large households. Moderate-income large families are unlikely to be able to afford even reasonably priced rental homes.

**Table H-21
Housing Affordability**

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Home	Rental
Extremely Low (0-30% MFI)	30% AMI							
One Person	\$11,880		\$297	\$297	\$50	\$80	\$29,357	\$247
Small Family	\$15,270		\$382	\$382	\$100	\$90	\$33,708	\$282
Four Person Family	\$16,950		\$424	\$424	\$125	\$95	\$35,817	\$299
Large Family	\$18,300		\$458	\$458	\$150	\$100	\$36,476	\$308
Very Low (30-50% MFI)	50% AMI							
One Person	\$19,800		\$495	\$495	\$85	\$115	\$51,858	\$410
Small Family	\$25,450		\$636	\$636	\$125	\$130	\$67,020	\$511
Four Person Family	\$28,250		\$706	\$706	\$175	\$140	\$68,778	\$531
Large Family	\$30,500		\$763	\$763	\$200	\$145	\$73,392	\$563
Lower (50-80% MFI)	60%AMI	70%AMI						
One Person	\$23,760	\$27,720	\$594	\$693	\$100	\$165	\$75,238	\$494
Small Family	\$30,540	\$35,630	\$764	\$891	\$150	\$190	\$96,816	\$614
Four Person Family	\$33,900	\$39,550	\$848	\$989	\$200	\$210	\$101,738	\$648
Large Family	\$36,600	\$42,700	\$915	\$1,068	\$250	\$220	\$105,034	\$665
Moderate Income (81-120% MFI)	110% AMI							
One Person	\$43,560		\$1,089	\$1,271	\$100	\$215	\$167,967	\$989
Small Family	\$55,990		\$1,400	\$1,633	\$150	\$260	\$214,998	\$1,250
Four Person Family	\$62,150		\$1,554	\$1,813	\$200	\$280	\$234,277	\$1,354
Large Family	\$67,100		\$1,678	\$1,957	\$250	\$300	\$247,351	\$1,428

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30- year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angeles County MFI \$56,500 and 2007 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

Affordable Housing in Baldwin Park

Housing Authority

The Baldwin Park Housing Authority (BPHA) is responsible for the administration of Public Housing and Section 8 Rental Assistance Programs in the City. The Section 8 Rental Assistance Program provides rental subsidies to low-income families which

spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Eligibility for the distribution of Section 8 assistance is determined by the BPHA based on the total annual gross income and family size, and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. As of February 2008, 715 households received rental assistance under the HUD Section 8 program and 3,309 applicants were on the waiting list.

Assisted Housing

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2008 through 2018.

The City uses various funding sources, including Redevelopment Housing Set-Aside, HUD funding sources, and Section 8 rental assistance to preserve and increase the supply of affordable housing in Baldwin Park through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units. Financial assistance is provided to both non-profit and for-profit housing developers. Table H-22 presents the inventory of affordable housing developments in Baldwin Park. In 2007, 9 affordable rental housing projects were located in Baldwin Park, providing approximately 494 affordable units to lower-income households. Of these units, 40 percent are reserved for seniors, and 60 percent are reserved for families.

The following is a summary of the assisted developments projects listed in Table H-22.

Clark Terrace: Clark Terrace is a 79-unit apartment complex owned by Goldrich and Kest. Built in 1979, the complex is assisted under HUD's Section 221(d)(4) program, which provides mortgage insurance to private developers to facilitate the development of rental housing. Projects financed under this program have no binding low income restrictions; however, affordability is controlled by a Section 8 contract. In 1999, the 20-year Section 8 contract expired. The property owner filed for renewal of the contract which expires in 2011.

Foster Avenue: Foster Avenue is a 40-unit apartment complex owned by Foster Apartments Corporation, a community based organization. This project was initially funded with a HUD Section 236(j)(1) loan. In 1995, the original owner, Southern California Industries, transferred ownership to Foster Apartment Corporation, which received funding from HUD Section 241(f) to purchase the property. The project will remain affordable until the year 2035.

**Table H-22
Assisted Housing**

Assisted Developments	Year Built	Tenant Type	Affordable Units	Total Units	Funding Program	Earliest Conversion Date
Clark Terrace 14315 Clark St. Baldwin Park, CA 91706	1979	Elderly	78	79	HUD Section 221 (d)(4) HUD Section 8	2011
Foster Avenue 13630 Foster Ave. Baldwin Park, CA 91706	1974	Family	40	40	HUD Section 241 (f)	5/1/2035
Frazier Park 3243 Frazier St. Baldwin Park, CA 91706	1982	Family	60	60	HUD Section 221 (d)(4) HUD Section 8	2008
Ramona Park 13870 Ramona Blvd. Baldwin Park, CA 91706	1980	Family	49	49	HUD Section 8 CHFA	2020
Robert H. McNeill Manor	1987	Elderly	12	12	Public Housing	Not Applicable
Syracuse Park 12728 Syracuse Park Ave. Baldwin Park, CA 91706	1972	Family	36	36	HUD Section 236(j)(1) HUD Section 8	7/1/2012
TELACU Las Palomas 3834 Monterey Ave. Baldwin Park, CA 91706	2001	Family	75	75	HUD Section 202 HUD Section 8	2041
TELACU Senior Complex 14442 E. Pacific Ave. Baldwin Park, CA 91706	1991	Elderly	74	74	HUD Section 202 HUD Section 8	2033
Villa Ramona 13030 Ramona Blvd. Baldwin Park, CA 91706	2004	Elderly Family	70	71	TCAC	2047

Source: California Housing Partnership Corporation and City of Baldwin Park, 2007

Frazier Park: Frazier Park is a 60-unit apartment complex also owned by Goldrich and Kest. Built in 1982, the complex is assisted under HUD's Section 221(d)(4) program, and affordability of the project is governed by the Section 8 Contract. As of 2008, the project was in the process of getting final approval to extend the contract, which expires in 2008. According to the management company, it is the owners' intent to retain all units in this project as affordable housing for the foreseeable future.

Ramona Park: Ramona Park is a 49-unit apartment complex owned by Goldrich and Kest. Built in 1980, the complex was financed under HUD's Section 8 New Construction and the California Housing Finance Agency (CHFA) programs. The CHFA funding imposes affordability controls on the project until November 2020. The Section 8 contract is also due to expire November 2020.

Robert H. McNeill Manor: The Baldwin Park Housing Authority (BPHA) owns and administers Mc Neil Manor, a project-based public housing unit. McNeil Manor is a 12-unit low-income senior (62 years or older) housing development.

Syracuse Park: Syracuse Park is a 60-unit apartment complex owned by Syracuse Park LDP. Built in 1972, this project was financed by HUD Section 236(j)(1) program, which offers reduced interest loans to developers to construct multi-family projects. In return for preferential financing, the project is subject to a low-income restriction, with the option of paying off the loan after 20 year and eliminating the affordability controls. Syracuse Park also received public assistance with Section 8 contract; however, that contract expired 1999. The Section 8 contract has been renewed on an annual basis. In 1991, the owners filed a notice of intent to extend the affordability control on this project in exchange for additional incentives. The proposal was approved and the earliest possible conversion date of this project is 2012.

TELACU Las Palomas: Built in 2001, this 75-unit apartment complex is owned by the East Los Angeles Community Union, a non-profit entity. The project was financed by HUD's Section 202 program, which offers direct loans to agencies that develop housing for elderly and disabled. In return, low-income use restrictions on the project are secured for the full 40-year mortgage term due in 2041.

TELACU Senior Complex: This project is a 74-unit apartment complex also owned by the East Los Angeles Community Union and financed by HUD's Section 202 program. Built in 1991, the low-income use restrictions on the project are secured for the full 40-year mortgage term due in 2031. The 20-year Section 8 contract will expire in November 2011.

Villa Ramona: Built in 2004, this project offers 71 total units of affordable housing, of which half are reserved for senior and the remainder reserved for families. The developer, Thomas Safran, received tax credits from the State to assist with the construction costs. At the time of approval, the Community Development Commission approved \$1,555,000 in assistance to the developer, of which \$200,000 was utilized for off-site, surrounding neighborhood improvements. The \$200,000 accrues a 0% interest and is due and payable in 2048. The remaining \$1,355,000 matures in 2047 and accrues 3.49% simple interest per annum.

At-Risk Units

Over the next ten years (2008-2018), three federally assisted developments that provide 174 affordable units have expiring Section 8 contracts. These projects – Clark Terrace, Frazier Park, and Syracuse Park – are owned by for-profit corporations, and as such are considered at high risk of conversion. The likelihood of each project not continuing their Section 8 contracts would depend on whether the owners can command higher rents on their units in the open market than by continuing their Section 8 contract.

Preservation and Replacement Options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increase the number of government resources available to the project. The feasibility of this option depends upon the willingness of the owner to sell, funding sources to actually buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all of the units are affordable, rather than just a portion, are more likely to be feasible because they can participate in ownership transfers more simply. A list of qualified agencies that have indicated interest in purchasing projects that are at-risk of converting to market rate is attached as Appendix A.

In Baldwin Park, the estimated market value for the 174 affordable units in the at-risk projects is evaluated in Table H-23. The current market value for all affordable at-risk units is estimated to be approximately \$13 million.

**Table H-23
Market Value of At-Risk Projects**

Type of Units	Units at Risk
0-bdrm	0
1-bdrm	139
2-bdrm	29
3-bdrm	6
4-bdrm	0
Total	174
Annual Operating Costs	(\$653,000)
Gross Annual Income	\$1,840,217
Net Annual Income	\$1,187,217
Market Value	\$13,059,382

1. Median Rent: Studio = \$750, 1-bed = \$816, 2-bed = \$1,133, 3-bed = \$1,700, 4-bed = \$2,150
2. Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft
3. 5% vacancy rate and annual operating expenses per square foot = \$5.00
4. Market value = Annual net project income * multiplication factor (ratio of the price of a real estate investment to its annual rental income)
5. Multiplication factor for a building in moderate condition = 11

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant’s household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes of the at-risk developments, the total annual subsidy to maintain the 174 at-risk units is estimated at over \$1,300,000 each year.

**Table H-24
Rent Subsidies Required to Preserve At-Risk Rental Units**

Unit Size	Total Units	Fair Market Rents	Very Low-Income (<50% AMI)	Affordable Monthly Cost (30% AMI)	Affordable Annual Cost (30% AMI)	Cost of Utilities	Per Unit Subsidy	Total Annual Subsidy
0-bdrm		\$843	\$19,800	\$495	\$5,940	\$85	\$5,196	\$0
1-bdrm	139	\$1,016	\$22,600	\$565	\$6,780	\$125	\$6,912	\$960,768
2-bdrm	29	\$1,269	\$25,450	\$636	\$7,635	\$175	\$9,693	\$281,097
3-bdrm	6	\$1,704	\$28,250	\$706	\$8,475	\$200	\$14,373	\$86,238
Total	174							\$1,328,103

Source: Hogle-Ireland, Inc.

Purchase Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation or are too highly leveraged. By providing lump-sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$200,000 for a multi-family rental unit, the cost of replacing all 174 affordable at-risk units would be approximately \$35 million.

Estimates of Housing Need

Several factors influence the degree of demand, or need, for housing in Baldwin Park. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless

**Table H-25
Summary of Existing Housing Need**

Overpaying Households		Special Needs Groups	
Renter	2,767	Elderly Persons	4,666
Owner	3,505	Disabled Persons	16,327
Total	6,273	Large Households	7,385
Extremely Low-Income (0-30% MFI)	78%	Female Headed Households	2,825
Very Low-Income (31-50% MFI)	80%	Female Headed Households with Children	1,583
Low-Income (51-80% MFI)	48%	Farm workers	0
Overcrowded Households		Homeless	57
Renter	3,856		
Owner	4,008	Affordable Units At-Risk of Conversion	174
Total	7,864		

Source: 2000 Census, 2000 Comprehensive Housing Affordability Strategy, City of Baldwin Park

CHAS data, developed by the Census for HUD provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Baldwin Park. The CHAS defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30 percent of gross income
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income

In 2000, specific households in Baldwin Park had disproportionate housing needs. In general, renter-households had a higher level of housing problems (76 percent) compared to owner households (60 percent). Among the 428 elderly renter-households in the City, 51 percent were at or below 80 percent of Area Median Income. Nearly 60 percent of elderly renters had one or more housing problems. Large renter families, which were by far the category most affected by housing problems, constituted about 18 percent of all households in the City. Over 92 percent of large renter families reported having some housing problems.

**Table H-26
Housing Assistance Needs of Low- and Moderate-Income Households**

Household by Type, Income, and Housing Problem	Renters			Owners			Total Households
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	195	520	1,289	199	148	611	1,900
% with any housing problems	67%	100%	91%	53%	97%	71%	84%
% Cost Burden >30%	67%	93%	85%	53%	70%	64%	78%
% Cost Burden >50%	62%	81%	76%	30%	68%	50%	68%
Very Low Income (31-50% MFI)	118	615	1,338	199	405	916	2,254
% with any housing problems	71%	100%	95%	25%	100%	75%	87%
% Cost Burden >30%	71%	79%	85%	25%	96%	73%	80%
% Cost Burden >50%	42%	17%	32%	18%	79%	61%	44%
Low Income (50-80% MFI)	57	745	1,567	389	870	1,858	3,425
% with any housing problems	51%	92%	80%	24%	91%	74%	76%
% Cost Burden >30%	51%	20%	31%	24%	70%	62%	48%
% Cost Burden >50%	0%	0%	1%	13%	22%	27%	15%
Total Households	428	3,010	6,652	1,202	4,338	10,280	16,932
% with any housing problems	60%	92%	76%	28%	81%	60%	66%
% Cost Burden >30	60%	37%	42%	28%	34%	34%	37%
% Cost Burden >50	40%	17%	21%	15%	14%	15%	17%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2000.

Housing Constraints

Governmental, market, infrastructure, and environmental factors may constrain the provision of adequate and affordable housing in a city. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. Should constraints preclude the achievement of housing goals, State Housing Element law requires jurisdictions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. This section addresses these potential constraints that affect the supply of housing in Baldwin Park.

Governmental Constraints

Government constraints are policies, regulations, processing procedures, and/or fees a jurisdiction may impose for the maintenance, development and improvement of housing. Local governments have the inherent power to impose those restrictions that are reasonably related to the promotion and maintenance of public health, safety, and general welfare; these powers are referred to as police powers. However, many policies and regulations that are put into place have an unintended consequence that may indirectly affect local housing development. Restrictions on property that are too overbearing or too costly may restrict affordable housing development, as an example. This section reviews governmental constraints in the City of Baldwin Park that may relate to housing development.

Local government housing regulations are necessary to assure: (1) that housing is constructed and maintained in a safe manner, (2) that the density and design of housing is consistent with community standards, and (3) that adequate infrastructure to support new housing is provided. Local policies and regulations can also affect the price and availability of housing and, in particular, the availability of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing.

The City of Baldwin Park has not adopted growth control measures or taken measures to reduce potential housing development. The City has acted to preserve existing high-density, multiple-family projects and has provided development opportunities for a variety of housing types.

Consistent with State law (Section 65583), this section addresses five potential constraints to housing development:

- Land use controls
- Building codes and their enforcement

- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

Land Use Controls

Land use controls are policies, regulations, plans, and other methods of regulating the possible uses and development of property, including such things as zoning, subdivision regulations, and floodplain regulation. The two primary regulatory documents in Baldwin Park are the General Plan and Zoning Code (Title XV of the Municipal Code).

General Plan

The General Plan, required by Government Code Section 65000 et seq., is a comprehensive, long-range policy document that guides physical development in Baldwin Park. General Plan law requires seven elements or chapters, which includes the Housing Element. Although all of the elements provide policy guidance on the built environment, the Land Use Element has a direct relationship to uses on property. The Land Use Element provides the long-term vision and direction for land uses and development through a series of goals, policies, and implementation measures. The Land Use Element also includes a map with land use designations that describe the distribution of types, amounts, and location of land uses. Baldwin Park's Land Use Element was adopted in 2002 and contains goals and policies specifically for residential development. The Zoning Code serves to implement these policies through development standards and zoning districts. Baldwin Park is in the process of comprehensively updating the entire Zoning Code and preparing citywide design guidelines, with adoption anticipated in winter 2008/2009, prior to adoption of this Housing Element.

According to the Land Use Element, 49 percent (2,138 net acres), or approximately half of the land in the City, is designated for residential use, including mixed-use development. The majority of housing consists of low-density, single-family housing, (averaging close to 7.8 dwelling units per acre) covering, approximately 1,783 acres. This pattern reflects Baldwin Park's origins as a suburban community, where many subdivisions developed immediately following World War II to accommodate a burgeoning middle class and rising incomes.

According to the California Department of Finance, between 2000 and 2007, the housing stock in Baldwin Park increased from 17,430 to 17,781 units, or 2.0 percent. Implementation of the General Plan Land Use Plan is expected allows for development of an additional 1,407 dwelling units beyond the 2007 level, which is an average of fewer than 71 units per year over a 20-year period.

General Plan Land Use Classifications

The Land Use Element provides for three residential land use classifications, with allowable densities ranging from 8.7 units per acre in low-density areas to over 20 units per acre in the higher-density-multiple family designations. In addition, one mixed-use land use category is intended for development of a mix of commercial, office, and residential uses.

Single-Family Residential (0-8.7 du/ac)

This category is established to allow traditional single-family homes, with one dwelling permitted per legal lot. Residences in this category consist generally of single-family detached houses with private yards. Permitted density is 0.0 to 8.7 dwelling units per acre. Additional uses considered appropriate within this category include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial and industrial uses, provided any such use meets development and use criteria set forth in the City's zoning regulations.

Garden Multi-Family (8.8-12 du/ac)

This category provides for moderate density housing either as attached or detached units at a density range of 8.8 to 12.0 dwelling units per acre. These residences include usable private and common open space. Additional uses considered appropriate within this category include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial and industrial uses, provided any such use meets development and use criteria set forth in the City's zoning regulations.

Multi-Family (12.1-20 du/ac)

This Multi-Family Residential category allows dwelling unit types similar to Garden Multi-family, but at higher densities. Dwellings consist typically of apartments and condominiums built at a density range of 12.1 to 20.0 dwelling units per acre. These residences include usable private and common open space. Additional uses considered appropriate within this category include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial and industrial uses, provided any such use meets development and use criteria set forth in the City's zoning regulations.

Mixed-Use (0-30 du/ac)

The Mixed-Use category has been established to provide opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area. Allowable uses include those identified in the Multi-Family Residential and General Commercial categories. The General Commercial category includes opportunities for a broad range of retail, office, and service-oriented commercial uses. Multi-family residential development is allowed at densities up to 30 units per acre without a requirement for commercial uses.

Commercial development is allowed up to an FAR of 1.5 without a requirement for accompanying residential uses. However, commercial uses are permitted on the ground floor of an otherwise residential building. If a site in an area designated Mixed-Use

includes both residential and commercial uses, a density incentive of 25 percent may be granted, permitting an overall FAR of 2.0.

**Table H-27
General Plan Residential Land Use Designations**

General Plan Designation	Permitted Densities	Consistent Zoning District	Typical Residential Types
Single-Family Residential	0-8.7 du/ac	R-1-7,500, R-1	Detached single-family dwellings on individual lots with private yards
Garden Multi-Family	8.8-12 du/ac	R-G	Attached and detached units usable private and common open space
Multi-Family	12.1-20 du/ac	R-3	Apartment and condominiums
Mixed-Use	30 du/ac	MU-1, MU-2	Mixture of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area

Source: Baldwin Park General Plan, 2002

Zoning Code

The City of Baldwin Park is in the process of comprehensively updating its Zoning Code, Subdivision Code, and preparing citywide design guidelines to complement the zoning regulations. A draft Zoning Code has been completed and is undergoing review by the Community Development Department. Staff anticipates adoption of the updated Zoning Code and Subdivision Code by the winter of 2008/2009, prior to adoption of this Housing Element. The draft Zoning Code has been revised drafted be more user-friendly, consistent with new State laws, and consistent with the General Plan. Although the draft Zoning Code has not yet been adopted by the City, based on the pending adoption of a comprehensively revised Zoning Code, HCD staff has recommended that to satisfy the provision of housing law relating to review of government constraints to housing development, that the draft Zoning Code rather than current zoning regulations be reviewed.

Development standards for housing are established in the draft Zoning Code, herein referred to as the Zoning Code, and are not considered excessive. The following provides a general description of some of the residential development standards set forth in the Zoning Code.

Residential Zones

The Zoning Code provides for four residential zones and one mixed-use zone. Construction of new residences or structural modifications to existing residences are allowed by right.

Low-Density Single-Family Residential Zone (R-1-7,500)

The R-1-7,500 zone provides areas for the development of detached single-family dwelling units on lots greater than or equal to 7,500 square feet in size. The zone is intended to protect and stabilize desirable characteristics of single-family residential areas, including larger lot sizes and separation from incompatible land uses.

Single-Family Residential Zone (R-1)

The R-1 zone provides areas for the development of detached single-family dwelling units. The zone is also intended to protect and stabilize desirable characteristics of single-family residential areas.

Garden Multi-Family Residential Zone (R-G)

The R-G zone provides an environment suitable for both small-lot detached or attached dwelling units where more than one unit may be built on a lot. The intent is to promote desirable characteristics for medium-density neighborhoods.

High Density Multi-Family Residential Zone (R-3)

The R-3 zone provides opportunities for persons to live in small-lot single family developments and developments containing multiple units, such as apartments or condominiums with common open space and other shared amenities.

Mixed-Use Zone 1 (MU-1)

The MU-1 zone provides opportunities for primarily medium- and high-density residential mixed-use developments, with limited commercial, institutional, office, and service uses distributed in a manner sensitive in scale and design to the street environment and adjacent residential areas. The maximum residential density is 30 dwelling units per acre, with a minimum lot area of 15,000 square feet.

Mixed-Use Zone 2 (MU-2)

The MU-2 zone provides opportunities for primarily commercial, office, institutional, and business uses emphasizing retail, entertainment, and service activities at grade in addition to medium- and high-density residential uses. Such development is intended to facilitate an internally oriented group of activities which are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land and optimal site planning, and various design elements. The maximum residential density is 15 dwelling units per acre, with a minimum lot area of 10,000 square feet. However, lots with a minimum of 20,000 square feet may develop up to a density of 30 dwelling units per acre. This zone allows for horizontal and/or vertical mixed-use. A density incentive (0.5 increase in FAR) is offered for commercial projects that include a residential component in Mixed-Use areas.

Permitted Uses within Residential Zones

Detached single-family residential dwelling units are permitted in all residential zones by right, including R-G, R-3, MU-1, and MU-2. Duplexes and multi-family dwelling units are prohibited in R-1-7,500, and R-1. Mobile homes are permitted in all residential zones. Mobile home parks require a conditional use permit in all residential zones (see Table H-28). Second dwelling units are allowed as an accessory use in the R-1-7,500 and R-1 zones.

**Table H-28
Permitted and Conditionally Permitted Uses within Residential Zones**

Land Use	P	Permitted use				
	CUP	Conditional use permit required				
	A	Accessory use				
	--	Use not allowed				
Land Use	R-1-7,500	R-1	R-G	R-3	MU-1	MU-2
Adult Day Care Facilities	CUP	CUP	CUP	CUP	--	--
Condominiums	--	--	P	P	P	P
Dwellings, Duplex	--	--	P	P	P	P
Dwellings, Multi-Family	--	--	P	P	P	P
Dwellings, Single-Family	P	P	P	P	P	P
Residential Care Homes (6 or fewer residents)	P	P	P	P	--	--
Residential Care Facilities (more than 6 residents)	CUP	CUP	CUP	CUP	CUP	CUP
Mobile Homes	P	P	P	P	--	--
Mobile Home Parks	CUP	CUP	CUP	CUP	--	--
Second Dwelling Units	A	A	--	--	--	--

Notes: P = permitted by right; CUP = conditional use permit; A = accessory use
Source: Baldwin Park Zoning Code, 2008.

The Zoning Code provides flexibility in allowing small-lot single-family development in the R-G and R-3 multi-family residential zones. This allowance provides greater opportunities for affordable, detached single-family residential development at densities greater than in the R-1-7,500 and R-1 zones.

Residential neighborhoods in Baldwin Park are very well established, and future development activity in this fully developed community is expected to occur outside of the low-density residential neighborhoods. In particular, the City promotes development in mixed-use areas of downtown. The City's strategy is to intensify and promote residential opportunities in downtown to leverage access to transportation and encourage higher-density development in a mixed-use setting.

The Zoning Code also establishes an overlay zone that allows for originality and flexibility in development. The Planned Development Overlay Zone provides opportunities to establish development policies and controls that allow development under a flexible plan that may not otherwise be possible under conventional zoning controls. However, this overlay zone cannot be used to increase the maximum allowable

residential density for a development project. The standard for the underlying zone district is still applicable.

Residential Development Standards

The development standards summarized in Tables H-29 and H-30 include the most pertinent development standards of the non-specific plan areas in Baldwin Park. These regulations can affect the ability of property owners to construct and maintain housing.

**Table H-29
Development Standards for Residential Zones**

Development Standards	R-1-7,500	R-1	R-G	R-3	Specific Regulations
Lot Area – Minimum	7,500 sf	5,000 sf	5,000 sf	5,000 sf	153.040 Part 2
Lot Depth – Minimum	50 ft	50 ft	50 ft	50 ft	
Lot Width – Minimum	50 ft	50 ft	50 ft	50 ft	
Corner lot	55 ft	55 ft	55 ft	55 ft	
Lot Coverage – Maximum	40 %	45 %	50 %	60 %	
Front Yard Setback – Minimum					
General	15 ft	15 ft	15 ft	15 ft	153.130.030
Lot with a side entry garage	20 ft	20 ft	--	--	
Lot adjacent to R-1-7,500 or R-1 zone	--	--	20 ft	20 ft	
Side Yard Setback – Minimum					
General	5 ft	5 ft	10 ft	10 ft	153.130.030
Corner lot	10 ft	10 ft	15 ft	15 ft	
- with a side entry garage	20 ft	20 ft	--	--	
Reversed corner lot	15 ft	15 ft	15 ft	15 ft	
- with a side entry garage	20 ft	20 ft	--	--	
Lot adjacent to R-1-7,500 or R-1 zone	--	--	20 ft	20 ft	
Rear Yard Setback – Minimum					
General	20 ft	20 ft	10 ft	10 ft	153.130.030
Lot adjacent to R-1-7,500 or R-1 zone	--	--	20 ft	20 ft	
Open Space Area, Common – Minimum	--	--	250 sf/du	250 sf/du	153.040.090
Open Space Area, Private – Minimum	--	--	200 sf/du	200 sf/du	153.040.090
Density – Maximum	5.8 du/ac	8.7 du/ac	12 du/ac	20 du/ac	
Building Height – Maximum	27 ft	27 ft	27 ft	35 ft	153.130.040
Building Length – Maximum	--	--	125 ft	125 ft	
Building Width – Minimum	20 ft	20 ft	--	--	
Distance between Buildings – Minimum	--	--	10 ft	10 ft	
Floor Areas - Minimum					
Efficiency	--	--	500 sf	500 sf	153.040.030
One Bedroom	900 sf	900 sf	700 sf	700 sf	
Two Bedrooms	1,050 sf	1,050 sf	900 sf	900 sf	
Three Bedrooms	1,200 sf	1,200 sf	1,100 sf	1,100 sf	
Each Additional Bedroom	200 sf	200 sf	200 sf	200 sf	

Source: Baldwin Park Zoning Code, 2008.

**Table H-30
Development Standards for Small-Lot Single-Family Developments**

Development Standards	R-G	R-3	Specific Regulations
Development Site Area – Minimum	40,000 sf	30,000 sf	
Lot Area – Minimum	4,000 sf	3,000 sf	
Lot Depth – Minimum	80 ft	70 ft	
Lot Width – Minimum	38 ft	30 ft	
Lot Coverage – Maximum	60 %	65 %	
Front Yard Setback – Minimum (a) General Lot adjacent to R-1-7,500 or R-1	10 ft 15 ft	10 ft 12 ft	153.130.030
Side Yard Setback – Minimum General – Aggregate of all side yards Corner lot Reversed corner lot	10 ft 8 ft 10 ft	8 ft 8 ft 10 ft	153.130.030
Rear Yard Setback – Minimum	10 ft	10 ft	153.130.030
Distance between Buildings – Minimum	10 ft	8 ft	

Source: Baldwin Park Zoning Code, 2008.

All garage faces must be set back a minimum of 20 feet from the front or side yard, whichever yard from which access is obtained, except garages with roll-up doors are permitted a minimum setback of 18 feet from the front or side yard.

The City of Baldwin Park regulates the type, location, density, and scale of residential development to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. The Zoning Code establishes restrictions on lot size and area, yards and setbacks, lot coverage, building height, parking, and minimum unit size. Table H-31 identifies the development standards applicable to all development in the mixed-use zones.

**Table H-31
Development Standards for Mixed-Use Zones**

Development Standards*	MU-1	MU-2	Specific Regulations
Lot Area – Minimum	15,000 sf	10,000 sf	
Lot Depth – Minimum	100 ft	100 ft	
Lot Width – Minimum	50 ft	40 ft	
Lot Coverage – Maximum	70%	60%	
Front Yard Depth – Minimum	0ft	0 ft	153.130.030
Side Yard Width – Minimum	5 ft	0 ft	153.130.030
Rear Yard Depth – Minimum	5 ft	5 ft	153.130.030
Common Open Space Area – Minimum	100 sf/du	100 sf/du	
Private Open Space Area – Minimum	6 ft x 6 ft	6 ft x 6 ft	
Density – Maximum	30 du/ac	15-30 du/ac	
Building Height – Maximum	50 ft	35 ft	
Building Length – Maximum	125 ft	125 ft	

Source: Baldwin Park Zoning Code, 2008.

*Note: Mixed-Use Standards are still under discussion and subject to change.

Certain development standards may be subject to special conditions. In the MU-2 zone, no more than 25 percent of the ground floor is to be developed with and dedicated to residential uses. Pedestrian access shall be incorporated into all development within the MU-2 zone and parking between the sidewalk and buildings is prohibited.

Parking Requirements

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. However, some jurisdictions can impose excessive parking requirements, which can limit the overall production of housing. Parking is very expensive to provide and can consume valuable space that could have been otherwise used for additional housing or amenities such as common open space or private open space. Jurisdictions can implement greater parking requirements to avoid parking spillovers in adjacent neighborhoods. This is a common issue related to denser, multi-family residential uses that are adjacent to single-family areas.

The Zoning Code requires parking based on the number of units on the property. Parking requirements for residential uses are listed in Table H-32. For single-family detached, duplexes, condominiums, and townhouse developments, the Zoning Code requires two enclosed parking spaces plus one additional garage or surface space where a dwelling unit contains five or more bedrooms. Apartment requirements for parking include one carport space per dwelling unit, plus one other space per dwelling unit. Senior housing requires only one space per dwelling unit. Guest parking requirements for all residential projects, not including single-family detached units, require one guest parking space per three dwelling units.

**Table H-32
Parking Requirements**

Land Use	Minimum Number of Spaces Required
Caretaker Housing	1 space/dwelling unit
Day Care Facilities	
a. Small-Family Day Care Home	a. No requirement beyond standard single-family use
b. Large-Family Day Care Home	b. 2 spaces for single-family dwelling plus 1 space/employee not residing in the home plus 1 space for drop-off and pick-up
c. Day Care Facility	c. 1 space/employee plus 1 space/facility vehicle plus 1 space/8 children (or adult, if adult day care) at facility licensed capacity
Dwelling:	
a. Single-family Detached, Duplex, Condominium, and Townhouse	a. 2 garage spaces/dwelling unit, plus 1 additional garage or surface space where dwelling unit contains 5 or more bedrooms
b. Apartments	b. 1 carport space/dwelling unit, plus 1 other space/dwelling unit
b. Senior Housing	c. 1 space/dwelling unit
	For all but single-family detached, Guest Parking shall be provided at 1 space/3 dwelling units
Mobile Home Park	2 spaces/mobile home site plus 1 guest space/5 sites

Source: Baldwin Park Zoning Code, 2008.

Notes: Building area defined as gross usable area

If more than one use is located on a site (mixed-use), the number of required off-street parking spaces is equal to the sum of the requirements prescribed for each use. However, the shared use of parking facilities may be permitted where nonresidential uses that are primarily utilized in the daytime share parking facilities with a primarily nighttime use and/or primarily Sunday use, and vice versa. These uses must be located within 300 feet of each other.

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In Baldwin Park, open space is reflected in setbacks and lot coverage requirements, as well as minimum square footage requirements per dwelling unit. The Baldwin Park Zoning Code divides open space into two categories: common open space and private open space. Common open space area is available for the common use or enjoyment of all persons residing on the lot upon which such open space is located. Private open space area, other than a required yard area, consists of that which is immediately adjacent to the dwelling unit served, and which is available for the exclusive use of the occupants of the dwelling unit. Table H-33 identifies the different open space requirements for different residential and mixed-use zones.

**Table H-33
Open Space Requirements**

Open Space Area Requirements	R-1-7,500	R-1	R-G	R-3	MU-1*	MU-2*	Specific Regulations
Common – Minimum	--	--	250 sf/du	250 sf/du	100 sf per unit		153.040.090; 153.070.030
Private – Minimum	--	--	200 sf/du	200 sf/du	36 sf per unit (Minimum dimension shall be 6 ft)		153.040.090; 153.070.030
Small-Lot Single-Family Developments: Private – Minimum	--	--	300 sf/du	250 sf/du	--	--	

Source: Baldwin Park Zoning Code, 2008.

*Note: Mixed-Use Standards are still under discussion and subject to change.

Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. These may include:

- Reservation of sites for parks, recreation facilities, fire stations, libraries, or other public uses
- Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, and other public easements, and public utility easements.

Baldwin Park has the authority to impose conditions of approval on a final tract map or parcel map, requiring the subdivider to dedicate real property for streets, alleys, drainage, public utility easements and other public easements, as indicated in Section 152.11 of the Subdivision Code.

The Zoning Code also requires site planning and general development standards for new residential development including standards for architectural design, fences and walls, refuse collection facilities, property maintenance, and street dedications.

Providing for a Variety of Housing Types

The Land Use Element and Zoning Code contain the basic standards that allow for the development of a variety of housing types. The Zoning Code development standards are considered standard for suburban communities in Los Angeles County and Southern California and do not impede the ability to develop housing at appropriate densities.

Second Units

Baldwin Park permits the creation of second dwelling units consistent with State law. The Zoning Code allows for attached or detached second residential units to be constructed in the R-1-7,500 and R-1 zones as an accessory use. Additional conditions are standard and do not impede the creation of second units, including:

- The owner of the property must reside within the primary or second dwelling unit, and may rent, but not sell the second unit.
- Second dwelling units must be located within the rear 50 percent of the lot, and should incorporate similar architectural features as the primary dwelling.
- The second unit must meet all minimum development standards for the zoning district in which it is located, including but not limited to height, setbacks, lot coverage, and distance from animal-keeping areas.
- Each detached second dwelling unit is limited in height to one story. For a second unit attached to the existing single-family unit, the height must not exceed the height of the existing structure.
- For a detached second unit, the total floor space of the unit must not exceed 1,000 square feet. For a second unit attached to the existing single-family dwelling unit, the floor area of the second unit must not exceed 30 percent of the floor area of the existing unit, provided, however, that a minimum of 400 square feet of habitable area shall be permitted.
- One enclosed parking space is required for the second unit, in addition to any other parking required for the primary unit.

According to the Zoning Code, a second dwelling unit is defined as an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as an existing dwelling unit is situated.

Multi-Family Housing

Multi-family housing is permitted by right in the R-G and R-3 residential zones. Two-family units (duplexes) are only permitted in the R-G and R-3 residential zones, but prohibited in the R-1-7,500 and R-1 zones. Apartment residential uses also only permitted in R-G and R-3 residential zones.

Mixed-Use Development

Mixed-use development, specifically the integration of residential and commercial uses, is a relatively new housing concept in Baldwin Park. The General Plan, when adopted in 2002, introduced a new mixed-use (Mixed-Use) category allowing for the potential of integrated retail, office and residential uses within one building in the City's historic downtown area. Complementing the General Plan, the Zoning Code also introduces two mixed-use zones (Mixed-Use I and Mixed-Use II) that provide opportunities for primarily medium- and high-density residential mixed-use developments, with limited commercial, institutional, office, and service uses. The Zoning Code, which implements higher densities in the Mixed-Use areas, will be adopted in winter of 2008/2009, prior to adoption of the Housing Element.

Manufactured and Mobile Homes

The Baldwin Park Zoning Code defines manufactured or mobile homes a transportable structure that is built on a permanent chassis and designed to function as a dwelling when connected to the required utilities, including plumbing, heating, air conditioning, and electrical systems. Manufactured housing is permitted by right on all residential zoned properties, pursuant to State law. Mobile home parks developments, (defined as any area or tract of land where two or more lots are rented or leased, held out for rent or lease to accommodate manufactured homes or mobile homes) are conditionally permitted in all of the residential zones except MU-1 and MU-2.

Residential Care Facilities

Residential care facilities serving six or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to State law. The Zoning Code, under Section 153.220.190, defines residential care homes as residential homes that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.

The code also defines and conditionally permits residential care facilities, defined to be those facilities that provide 24-hour non-medical care for more than 6 persons of the same service population. Such facilities may provide nursing, dietary and other personal services, but not surgery or other primary medical treatments that are customarily provided in convalescent facilities or hospitals. This classification includes retirement homes.

Furthermore, the Zoning Code also defines adult care facilities as a facility that provides supervision and non-medical care to more than six adults, including elderly persons, on a less than 24-hour basis. An adult day care home is defined as a home that provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's home on a less than 24-hour basis.

Under the Permitted and Conditionally Permitted Uses within Residential Zones Table, Adult Day Care Facilities and Group Homes (six or fewer residents) are listed. Adult Day Care Facilities are conditionally allowed in each residential zone, while a Group Home, with six or few residents, is permitted by right within each residential zone. Adult Day Care Facilities are also conditionally allowed in the Commercial Neighborhood Commercial (C-1), General Commercial (C-2), Mixed-Use 1 (MU-1), and Mixed-Use 2 (MU-2) zones.

Residential care homes are permitted in all residential zones, and residential care facilities (more than six persons) are conditionally permitted in all residential and mixed-use zones.

Supportive Housing

In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. A supportive housing development in the form of a residential care facility serving six or fewer persons is treated as a residential use, consistent with State law, but are subject to development standards for the zoning district in which they are located. Similarly, supportive housing that functions as an apartment would be treated as such in the permitting process. Large supportive housing developments that function like an apartment are processed in the same manner as other types of large multi-family developments.

Emergency and Transitional Housing

The City's Zoning Code makes generous provisions for housing opportunities for special needs residents. Emergency shelters and transitional shelters are allowed in the City based on the type and character of development.

Emergency shelters provide short-term shelter for homeless persons. Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. Siting for emergency and transitional housing is based on the character of development (residential, commercial, etc.), not the population these developments serve. Consistent with State law, small transitional housing serving six or fewer people is considered a regular residential use and permitted in all zones where residential uses are permitted. Transitional housing for more than seven people that is operated as a residential care facility is conditionally permitted in all residential zones and the C1 and C2 zones. Transitional housing that functions as a regular multi-family use (such as apartments) is permitted where multi-family uses are permitted.

To facilitate the development of emergency housing and comply with State law, the City’s Zoning Code was amended to permit emergency shelters by right in the Commercial-Industrial (C-I) zone. The C-I zone was established to provide and encourage development of industrial park and/or office complexes. The C-I zone is located primarily along the I-10 and I-605 freeways. Current allowed uses include offices, manufacturing, assembly, industrial, storage, fabrication, research, and testing establishments. Areas zoned C-I present opportunities for land recycling and the establishment of an emergency shelter. Conditions for approval of emergency shelters consistent with State law are clearly specified in the Zoning Code. These conditions include:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Farmworker Housing

Only 69 Baldwin Park residents held “Farming, Forestry, and Fishing” occupations at the time of enumeration of the 2000 Census. These persons are most likely employed in plant nurseries, landscaping, or gardening companies. No agricultural operations occur in Baldwin Park, and the Zoning Code does not permit any agricultural uses. Thus, the City does not foresee a need to provide farmworker housing pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code).

Density Bonus

The Baldwin Park Zoning Code establishes housing incentives to assist in the provision of affordable housing for low- and moderate-income households (see Table H-34).

**Table H-34
Density Bonus Opportunities**

Group	Minimum % of Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	--	--

Source: CA Government Code Section 65915

Consistent with State law (California Government Code 65915), developers in Baldwin Park can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and "concessions", exceptions from normally applicable zoning and other development standards.

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

State density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

Building Codes and Enforcement

The City of Baldwin Park uses the California Building Code, 2007 Edition, as the basis of its building standards, including rules and standards pertaining to the construction, alteration, repair, moving, demolition, conversion and maintenance of all buildings and structures. No restrictions or amendments have been adopted that would constrain the development of housing. Enforcement of building code standards does not constrain the production or improvement of housing in Baldwin Park, but instead serves to main the condition of the City's neighborhoods.

Energy Conservation

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 and the City's Zoning Code may increase initial construction costs, but reduce operating expenses and expenditure of natural resources over the long run.

Fees and Exactions

The City of Baldwin Park charges planning fees to process and review permits for residential developments. Some Baldwin Park fees were adjusted in 2008, for the first time in 18 years. These fee increases are reflective of higher costs to complete administrative review of documents and applications. In order for fee increases and proposed fees to meet legal standards, those fees cannot exceed the actual cost to provide the related services (including staff time and overhead). Revised fees in Baldwin Park are consistent with State law and do not exceed actual costs of administrative processing. Fees charged in Baldwin Park are, in general, lower than many surrounding communities in Los Angeles County. A survey of neighboring jurisdictions (Azusa, Covina, El Monte,

and West Covina) indicates that permit fees in Baldwin Park are less than all jurisdictions surveyed (see Table H-35).

**Table H-35
Planning Permit Fees**

Permit Type	Fee	Neighboring Jurisdiction Fees
Administrative Adjustment	\$500	N/A
Zone Variance or Conditional Use Permit (CUP)	\$1,500	\$1,975 to \$3,804
Amendment to the Zoning Code or General Plan	\$2,900	\$3,165 to \$11,100
Zone Change only	\$2,400	\$4,700 to \$5,000
Development Plan	Costs incurred by staff, \$2,500 min. deposit.	N/A
Specific Plan	Costs incurred by staff, \$2,500 min. deposit.	\$8,200
Conditional Use Permit (CUP) - Modification	\$500	\$1,585 to \$1,722
Conditional Use Permit (CUP) - Renewal	\$500	
Design Review Fees	\$350 to \$3,850	\$322 to \$6,100
Categorical Exemption	\$60	\$35 to \$95
Negative Declaration	\$800	N/A
EIR (Review Only)	\$70/hour	\$4,500
EIR (Preparation)	Actual costs incurred plus 15% of total costs	Actual costs incurred plus 15% admin fee
Tentative Parcel Map	\$3,000	\$1,833
Tentative Tract Map	Starts at \$3,500	\$2,400 to \$5,953
Site Plan Review	\$2,500	N/A
Parcel Map - Final Map	\$3,000 + 75/parcel	N/A
Tract Map - Final Map	\$3,500 + 75/lot	N/A
Appeals to the Zoning Administrator, Planning Commission or City Council	\$800	\$427 to \$790
Building Permit Fees (Single-Family)	\$1,156 to \$2,465	N/A
Building Permit Fees (Multi-Family)	\$1,084 to \$2,825	N/A

Source: City of Baldwin Park, City of Azusa, City of Covina, City of El Monte, and City of West Covina, 2007

The City also charges a limited number of impact fees to ensure that services and infrastructure are in place to serve the planned developments (see Table H-36). Although impact fees and requirements for offsite improvements add to the cost of housing, these fees and requirements are necessary to maintain the quality of life within a community. Baldwin Park's impact fees include a dwelling unit fee, park fees, and school fees. Los Angeles County provides sewer to the City, and charges a related sewer connection fee. The dwelling unit fees is applied to pay a portion of the costs identified for public facilities used for transportation services, storm drain facilities, and police and fire services.

**Table H-36
2007 Baldwin Park Impact Fees**

Impact Fees	Single Family	Condominium	Multi-Family	Mobile Home
Flood Control Protection Fees	\$0.90 per square foot of roof area, not to exceed \$50,000			
Traffic Congestion Relief Fees	\$43.63 per unit			
Parkland Fees	The Parkland Impact Fee or In-Lieu fee is based on the amount of land to be dedicated that provides three (3) acres of park area for 1,000 residents. Park area is based on the number of dwelling units to be constructed and the density factor of 4.44 persons per dwelling unit (Chapter 154: Development Fees, of the Baldwin Park Municipal Code). Parkland fees generally are approximately \$6,900 per unit.			
Sewer Connection Fee	\$1,750	\$1,313	\$1,050	\$1,050
School Fee	\$2.14 per square feet			
Art in Public Places Fee ¹	One Percent (1%) of the Total Building Valuation			

Source: City of Baldwin Park, 2007; Sewer Fee: Los Angeles County Sanitation District, July 2007.

Notes: Art in Public Places Fee only applies to residential development projects with more than four (4) dwelling units, and the fee is based on the amount that is equal to one percent (1%) of the total building valuation.

Fees charged in Baldwin Park are comparable to, and even less than, those of surrounding communities in Los Angeles County. A 2007 National Impact Fee Survey surveyed 38 California jurisdictions and estimated an average total impact fee of \$26,392 for single family residences and \$17,558 for multi-family units within the state. The same study included two Los Angeles County jurisdictions, Lancaster and Long Beach. A review of neighboring Covina was also conducted for this Housing Element. The chart below indicates that Baldwin Park's impact fees are slightly higher than both of these other cities, due mostly to the City's parkland fee of approximately \$6,900 per unit.

The Quimby Act allows the legislative body of a city or county, by ordinance, to require the dedication of land, the payment of fees in-lieu of, or a combination of both, for park and recreational purposes as a condition to the approval for a final tract map or parcel map.

The Baldwin Park General Plan sets clear goals for the expansion of public parks in the City. As of 1999, the City had 27 acres of parkland, an estimated 0.4 acres of park space per 1,000 residents. This is significantly less than established guideline recommendations of between 2.5 and 3.0 acres of parks per 1,000 residents. While the park fee is high, Baldwin Park's highly urbanized nature in conjunction with the limited amount of parkland justifies this impact fee.

In an effort to promote second dwelling units, affordable housing, and senior housing, the City does have parkland fee exemptions and fee reductions for these uses. New second dwelling units, on a property with one existing single-family house, only have to pay half of the required in-lieu parkland fees. Residential development restricted by covenant to occupancy for low- and moderate-income households and/or senior citizens are exempted from parkland fees. Affordable housing projects are also exempt from the

art in public places fee. Affordable housing projects in Baldwin Park pay substantially less in impact fees, as indicated in Table H-37.

**Table H-37
Total Impact Fees (Sample)**

City	Total Impact Fees	
	Single Family	Multi-Family
Baldwin Park	\$14,836	\$13,616
Baldwin Park - Affordable Housing	\$7,874	\$5,654
Covina	\$11,594	\$9,008
Lancaster	\$12,103	\$8,538
Long Beach	\$8,363	\$5,513

Source: City of Baldwin Park, 2008

Notes:

1. Impact fees include flood control fee, traffic impact fee, quimby/parkland fee, sewer fees, school impact fees, and art in public places fee (residential projects with 4 or less units, including single family residential units, are exempt from art in public places fee).
2. Assumes an average unit size of 2000 square feet for single family units and an average unit size of 1500 square feet for multi-family units.
3. Art in public places fee assumes a building valuation of \$1 million and a 10 unit building (Single Family and any projects with 4 or less units exempt)
4. Quimby fee assumptions (\$6,900) are drawn from September 1, 2004 Baldwin Park Staff Report recommending adoption of the Quimby fees and related calculations.

Processing and Permit Procedures

The development review process is an important tool that helps ensure that new housing meets all necessary health and safety codes and is supplied with all necessary utilities and infrastructure. Yet, the development review process can also constrain opportunities for the development of lower income housing, particularly through the indirect cost of time in the process and the direct cost in fees.

The Planning Division, under the Community Development Department, is the lead agency in processing residential development applications, and as appropriate, coordinates the processing of these applications with other City departments and agencies. The City uses various development permits to ensure quality housing while minimizing the costs associated with lengthy reviews, and provides a procedural guide to facilitate the submittal process. Such permits include Plan Review/Design Review, Conditional Use Permit, Variances, and Administrative Adjustments. The Planning Division also reviews tentative tract and parcel map applications.

Plan Review/Design Review Procedures

The Plan Review/Design Review portion of the development process is mandatory for all development and subdivision projects, excluding single-family residential projects that

are not a part of a subdivision of five or more lots. The intent of Plan Review/Design Review is to promote and enhance good design and site relationships in order to provide for more orderly development within the City. It includes review of design, layout, and other features of proposed developments. In addition, the process aids the developer/designer by permitting staff to identify design and code deficiencies prior to the submittal of more costly construction drawings required by the Building Division. The process for Plan Review/Design Review includes the following:

1. Pre-submittal review of conceptual drawings is recommended before an application is submitted to the Planning Division.
2. Plan Review/Design Review application is required before review can begin. Incomplete applications will delay process.
3. Proposal will be reviewed by staff committees with a decision of approval, approval with conditions, or denial made on the basis of completeness of the application, conformance with applicable Codes, and aesthetic considerations.
4. Decision letter will be mailed out within 30 days from the day that the completed application was submitted.
5. Denials can be appealed to Planning Commission. Approved drawings may proceed to request any additional approvals or permits, including plan check with the Building Division.

Planning Commission and City Council Public Hearing Procedures

Conditional use permits (CUP), variances, tentative tract maps, and zoning and general plan amendments requirements all require Planning Commission recommendations or approvals. These requirements are similar to those of the majority of California cities. Development permits such as tentative tract maps and zoning and general plan amendments require City Council approval, following a Planning Commission recommendation. The process for Planning Commission and/or City Council approval includes the following process:

1. The Planning Commission and City Council typically conduct public hearings twice a month. Applications must be submitted approximately 45-60 days before the scheduled Planning Commission public hearing. Specific submittal deadline dates are available in the Planning Division office.
2. When an application is received, it is date-stamped and checked for completeness within 30 days. If the permit required a Plan Review/Design Review permit, required components for completeness should be provided at that time.

3. Coordination reports are prepared and a copy of the plans and/or elevations is forwarded to the appropriate City departments and non-City agencies for review and comment.
4. After submittal, the permit application is considered by the Planning Division and other departments. All agency concerns regarding the application are discussed as well as necessary design changes, recommended conditions of approval, and environmental findings.
5. When the Planning Division determines that a Negative Declaration or an Environmental Impact Report is required, the appropriate process must be completed prior to scheduling the item for public hearings.
6. Prior to the Planning Commission meeting, Notices of Hearing are mailed to all property owners within a three hundred foot radius of the property. Prior to the meeting, notices are posted on-site, at City Hall, and at the Baldwin Park Community Center. Concerned residents may contact the Planning Division and submit written comments regarding the application. They may also formally address the Planning Commission at the Public Hearing regarding the proposal.
7. Staff prepares a report for each item on the Commission agenda. At their meeting, the members of the Planning Commission review staff recommendations, public testimony and the applicant's presentation. The Commission either approves or denies the permit.
8. Minutes of the Planning Commission meeting are prepared for public review.
9. The Commission's decision is final unless appealed. The owner/applicant or any concerned person may file an appeal of the Commission action with the City Clerk for hearing by the City Council. Any such appeal must be filed within ten calendar days of the Commission action; the appeal process begins at City Clerk and must be accompanied by the appeal fee.
10. If required, the permit is usually scheduled for Council action after the Commission meeting. The City Clerk prepares the Council agenda and may be contacted regarding the scheduling of agenda items.

Processing and Permit Time Frame

From submittal to Planning Commission hearing, a subdivision request (tract map or parcel map) takes on average four to six weeks (see Table H-38). Other entitlements required for the project are processed concurrently with the subdivision request. A project that requires a variance, zone change, or general plan amendment adds approximately eight to 10 weeks to the process. Additionally, building permits generally take six to eight weeks to process.

**Table H-38
Development Review Time Frames**

Application	Estimated Processing Time
Plan Review/Design Review	30 days
Conditional Use Permit	4-6 weeks
Planning Commission Review	4-6 weeks
Variance	4-6 weeks
Parcel Map or Tract Map	4-6 weeks
Zoning Map Amendment	8-10 weeks
General Plan Amendment	8-10 weeks
Environmental Review (not including an environmental impact report)	Processed in conjunction with the application. It's included in the overall processing time.
Building Permit	6-8 weeks for plan check

Source: City of Baldwin Park Staff

Processing times may be substantially longer if an environmental impact report (EIR) is required for a project.

Housing for Persons with Disabilities

Pursuant to State law, Baldwin Park permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Adult day care facilities (defined as having more than six persons) require a CUP in all residential zones.

As stated previously, the City has adopted the California Building Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The definition of “family” may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The Baldwin Park Zoning Code includes the following definition of family: *A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a “family” for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.* This definition does not discriminate nor limit access to housing for persons with disabilities.

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;
- The requested accommodation will not impose an undue financial or administrative burden on the local government; and
- The requested accommodation will not result in a fundamental alteration in the local zoning code.

To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities the City created a reasonable accommodation ordinance as part of the comprehensive Zoning Code update. The City will provide notice to the public of the availability of an accommodation process at all counters where applications are made for a permit, license or other authorization for siting, funding, development or use of housing and on the City’s website (Program 20).

Market Constraints

Many factors that relate to housing costs are related to the larger housing market in general. Land costs, construction costs, and labor costs all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households. Market-related constraints are part of regional trends related to housing and local jurisdictions seldom have any control over these.

Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally being less expensive to construct than single-family homes, relative to the number of dwelling units. However, there is wide variation within each construction type, depending on the size of the unit, the number and quality of amenities provided, quality of construction, and the types and quality of materials used. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower-priced housing by reducing construction and labor costs.

Land Costs

Land is perhaps the major variable cost component in producing new housing. A very limited amount of vacant land is available in mostly built-out Baldwin Park. A survey of recent land sales reveals that only four residential lots were listed between January and September 2007. One of these lots, under an acre in size and with an existing duplex, contains an approved tentative tract map to subdivide the lot into five lots for single-family homes. Another property that recently sold is vacant, but plans are underway to build 13 townhouses. One of the residential lots is zoned for industrial use, but has an existing single-family residential home. The average cost per square foot for these sites is at \$40 per square foot, or \$1.7 million per acre.

Labor Costs

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. State law exempts affordable housing projects from the prevailing wage requirement if they are financially assisted with only redevelopment housing set-aside funds. However, if other public funds are involved, which is often the case, prevailing wage rates may still be triggered. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Home Financing

The availability of financing for a home greatly affects a person’s ability to purchase a home or invest in repairs and improvements. The Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

Table H-39 presents the disposition of home purchase loan applications in 2005 by income of the applicants. The data is for the Los Angeles-Long Beach-Glendale MSA, of which Baldwin Park is a part. The data includes purchases of one- to four-unit homes as well as manufactured homes. Over 86 percent of the loan applications were received from above moderate-income households (earning greater than 120 percent of Median Family Income (MFI)). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for seven percent and two percent, respectively. (Income data was unavailable for five percent of the applicants.) Origination refers to loans approved by the lender and accepted by the applicant. The overall loan origination rate was under 56 percent, and this rate decreased as income decreased. These rates can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for subprime mortgages. Additionally, slightly more than ten percent of responding banks said they had recently tightened lending standards, while none reported easing standards.²

Table H-39
Disposition of Conventional Home Purchase Loan Applications for the
Los Angeles-Long Beach-Glendale MSA

Applicant Income	Total Apps.	Percent of Total	% Orig.	% Denied	% Other*
Lower Income (<80% MFI)	7,048	2%	27.6%	38.2%	34.2%
Moderate Income (80 to 120% MFI)	22,823	7%	50.7%	21.5%	27.8%
Upper Income (>120% MFI)	269,321	86%	57.1%	17.9%	24.9%
All	312,667**	100%	55.6%	18.5%	25.9%

Source: Home Mortgage Disclosure Act (HMDA), 2005.

* “Other” includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

**Totals do not match up based on the unavailability of income data for some applicants.

Environmental Constraints

Baldwin Park has several environmental constraints that affect potential development. These constraints – associated with seismic activity, liquefaction, and potential dam failure – can preclude or restrict the development of housing. This section examines these constraints.

² Daily News, 8/13/07: No-down mortgage a relic, buyers face more scrutiny. http://www.dailynews.com/business/ci_6616413

Seismic Activity

The potential for seismic activity and ground shaking in Baldwin Park depends on the proximity to the affected fault and the intensity of the seismic event along the fault. Since Baldwin Park is close to multiple fault zones, movement along any of the zones has the potential of adversely affecting the City. The highest risks from earthquake fault zones come from the Whittier fault zone, the Puente Hills fault, the San Jose fault zone, the Sierra Madre fault zone, the Indian Hills fault zone, and the Raymond fault zone. As of 2007, no Aquist-Priolo Earthquake Fault Zones had been designated within the Baldwin Park city limits.

The City has implemented the California Building Code seismic safety standards for structural construction. The City will continue to enact these and other seismic safety programs to minimize hazards from earthquakes and other seismic hazards.

Liquefaction

A secondary effect from earthquakes includes liquefaction. Liquefaction is the loss of strength that can occur in loose, saturated soil during or following seismic shaking. This condition can produce a number of ground effects, including lateral spreading, boils, ground lurching, and settlement of fill material. Liquefaction hazards can occur in areas where groundwater exists near the ground surface. Data provided by water service providers in Baldwin Park indicate that a depth to groundwater is more than 50 feet, and therefore liquefaction hazards are generally low. However, maps published by the State Division of Mines and Geology (1988) document areas of historic liquefaction occurrence in the southwest portion of Baldwin Park. Liquefaction hazards, where present, can generally be remedied by standard engineering practices.

Dam Inundation

Failure of the Santa Fe Dam due to seismic activity has the potential to impact the City of Baldwin Park, as well as other nearby communities. The dam is located on the San Gabriel River, about four miles downstream from the mouth of the San Gabriel Canyon and approximately one-half mile north of Baldwin Park. The San Gabriel River originates on the southern slopes of the San Gabriel Mountains. It flows through precipitous canyons to the base of the mountains, thence across a broad alluvial cone to Santa Fe Reservoir, and through the San Gabriel Valley to Whittier Narrows Reservoir. Santa Fe Dam is an essential element of the Los Angeles County Drainage Area flood control system. The primary purpose of the dam is to provide flood protection for the densely populated area between the dam and Whittier Narrows Reservoir. The dam is owned and operated by the Los Angeles District of the Army Corps of Engineers.

Army Corps of Engineers flood emergency plan data indicates that failure of the Santa Fe Dam would result in the entire City of Baldwin Park being flooded. Water depths would

range from two to 12 feet, with shallow depths located at a farther distance from the dam.

State law requires every dam owner develop and maintain an emergency plan to be implemented, in the event that the dam is catastrophically breached. Each dam-specific emergency plan includes a map that shows the potential limits of the flood that could result of a flood that could result if the dam should fail while filled to capacity. These flood maps are considered as a worst-case scenario. Since most dams in Southern California are not normally filled to capacity, the possibility of inundation in the City of Baldwin Park is remote.

Infrastructure Constraints

In planning for future residential development, it is important to evaluate current service levels provided to existing residents, deficiencies in the levels of services provided, and the need for additional public services and facilities to support new development. This section addresses the ability of water and wastewater utilities to serve an increase in population.

Water

Potable water in Baldwin Park is provided by three water companies: Valley County Water District, San Gabriel Valley Water Company, and Valley View Mutual Water Company. The Valley County Water District is the City's largest water supplier and serves approximately 55,000 people in parts of Baldwin Park and neighborhood cities. Their main water source is supplied from wells beneath their service area from the Upper San Gabriel Groundwater Basin, including four wells in Baldwin Park. The San Gabriel Valley Water Company supplies water exclusively from ground water wells to customers in Baldwin Park and surrounding cities. Most of the wells are located in Baldwin Park and El Monte, and six of the company's reservoirs serve Baldwin Park. The City's smallest water supplier is the Valley View Mutual Water Company, which supplies approximately eight percent of Baldwin Park's population. It also receives water from wells.

A major issue these water companies confront is the water contamination. Baldwin Park is located in one of four San Gabriel Valley Superfund sites identified by the Environmental Protection Agency (EPA). High concentrations of volatile organic compounds, cleaning solvents historically used by machine shops and drycleaners, have been found in many of the wells in Baldwin Park. Water utilities have been able to continue to provide their customers with clean water by shutting down wells in contaminated areas, installing "wellhead" treatment systems, blending contaminated water with clean water to meet drinking water standards, and by obtaining water from neighboring utilities. The EPA, in conjunction with local agencies, is working on a long-range plan to extract the contaminated water and replace it with treated and cleaner water.

Valley County Water District, the main water supplier to Baldwin Park, has not reached their maximum capacity for water production from wells. They have the potential to increase their average production of well water to meet an increase in water demand as a result of new residential development.

Wastewater

Baldwin Park lies within the service area of Los Angeles County Sanitation District No. 15. Wastewater generated within the city is discharged to local sewer lines, maintained by the City, for conveyance to the County Sanitation District of Los Angeles County trunk sewer network. Wastewater is treated at the San Jose Creek Water Reclamation Plant (SJCWRP) near the City of Whittier, where it is treated and reused as groundwater recharge and irrigation of parks, schools, and greenbelts. Some of the wastewater not used, or flows which exceed capacity of the SJCWRP is diverted to the Joint Water Pollution Control Plan in Carson.

Authorities at the Los Angeles County Sanitation District No. 15 consider the trunk system and treatment facilities adequate at the present time. The Los Angeles County Department of Public Works, Sewer Maintenance Division, and the Baldwin Park Engineering Division consider the sewer line system adequate to handle foreseeable future development.

Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Baldwin Park. This includes an evaluation of the availability of land resources, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support the provision of affordable housing, as well as the administrative resources available to assist in implementing the City's housing programs.

Availability of Sites for Housing

SCAG has assigned each community a share of the region's projected housing need for the period of 2008-2014. Therefore, an important component of the Housing Element is the identification of land resources and assessment of these sites' ability to meet the City's projected housing need. In Baldwin Park, residential growth will be focused in vacant and underutilized areas of the Multi-Family Residential area (R-3 zone) and within areas designated as Mixed-Use by the General Plan. The following discussion summarizes the residential growth potential in these areas and concludes by demonstrating that these sites can address the City's share of regional housing needs.

Regional Housing Needs Allocation (RHNA)

California State law requires each city and county to have land zoned to accommodate its fair share of regional housing need. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The California Department of Housing and Community Development determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 699,368 new housing units for this Housing Element planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the RHNA. The RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Baldwin Park's fair share allocation is 744 new housing units during this planning cycle, with the units distributed among the four income categories as shown in Table H-40. The City must demonstrate that its land inventory is sufficient to facilitate and encourage the development of affordable housing that is accessible to a variety of income groups.

**Table H-40
Baldwin Park RHNA**

Income Group	% of County MFI	RHNA (Housing Units)	Percentage of Units
Very Low ³	0-50%	185	26%
Low	51-80%	115	16%
Moderate	81-120%	123	17%
Above Moderate	120% +	321	41%
Total		744	100%

Progress towards RHNA

Since the RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008 to 2014, jurisdictions may count any new units produced since January 1, 2006 toward the RHNA. A portion of the RHNA has already been achieved with housing units constructed, under construction, and approved. Specifically, 211 units have been constructed or approved since January 1, 2006, including six low-income units, three moderate-income units, 23 second units, and 179 above moderate-income units, which can all be credited against the RHNA.

**Table H-41
Progress towards RHNA**

	Units Built and Approved	Second Units Approved	Proposed Projects	Second Unit Projection	Total	RHNA	RHNA Balance
Above Moderate-Income	179	--	340	--	519	321	0
Moderate-Income	3	23	--	42	68	123	55
Low-Income	6	--	--	--	6	115	109
Very low-income	--	--	--	--	0	185	185
Total	188	23	340	42	593	744	349

Low- and Moderate-Income Units

A number of recent projects have included low- and moderate-income units in exchange for density bonuses. The following projects included affordable units. Conditions of approval include the recording of covenants to ensure maintenance of these affordable units for at least 30 years:

- DC Walnut/Kenmore (16 total units; 2 low-income)
- DC Center/Monterey (8 total units; 2 low-income)

³ 2000 Census data indicates that 45.7 percent of the City's very low-income population qualifies as extremely low-income, earning less than 30 percent of the MFI.

- DC Walnut/Monterey (12 total units; 2 low-income) developments.
- DC Baldwin Park Boulevard (52 total units; 3 moderate-income). This project received a density bonus in exchange for the affordable units.

Second Units

Also included in the RHNA credits are 23 second units built or entitled since 2006. These units are anticipated to be affordable to moderate-income households given their comparable size and rent relative to small rental units in Baldwin Park (studios to one-bedroom units). Based on review of rents conducted in March 2008, the median rent for a one-bedroom rental unit in Baldwin Park was \$900, with rents ranging from \$850 to \$1,300. The median rent for a two-bedroom rental was \$1,300, with rents ranging from \$1,000 to \$1,950.⁴ Apartments renting for less than \$989 (for one-person households) and less than \$1,250 (for small families) meet the affordability criteria for moderate-income households set forth in Table H-21 of the Community Needs Assessment. Of all one- and two-bedroom units surveyed, more than half meet the affordability criteria for individuals and small families with moderate income. Using this as a baseline, smaller one-bedroom or studio units such as second units will likely fall into the less expensive end of the spectrum. In addition, many second units are often rented to family members at little to no charge. As such, all projected second units are listed here as affordable to moderate-income households. The City projects that during the planning period, approximately 42 second units will be developed (7 per year), as 23 second units were approved between 2006 and 2008. These second units are included as credits consistent with HCD guidelines.

Proposed Projects

The City of Baldwin Park is in the process of developing a master plan for the downtown area. The primary objective of the proposed project is to relieve continuing physical and economic blight in the area through the comprehensive redevelopment of the downtown with a mixed-use pedestrian and transit oriented master-planned downtown urban village. The first phase of development, which is anticipated to be completed during this Housing Element planning cycle, is anticipated to include 340 housing units.⁵

Remaining RHNA

With credits from units built, under construction, approved, and proposed since 2006, as well as projections on second units, the allocation of above-moderate income units has been met. A RHNA of 349 housing units remains, including 185 units for very low-income households, 109 units for low-income households, and 55 units for moderate-income households.

⁴ Data collected on March 11, 2008 on Allspaces.com, WestsideRentals.com, RentInLA.com, ApartmentHunterz.com, Move.com. No studios were identified as for rent during the search.

⁵ The affordability of the projected units in the Downtown Master Plan is not known at this time. As such, these units are included in the above moderate-income category in the credits towards RHNA.

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of the City's vacant and underutilized residential and mixed-use land.

Vacant Land

Baldwin Park is largely built out. The major constraint on residential construction is the lack of developable land and the resultant premium cost of finished units as demand exceeds supply. The inventory of vacant land designated for multi-family residential development totals 1.4 acres.

Table H-42
Summary of Residential Capacity on Vacant Land

General Plan	Zoning	Maximum Density	Acres	Realistic Potential Housing Units	Affordability Level
Multi-Family Residential	R-3	20 du/ac	1.41	23	Moderate

Source: Hogle-Ireland, Inc, 2008

Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

As discussed in the Housing Constraints section, the Multi-Family Residential land use category correlates with the R-3 zone in the Zoning Code, and permits densities of up to 20 units per acre. These vacant sites are likely to develop during the planning period, especially due to the limited amount of vacant residential land in the area. Two of the sites located on Ramona Boulevard are adjoining (Figure H-4). These two sites have the potential for lot consolidation and the development of at least 10 units. Assuming development at 80 percent of maximum capacity, all of the vacant properties located in the R-3 zone have the potential to yield 23 units. The densities that can be achieved in this zone are appropriate to facilitate the production of housing that is affordable to moderate-income households.

Recyclable Land

Baldwin Park also has a limited reserve of underutilized land, zoned R-3 and general planned as Multi-Family Residential, which contain lower intensity uses. These properties encompass over 12 acres, are transitional in nature, and can covert to multi-family residential use without Planning Commission or City Council approval. Infill trends in the City indicate that multi-family developments such as apartment and condominium developments are the most likely residential product to be produced. Recycling to higher-intensity uses is very probable given that the scarcity of land in Baldwin Park.

Table H-43 presents a summary of residential capacity on underutilized residential land. A detailed listing of the underutilized properties is included in Appendix B. The City has only identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible. For all properties included in this inventory, realistic capacity (80% of maximum density) was more than twice the number of existing housing units for each parcel. Further, five of the sites involve adjoining parcels, increasing the likelihood of lot consolidation and the development of new housing units. On consolidated lots alone, there is the capacity for 76 new units. Three sites are located in Redevelopment Areas; two of these sites are adjacent to each other (the existing use is residential on both parcels, with a total of 5 units). Together, these two sites have the potential to yield 17 units. One parcel located in the Redevelopment Area is currently used for industrial purposes, but is designated in the General Plan and zoned for residential use. This site has the potential for 31 new dwelling units. See Appendix B for site specific details.

The densities that can be achieved in the R-3 areas are appropriate to facilitate the production of housing that is affordable to moderate-income households. The moderately sized properties in this zone consist of a mix of multi-family and single-family units. Recyclable land within the R-3 zone has the capacity to yield 194 units.

Table H-43
Summary of Residential Capacity on Underutilized Residential Land

General Plan	Zoning	Maximum Density	Acres	Existing Units	Realistic Potential Housing Units	Affordability Level
Multi-Family Residential	R-3	20 du/ac	12.09	24	194	Moderate

Source: Hogle-Ireland, Inc., 2008

Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

Taken together, there is currently a reserve of vacant and underutilized residential land that can accommodate 217 new multi-family units.

Mixed-Use Opportunity Areas

One of the greatest opportunities for infill development in Baldwin Park is found in areas designated Mixed Use, including the greater downtown area and along North Maine Avenue. The potential for creation of residential units in mixed-use areas is predicated on the interest from developers - expressed to the City - and on the limited opportunities for higher-density development elsewhere in the City or in the immediate surrounding area.

Consistent with the Land Use Element, the City encourages residential uses in areas designated as Mixed-Use to support a viable pedestrian district in downtown and along North Maine Avenue. The Land Use Element vision for Mixed-Use consists of both retail and commercial in conjunction with higher-density residential uses. In the Mixed-Use II area, either vertically-integrated mixed-use projects are allowed, or stand-alone

residential or stand-alone neighborhood commercial may be constructed. A density incentive (0.5 increase in FAR) is offered for commercial projects that include a residential component in Mixed-Use areas. Development within the Mixed-Use areas is permitted to achieve densities of 30 units per acre per the General Plan. Zoning regulations were tailored to facilitate housing development at these densities and will consider appropriate setbacks, heights, and parking requirements. The maximum residential density in the MU-1 zone is 30 dwelling units per acre, with a minimum lot area of 15,000 square feet. In the MU-2 zone, the maximum residential density is 30 dwelling units per acre on lots with a minimum of 20,000 square feet. Lots less than 20,000 square feet have a maximum density of 15 units per acre; the minimum lot area is 10,000 square feet.

The sites inventory analysis identified 11 mixed-use sites with the potential combined capacity for 480 units (Table H-44). Figure H-4 indicates the location of these sites, and a detailed listing of parcels is included in Appendix B.

**Table H-44
Mixed-Use Opportunity Areas**

Area	General Plan	Zoning	Maximum Residential Density	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
Site A	Mixed Use	MU-2	30 du/acre	2.52	7	1	61	Lower
Site B	Mixed Use	MU-2	30 du/acre	0.75	4	1	18	Lower
Site C	Mixed Use	MU-2	30 du/acre	0.91	3	2	22	Lower
Site D	Mixed Use	MU-2	30 du/acre	0.71	5	5	16	Lower
Site E	Mixed Use	MU-2	30 du/acre	2.80	6	0	68	Lower
Site F	Mixed Use	MU-2	30 du/acre	0.74	4	2	17	Lower
Site G	Mixed Use	MU-2	30 du/acre	0.64	2	0	15	Lower
Site H	Mixed Use	MU-1	30 du/acre	6.43	18	0	154	Lower
Site I	Mixed Use	MU-1	30 du/acre	2.05	8	2	49	Lower
Site J	Mixed Use	MU-1	30 du/acre	1.08	8	1	24	Lower
Site K	Mixed Use	MU-1	30 du/acre	1.53	8	0	36	Lower
Total				20.16	73	14	480	

Source: Hogle-Ireland, Inc., 2008

Note 1: Realistic Potential Housing Units were calculated at 80 percent of maximum density

Note 2: Sites chosen involve more than 0.5 acres, with lot consolidation of underutilized parcels

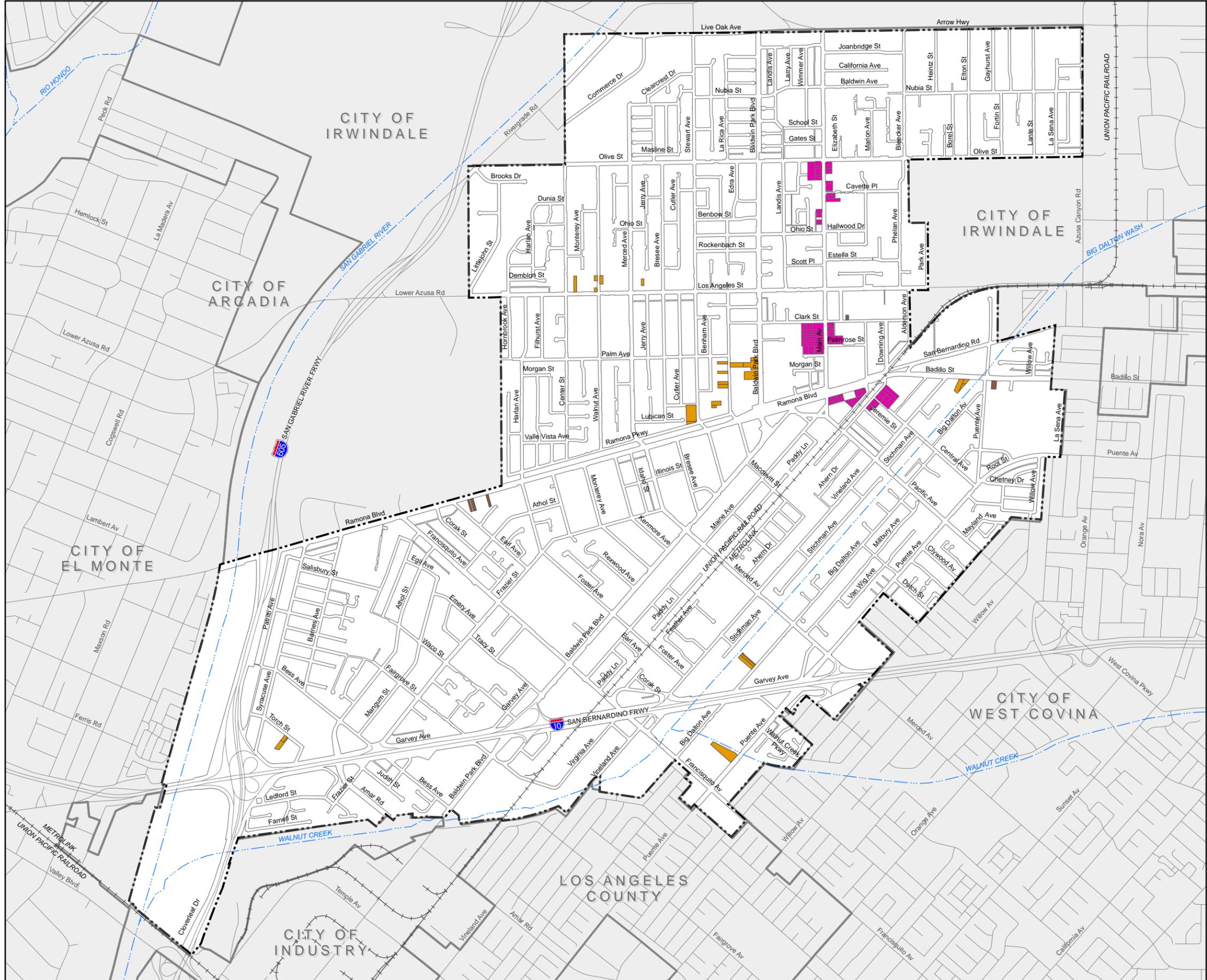
Note 3: Sites chosen yield at least two times the number of existing units on site.

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**Figure H-4
Baldwin Park
Housing Element
Sites Inventory Map**

Legend

- Mixed Use Sites**
- Underutilized R-3**
- Vacant R-3**
- City Boundary**



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The sites chosen are significantly underutilized given their size and location. In addition, proposed new mixed-use development in the downtown will serve as a catalyst for more intense development in surrounding area. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas (designated Mixed-Use) where economies of scale can be realized.

Many of the residential and mixed-use sites chosen are contiguous parcels and provide opportunities for lot consolidation. Since 2000, a number of projects have joined contiguous parcels as part of project development, many of which included affordable housing components, as indicated in Table H-45.

**Table H-45
Sample History of Lot Consolidations**

Project Name/Address	Zoning	Total Units	Affordable Units	Total Lots	Total Square Footage	Planning Commission Approval Date
12800-12806 Dalewood St.	Specific Plan	34 detached units	3 units (moderate)	3	159,429	June 4, 2001
14700-14728 Badillo St.	Specific Plan	36 detached units	7 units (moderate)	2	146,730	March 28, 2001
3722-3736 Merced Ave.	PD (RG)	16 detached units	2 units (moderate)	3	61,803	October 9, 2002
3714-3728 Maine Ave.	PD (R-1)	17 detached units	1 unit (moderate)	3	81,170	October 23, 2002
4751 Center St.	PD (R-1)	10 detached units	2 units (low)	2	54,542	April 23, 2003
3940-3948 Walnut St.	PD (R-1)	16 detached units	2 units (low)	5	66,528	July 27, 2005
4229-4294 Walnut St.	RD (R-1)	12 detached units	2 units (low)	2	55,074	August 24, 2005
3427-3421 Baldwin Park Blvd.	Specific Plan	53 attached units	3 units (moderate)	3	117,845	May 14, 2008

Source: Baldwin Park, 2008

To further encourage and facilitate the development, redevelopment, restoration, and intensification of the high-density residential and mixed-use within areas designated Mixed-Use in the General Plan, the City is in the process of amending the Zoning Code (to be adopted prior to Housing Element adoption), including amendments to assure that the development standards, incentives, and the overall vision for mixed-use in Baldwin Park is incorporated and furthered through appropriate development standards.

Availability of Infrastructure and Services

All residential and mixed-use sites identified in the inventory are located within urbanized areas, where infrastructure and public services are readily available. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvements (e.g. curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time. Site specific constraints are listed in the Sites Inventory Table, located in Appendix B.

Comparison of Sites Inventory and RHNA

Combined, the underutilized residential areas and the opportunity sites identified in the Mixed-Use areas have the potential to accommodate 649 residential units developed at densities between 16 and 24 units per acre (80 percent of maximum densities). As Table H-46 indicates, these sites and the densities allowed will provide opportunities to achieve remaining RHNA goals for all income categories.

**Table H-46
Comparison of Sites Inventory and RHNA**

Income Category	Remaining RHNA after Credits	Vacant R-3 Sites	Underutilized HDR	MXU Sites	Remaining RHNA
Very Low	185	--	--	240	0
Low	109	--	--	240	0
Moderate	58	23	194	--	0
Above Moderate	--	--	--	--	0
Total Units	352	23	146	480	0

Source: Hogle-Ireland, Inc., 2008

Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout Los Angeles County, and 2) the availability of underutilized land in areas recently designated for mixed-use, with the potential for high-density residential development. The sites chosen are significantly underutilized given their size and location. In addition, the proposed new mixed-use development downtown will serve as a catalyst for more intense development in the surrounding neighborhoods. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

Administrative and Financial Resources

One of the major factors to consider in formulating programs to preserve affordable multi-family housing is whether sufficient resources exist. Specifically, it is important to examine the availability and adequacy of the financial and institutional resources to support such programs. The following provides an overview of financial and administrative resources available for preserving and creating new assisted multi-family units.

Financial Resources

CDBG Funds

Through the federal Community Development Block Grant Program (CDBG), HUD provides funds to local governments for a wide range of community development activities. These funds can be used for the acquisition or construction of affordable housing units, rehabilitation through a non-profit organization for housing, homebuyer assistance, rental assistance, and public service activities. Baldwin Park receives approximately \$1.5 million annually in CDBG funds which are currently committed to a variety of housing and community development programs.

HOME Funds

Another source of federal funds is available under the HOME (Home Investment Partnership) program. These funds can be used to assist tenants or homeowners through acquisition, construction, reconstruction, or the rehabilitation of affordable housing. A federal priority for use of these funds is preservation of the at-risk housing stock. Baldwin Park receives approximately \$500,000 annually in HOME funds.

Redevelopment Housing Set-Aside

The Baldwin Park Redevelopment Agency manages six project areas. Twenty percent of the tax increment generated from these project areas is set aside for affordable housing programs and projects. The Agency uses its housing set-aside funds to provide affordable housing opportunities to Baldwin Park residents. The Agency generates approximately \$1 million in annual redevelopment set-aside funds. The 2005-2009 Redevelopment Implementation Plan estimates deposits totaling over \$24 million through 2036 (Table H-47).

**Table H-47
Projected Low- and Moderate-Income
Housing Fund Deposits**

Year	Annual Deposit	Cumulative Deposit
2004	\$977,000	\$977,000
2005	\$1,008,425	\$1,985,425
2006	\$1,012,242	\$2,997,667
2007	\$1,016,353	\$4,014,020
2008	\$1,021,538	\$5,035,558
2009	\$1,002,153	\$6,037,711
2010	\$983,189	\$7,020,900
2011	\$964,635	\$7,985,535
2012	\$946,483	\$8,932,018
2013	\$928,720	\$9,860,738
2014-2023	\$8,389,459	\$18,250,197
2024-2036	\$6,550,950	\$24,801,147

Source: Implementation Plan 2005-2009

HUD Mark-to-Market

Under the HUD program, Mark-to-Market, the primary method for reducing spending while preserving assisted housing is through the technique of reducing the debt service and the subsidy levels on eligible properties. Restructuring occurs through a negotiated process of setting new market rents and corresponding debt and subsidy levels before or at contract expiration. Funding for this program is authorized by the U.S. Congress through September 30, 2011.

HUD Section 811

Section 811 provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for projects to help make them affordable to residents.

HUD Section 202

Through the Section 202 program, HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for projects to help make them affordable. This program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning,

cooking, and transportation. The TELACU Las Palomas affordable housing project, completed in 2001, was funded with Section 202.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit (LIHTC or Tax Credit) program provides each state with a tax credit of \$1.25 per person that it can allocate towards funding housing that meets program guidelines. These tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. The approval process to receive LIHTCs is very competitive in California. Villa Ramona, a 71-unit affordable housing project, was developed with LIHTCs in 2004.

Section 8 Housing Choice Vouchers

The Baldwin Park Housing Authority administers the Section 8 Housing Choice Voucher Program, which extends rental subsidies to very low-income households. The subsidy represents the difference between the excess of 30 percent of the recipient's monthly income and the cost of the housing unit. As of February 2008, 715 households received housing choice vouchers under the HUD Section 8 program and 3,309 applicants were on the waiting list.

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the public agencies and departments within the City of Baldwin Park and local and national non-profit private developers.

City of Baldwin Park

Community Development Department

The Community Development Department oversees the divisions of Redevelopment, Economic Development, Planning, Housing, Building and Safety, and Code Enforcement to promote economic development and maintain a livable community. The department's efforts in carrying out a wide range of community development activities are directed towards commercial revitalization, ensuring high quality development and building, creation of jobs, and maintaining strong neighborhoods.

The Planning Division of Community Development Department is responsible for meeting the community's current and future land use, urban design, economic, transportation and housing needs by updating and maintaining the City's General Plan and Zoning Code, and utilizing these documents as guidelines for the development of policies and programs. In addition, the Planning Division will be responsible for tracking the number and affordability of new housing units that will be built during this planning period. The Code Enforcement Division is responsible for responding to code violations for substandard housing issues. Compliance is accomplished by cooperation and

educating the public, treating all residents with courtesy and respect and by prosecuting all major violators.

Baldwin Park Housing Authority

The Baldwin Park Housing Authority is responsible for preserving, increasing, and improving the supply of affordable housing in the community. This is accomplished through administration of the Section 8 Housing Choice Voucher Program. The Department also manages the City's 12-unit public housing project, and works with developers to create new affordable housing opportunities for low income households.

Baldwin Park Redevelopment Agency

The Baldwin Park Redevelopment Agency was established to pursue the elimination of physical and economic blight in designated Redevelopment Project Areas and to assist in the preservation, construction, and rehabilitation of affordable housing. The Agency has six project areas: the San Gabriel River Redevelopment Project Area, Puente/Merced Redevelopment Project Area, West Ramona Redevelopment Project Area, Central Business District Redevelopment Project Area, Delta Redevelopment Project Area, and Sierra Vista Redevelopment Project Area.

Affordable Housing Developers

An alternative to providing subsidies to existing owners to keep units available as affordable housing is for public or nonprofit agencies to acquire or construct housing units that would replace at-risk units lost to conversion to market rates. Described below are agencies that can serve as resources in the implementation of housing activities in Baldwin Park and Los Angeles County.

National CORE

National Community Renaissance (National CORE) is the new name for the combined group of companies that includes National Community Renaissance of California (formerly Southern California Housing Development Corporation), National Community Renaissance Development Corporation (formerly National Housing Development Corporation), and the Hope Through Housing Foundation. This combined agency develops, manages, and provides supportive services to 76 affordable housing communities nationwide.

The East Los Angeles Community Union (TELACU)

TELACU is a non-profit community development corporation founded in 1968. The non-profit is self-sustained by TELACU Industries, a for-profit family of companies which provides the economic means to fulfill TELACU's mission. TELACU builds, owns and manages affordable housing in cities throughout Southern California, including Alhambra, Baldwin Park, Hawthorne, Los Angeles, Montebello, Monterey Park, Moreno Valley, National City, Pasadena, Pacoima and Whittier. Two TELACU developments are located in Baldwin Park, TELACU Las Palomas (75 senior affordable units) and TELACU Senior Complex (74 senior affordable units).

Thomas Safran & Associates

Thomas Safran & Associates owns and manages over 3,000 units of affordable rental housing in California. Active for over 35 years in the affordable housing development field, this organization specializes in developing multi-family and senior housing projects, many of which have won awards from prestigious organizations. In Baldwin Park, Thomas Safran & Associates developed the Villa Ramona senior and family affordable project in 2004.

Energy Conservation Opportunities

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Baldwin Park has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an "energy budget." There are a variety of ways to meet these energy standards. The home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques.

Baldwin Park recently updated their General Plan (in 2002) and included a variety of measures that will increase energy conservation opportunities. For example, the Open Space and Conservation Element includes policies to:

- Encourage innovative building designs that conserve and minimize energy consumption; and
- Encourage the residential and business community to install energy-saving features and appliances in existing structures.

In addition, the Land Use Element introduces a new mixed-use land use designation, which supports compact urban development and reduced automobile usage through the combination of multiple land uses in one location. The City's downtown Metrolink station provides opportunities, as indicated in the General Plan, for transit-oriented development and the facilitation of a pedestrian district. The Circulation Element sets goals and policies to accommodate and support alternative modes of transportation, including public transportation and bicycles, and to facilitate pedestrian movement. Each of these measures can contribute to a cumulative reduction in energy consumption in Baldwin Park.

Utility companies serving Baldwin Park also offer programs to promote the efficient use of energy and assist lower-income customers. Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund helps income-qualified residential customers facing financial hardship to manage their electricity bills. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The 2007 Residential Multifamily Energy

Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct testing and sealing of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities and owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

Evaluation of Accomplishments for Prior Adopted Housing Element

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the update to their housing elements. These results should be quantified if possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned. Where significant shortfalls exist between planning projections and actual achievements, the reason for such discrepancies must be discussed.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Baldwin Park’s accomplishments toward implementing the 2000-2005 Housing Element (extended by legislation to cover through June 30, 2008). Table H-48 summarizes the quantified objectives contained in the City’s 2000 Housing Element and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in Table H-48.

**Table H-48
Summary of 2000 Quantified Objectives and Progress**

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives (RHNA)					
Goal	119	81	100	175	475
Progress	105 (88%)	80 (99%)	17 (17%)	420 (240%)	622 (131%)
Single-Family Rehabilitation Objectives					
Goal	80	100	--	--	180
Progress	83 (46%)			--	83 (46%)
Homeownership Assistance Objective					
Goal	5	29	16	--	50
FTHB Progress	0 (0%)	32 (71%)		--	86 (172%)
MCC Progress	54 (120%)		--		
At-Risk Preservation Objectives					
Goal	174		--	--	174
Progress	174 (100%)		--	--	174 (100%)

For the last Housing Element cycle, the City was assigned a Regional Housing Needs Assessment (RHNA) of 475 for the period of January 1, 1998 through June 30, 2005. Among these 475 units, 119 units were allocated to be affordable to very low-income households, 81 units to low-income households, 100 units to moderate-income households, and 175 units to upper-income households.

The 2000 Housing Element was found to be in compliance by the State in 2003. The Element demonstrated that the City had adequate zoning and sites to meet its 1998-2005 RHNA of 475. Baldwin Park maintained adequate sites within existing land use policy to facilitate the development of additional housing units. Based upon a review of Building Department records, between 1998 and 2005, 131 percent of the regional housing construction needs were met, though some of the income category goals were not achieved.

A number of affordable housing projects were completed during the 1998-2005 planning period, resulting in 202 new lower-income units. Major projects which contributed to the increase in affordable units included the TELACU Las Palomas and Villa Ramona projects. The TELACU Las Palomas project was built in 2001, and includes 75 apartments. The complex is owned by the East Los Angeles Community Union and was financed through HUD's Section 202 program, which offers direct loans to agencies that develop housing for the elderly and disabled. In return, low-income use restrictions on the project are secured for the full 40-year mortgage term due in 2041. Villa Ramona is a 71-unit affordable housing development by Thomas Safran & Associates. Completed during May 2004, the complex is a mix of senior and family units affordable to low-income (40 units) and very low-income (31 units) households. The project is located between Francisquito Avenue and Corak Street, on the south side of Ramona Boulevard.

A number of other projects provided affordable units as a portion of their project; providing mixed-income developments in Baldwin Park. This form of affordable housing avoids a concentration of poverty and provides social benefits for all residents. For example, the following projects received financial assistance or density bonuses from the City in exchange for affordability covenants:

- 4430 Phelan/14745 Los Angeles St.: 9 total units (5 low-income units)
- 3312 Big Dalton/14421 Merced Ave.: 14 total units (8 low-income units)
- 14125-14141 Merced Ave.: 20 units (16 low-income units)
- 4902-4922 Bleecker St.: 11 total units (2 low-income units)
- 14700-14728 Ramona Blvd.: 36 total units (7 moderate-income units)
- 12806-12828 Dalewood St.: 34 total units (3 moderate-income units)
- 3722-3738 Merced Ave.: 16 total units (2 moderate-income units)
- 3716-3728 Maine Ave.: 17 total units (1 moderate-income unit)
- 4725 Center St.: 10 total units (2 low-income units)
- 13350-13360 Ramona Blvd.: 10 total units (2 low-income units)

The City has residential rehabilitation programs in place for both single- and multi-family housing. Baldwin Park offers low-interest, deferred rehabilitation loans to low-

income owner households for needed repairs and maintenance. Since 2000, the City has provided 51 rehabilitation loans and 32 grants to homeowners utilizing HOME, CDBG, and Redevelopment Set-Aside funds.

Using CDBG and Redevelopment Set-Aside funds, the City offered low-interest loans and grants to multi-unit developments for rehabilitation and repairs through the Multi-Family Rehabilitation Program. During the 2000–2008 planning cycle, the City assisted in the rehabilitation of 75 affordable units located at the TELACU Senior Complex.

Increasing homeownership is another important City goal. Between 2000 and 2008, the City assisted 32 households in the purchase of their first homes. Rising home prices decreased the number of participants able to participate in this program from the 50 projected to 32 households. However, many households were also able to participate in the County's Mortgage Credit Certificate program (52 households), providing another source for first-time homebuyers to enter into homeownership in Baldwin Park.

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
1. Community Improvement Program	Enforce existing building codes to help reduce blight	Since 2000, the City has responded to 20,883 code violations which were reported to or detected by the City. In FY 2005/2006 alone, 2,219 code enforcement inspections were performed, resulting in 535 corrections.	This program is an important and effective component of the City's strategy toward maintaining and improving housing conditions in the City. This program is included in the 2008-2014 Housing Element.
2. Home Rehabilitation Program	<p>Offer rehabilitation assistance to lower income single-family households</p> <p>Provide low interest loans, rehabilitation deferred loans, and a rehabilitation grant program: low interest loans; deferred loans; and rehabilitation grants</p> <p>Assist 36 very low- and low-income households and 8 moderate income households per year</p>	Since 2000, 51 low- and moderate-income households were assisted with low interest rehabilitation deferred loans. 32 lower income households received grants to rehabilitate their homes.	The City was able to assist a substantial number of residents with this program, which often provided much needed loans and grants to low- and moderate-income owners. This program is successful in providing opportunities for continued home maintenance. The high demand and related successfulness justifies continuing this program in the 2008-2014 Housing Element.
3. Multi-Family Housing Rehabilitation	<p>Provide loans and grants to help implement a multi-family housing rehabilitation program, focusing on the "Dalewood Downs" area</p> <p>Allocate \$400,000 in CDBG funds</p>	Since 2000, the City assisted in the rehabilitation of 75 affordable units. The City provided the TELACU Senior Complex with \$224,561 in CDBG funds for rehabilitation.	The City was able to assist with the rehabilitation of an important affordable housing development in the City, ensuring its continued operation. While this project is not located in the Dalewood Downs area, that area is still a focus for improvement. This program is included in the 2008-2014 Housing Element.

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
4. Preservation of At-Risk Rental Housing	Preserve the three Section 8 rental housing project contracts (Clark Terrace, Frazier Park, and Syracuse Park) in danger of expiring in 2010	The Clark Terrace, Frazier Park, and Syracuse Park rental housing projects were retained as affordable housing.	This program is important to preserving affordable housing in the City and is included in the 2008-2014 Housing Element.
	Monitor the status of Section 8 legislation and units at risk, work with potential purchasers, and conduct tenant education		
5. Section 8 Rental Assistance (Certificate/Voucher) Program	Extend rental subsidies to very low income households who spend more than 30% of gross income on housing	The Baldwin Park Housing Authority administers Public Housing and Section 8 Rental Assistance for the City. As of February 2008, 715 households received Section 8 rental assistance and 3,309 applicants were on the waiting list. In order to encourage owners to list their properties with the Housing Authority as eligible to receive Section 8, brochures and education for rental property owners were provided through mailings and property owner workshops. The Housing Authority continued to provide priority assistance to displaced households.	Rental assistance remains the most important form of housing assistance for very low- and extremely low-income households, as well as seniors. This program is continued in the 2008-2014 Housing Element.
	Encourage apartment owners to list their properties with the Housing Authority as eligible to receive Section 8 tenants		
	Provide priority assistance to displaced households, households living in substandard conditions, and households spending 50% or greater of their income on housing costs		

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
6. Mobile Home Park Closure Requirements	Removal of four mobile home parks which are non-conforming and substandard	Since 2000, two mobile home parks were closed by the property owners and converted to conforming uses. Because these were closed through the volition of the property owners, RIRs were not required.	Abating nonconforming uses is a continuing goal for Baldwin Park. Two nonconforming mobile home parks remain, however the City recognizes the affordable housing provided through mobilehome parks. The City does not intend to make a proactive attempt to abate these nonconforming uses. This program is removed from the 2008-2014 Housing Element.
	Adopt a Relocation Impact Report (RIR) to determine the impact to residents and their ability to find adequate replacement housing in other mobilehome parks		
7. First-Time Homebuyer Program	Assist low and moderate income renters into homeownership by providing low interest loans and down payment assistance	Since 2000, the City has provided mortgage financing and down payment assistance to 32 qualified low- and moderate-income homebuyers. In an effort to meet the large gap created by the increase in home values, the City increased its Second Trust Deed loan amount in 2005.	This program remains a viable option for first-time buyers and is included in the 2008-2014 Housing Element.
	Provide mortgage financing assistance to 20 low income and 5 very low-income first time homebuyers		
	Provide down payment assistance to 9 low and 16 moderate income first time homebuyers		

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
8. Mortgage Credit Certificate (MCC)	Continue participation in the County Community Development Commission's Mortgage Credit Certification Program to allow for federal income tax credits	Due to escalating home prices, many residents in other areas of Southern California have found limited applicability of the MCC program to obtain homeownership. However, since 2000, 54 households purchased homes in Baldwin Park using the MCC program.	This program was well utilized between 2000 and 2004, however became limited in use due to home price limits and a strict first-come-first-serve policy between 2005 and 2008. Despite declines in usage, this program remains a viable option for some first-time homebuyers to achieve homeownership. Cost to the City is nominal and is primarily for supporting the County's administrative expense. The program is included in the 2008-2014 Housing Element.
9. Density Bonus/Development Incentives Ordinance	Provide educational handout to developers at the public counter promoting density bonuses Adopt a density bonus ordinance to comply with State law	The City complies with State law with regards to density bonuses. The City will be adopting a comprehensive update to the Zoning Code in the winter of 2008/2009, which includes density bonus measures consistent with State density bonus law.	This program continues to be an important mechanism for providing affordable housing and is included in the 2008-2014 Housing Element.
10. Land Assemblage and Write-Down	Reduce land costs by utilizing CDBG, HOME and redevelopment monies for low and moderate income housing Assist in acquiring and assembling property and in subsidizing improvements Achieve 170 units between 2000-2004	Since 2000, the City provided financial assistance (\$1,886,600) through loans, grants and land donations to three affordable development projects resulting in a total of 81 affordable units. The City provided density bonuses which resulted in an additional 13 units of affordable housing.	Because of the high costs of development throughout Southern California, land write-downs and direct financial assistance can be significant contributions to affordable housing development. In addition, regulatory incentives can further increase the feasibility of affordable housing. This program is continued in the 2008-2014 Housing Element.

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
11. Land Use Element	Provide for a range of residential development opportunities to achieve City's share of regional housing needs	The City's revised Land Use Element provides for densities up to 20 units per acre in residential areas and up to 30 units per acre in mixed use areas, dependent upon lot size. Due to the extensive staff time required to complete this program, the vacant land inventory was not continuously updated.	The City recognizes the importance of maintaining a vacant/underutilized sites inventory. The City completed a vacant land inventory as part of the 2008-2014 Housing Element process. The City will maintain this list and provide it to interested developers. This program is included in the 2008-2014 Housing Element.
	Keep an inventory of residential sites available for (re)development		
12. Sites for Homeless Shelters	Amend Zoning Code to allow for homeless and transitional facilities by 2002	The City did adopt an ordinance to allow for homeless and transitional facilities in the City as part of the comprehensive Zoning Code update.	This program is revised to indicate that emergency and transitional housing will be allowed by right in the Industrial-Commercial (C-1) Zone, and included in the 2008-2014 Housing Element.
	Allow transitional housing in certain residential zones		
	Allow emergency housing in certain commercial and industrial zones		

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
13. Land Use Controls	<p>Continue to provide flexibility in height, setback, open space, and parking requirements</p> <p>Re-evaluate multi-family residential standards and develop new standards for mixed-use development</p>	<p>The City continued to allow flexibility in development standards for residential projects through the Administrative Adjustment Process and the Planned Development Overlay. The Planned Development Overlay was recently revised at the request of City Council, with the addition of more development standards and regulations.</p> <p>The City is in the process of completing a comprehensive update to the Zoning Code which will include revised multi-family and new mixed-use development standards. The City expects to adopt the Zoning Code in winter of 2008/2009, prior to adoption of this Housing Element.</p>	<p>Using the flexible development standards facilitates the development of affordable housing. In addition, the City is in the process of considering a specific plan for the downtown area, which provides another source for flexibility in development standards. This program is included in the 2008-2014 Housing Element.</p> <p>Through revisions to the Zoning Code to accommodate mixed-use and residential revisions, the City provides numerous opportunities for innovation and higher density. In order to create consistency between the General Plan and the Zoning Code, and provide opportunities for development, the City expects to adopt the revised Zoning Code in winter of 2008/2009, prior to adoption of this Housing Element. In order to document the schedule of adoption, this program is included in the 2008-2014 Housing Element.</p>

**Table H-49
Housing Program Accomplishments**

Program	Objectives	2000-2008 Accomplishment	Effectiveness and Appropriateness
14. Development Fees	Adopt options for fee reductions as part of the Density Bonus Ordinance	The City has not yet revised the density bonus ordinance. As part of the Zoning Code comprehensive update, the City will incorporate options for fee reductions. The City exempts affordable housing projects from certain development fees, including quimby fees and public art fees.	Lowering costs through exemption of development fees is another mechanism to assist in the provision of affordable housing. This program is combined with the Density Bonus program and included in the 2008-2014 Housing Element.
	Consider reimbursing development fees for affordable housing projects using set-aside, HOME, or CDGB funds		
15. Expedite Project Review	Develop and implement a concurrent processing plan by 2002	While the City did not develop a concurrent processing plan for expedited project review, Baldwin Park does offer efficient permit processing and a streamlined development process.	Efficient permit processing can increase the likelihood of affordable housing project viability. As such, the City offers a streamlined development process as part of its standard protocol. This program is continued in the 2008-2014 Housing Element.
16. Fair Housing Program	Provide more opportunities for public/assisted housing in non-minority/non-low income areas	The City contracts with the Fair Housing Council to provide fair housing education and services. In 2003, the City met with local banks to discuss programs and opportunities for the residents of Baldwin Park. Staff attended Fair Housing Workshops	Providing fair housing resources is an important goal for the City. This program will be updated and included in the 2008-2014 Housing Element.
	Provide educational resources to both renters and property owners about fair housing		
	Meet with banks annually to encourage targeting CRA-related mortgage and equity loan programs to the Hispanic community		
	Encourage the Fair Housing Council to aid the African American population on fair housing issues		
	Education of City personnel on fair housing law		

Housing Plan

The goals and polices contained in the Housing Element address Baldwin Park's identified housing needs and are implemented through a series of housing programs offered through City departments, the Redevelopment Agency, and the Housing Authority. Housing programs define the specific actions the City will undertake to achieve specific goals and policies. According to Section 65583 of the Government Code, Baldwin Park must make adequate provision for the housing needs of all income levels by identify programs to do all of the following:

- A) Conserve the existing affordable housing stock;
- B) Assist in the development of affordable housing;
- C) Provide adequate sites to achieve a variety and diversity of housing;
- D) Remove governmental constraints as necessary; and
- E) Promote equal housing practices

Baldwin Park's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs which have been added to address the City's unmet housing needs and changes to State laws. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

A. Conserving the Existing Affordable Housing Stock

Preserving the existing housing stock in Baldwin Park is a top priority for the City, and maintaining the City's older neighborhoods is vital to conserving the overall quality of housing in the community. The City supports neighborhood preservation through code enforcement and housing rehabilitation programs, as well as first-time homebuyer programs aimed at improving neighborhood stability and pride.

In addition to maintaining the existing housing stock, Baldwin Park must also conserve affordable units in the community, including the preservation of assisted housing and rental subsidies.

Goal 1.0 **Maintain and improve the quality of existing housing and residential neighborhoods.**

Policy 1.1 Encourage the ongoing maintenance and repair of owner-occupied and rental housing to prevent deterioration of housing in the City.

Policy 1.2 Promote the rehabilitation of substandard and deteriorating housing in areas designated for long term residential use. Promote efforts to remove substandard units which cannot be rehabilitated.

Policy 1.3 Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements.

Policy 1.4 Work to alleviate unit overcrowding by encouraging owners to add bedrooms, baths, and additional living areas in existing homes. Offer financial assistance for room additions to income qualified households.

Policy 1.5 Work to alleviate illegal conversions of garages and patios through code enforcement, supported by rehabilitation assistance.

Policy 1.6 Cooperate with non-profit housing providers in the acquisition, rehabilitation, and maintenance of older apartment complexes as long-term affordable housing.

Policy 1.7 Preserve low-income housing in the City at risk of converting to market rate by monitoring the status of pre-payment eligible projects and identifying financial and organizational resources available to preserve these units.

Program 1: Community Improvement

This program is a continuation of a Community Development Block Grant (CDBG) code enforcement program and works in conjunction with the low-interest Rehabilitation Loan Program and Street Improvements Program. Deterioration and blight can be significant problems in low-income areas. Code enforcement is essential to ensuring housing conservation and rehabilitation. The City's Community Improvement Program is both proactive and reactive; concentrating efforts on reducing blighted conditions on major thoroughfares and in commercial, industrial, and residential areas.

Objectives:

- Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood conditions, qualities, standards and property values.
- Concentrate efforts on removing blighted conditions from specific areas, such as areas north of Ramona near Maine Avenue and in the southwestern section near the freeways, through the enforcement of existing building codes.

Timeframe: Ongoing

Responsible Agency: Community Development Department - Code Enforcement Division

Funding Sources: Departmental Budget; CDBG funds.

Program 2: Home Improvement Residential Program (HIRP)

The goal of this program is to offer residents an opportunity to live in a safe environment by offering rehabilitation assistance to low- and moderate-income single-family households. Three programs are included under the Housing Improvement Residential Program, which provide amortized loans, deferred loans, and grants. The Amortized Loan Program provides for substantial rehabilitation to very low-, low-, and moderate income households through loans of up to \$35,000 at a 3% interest rate. The Deferred Loan Program provides loans up to \$35,000 (at a 1% interest rate) for substantial rehabilitation to very low- and low-income households, seniors, and handicapped or disabled residents. The Residential Rehabilitation Grants provides grants of up to \$5,000 to seniors, disabled, and very-low income households. Staff is considering that the grants be increased to \$10,000.

Objective:

- Rehabilitate owner-occupied housing units to remove substandard conditions.
- Provide low interest and deferred loans and grants to lower income families, with a goal of providing assistance to 25 households per year, providing assistance to a total of 150 households during the 2008-2014 planning cycle.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Housing Division
Funding Sources: CDBG; HOME, CalHOME, Redevelopment Housing Set-Aside

Program 3: Rental Rehabilitation Program

The goal of this program is to improve the City's multifamily rental housing stock while contributing to safe, decent, and sanitary living environments. This program focuses on investor-owned multi-family rental properties that can be renovated at a modest price. Amortized loans at 3% interest rates are provided contingent on the property owner maintaining 51% of the rental units affordable for the life of the 20-year loan.

Objective:

- Redesign and remarket the Rental Rehabilitation Program to increase participation in the program among multifamily housing property owners.
- Rehabilitate 11 low- and moderate-income units annually, for a total of 66 during the 2008-2014 planning cycle.

Timeframe: Implement program redesign and marketing by in December 2010; provide loans annually
Responsible Agency: Community Development Department - Housing Division
Funding Sources: CDBG

Program 4: Preservation of At-Risk Rental Housing

Over the next 10 years (2008-2018), three federally assisted housing projects which provide a total of 174 affordable units have expiring affordability covenants. These projects – Clark Terrace, Frazier Park, and Syracuse Park – are owned by for-profit corporations, and as such are considered at high risk of conversion. While the owners have renewed the Section 8 contracts in the past (these three projects were all at-risk during the last planning cycle) and Frazier Park is in the process of getting final approval to extend its contract, it is unknown at this time whether the owners will continue to renew their Section 8 contracts in the future.

Objectives:

- Monitor the status of the 174 affordable housing units that are at risk of converting to market rate.
- Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate.
- Monitor Section 8 legislation and provide technical assistance to property owners as necessary.
- Inform non-profit housing organizations of opportunities to acquire and continue affordability of at-risk units.

- Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Timeframe: Monitor the status of at-risk units annually; inform residents and potential non-profit housing organizations upon learning of pending conversion.

Responsible Agency: Community Development Department - Housing Division

Funding Sources: CDBG; HOME; Redevelopment Housing Set-Aside

B. Assist in the Development of Affordable Housing

Baldwin Park encourages the development of housing units affordable to all segments of the community. However, the cost of new construction can be prohibitive to the development of affordable housing. Incentive programs, such as density bonuses and assistance with land assembly, offer a cost-effective means of providing affordable housing development. In addition, the Housing Element sets forth several first-time homebuyer programs aimed at moving renters into homeownership and promoting neighborhood stability.

Goal 2.0 Assist in the development of housing affordable to low- and moderate- income households.

Policy 2.1 Provide favorable home purchasing options to lower- and moderate-income households.

Policy 2.2 Encourage developers of for-sale housing to utilize the City's first-time homebuyer assistance program to qualify for lower income applicants.

Policy 2.3 Continue to provide rental assistance to very low-income households who are overpaying for housing.

Policy 2.4 Offer financial and/or regulatory incentives where feasible to encourage the development of affordable housing.

Policy 2.5 Assist residential developers in identifying and consolidating parcels suitable for new housing development.

Policy 2.6 Actively pursue additional sources of funds for affordable housing

Program 5: First-Time Homebuyer Program

The Baldwin Park First-Time Homebuyer Program encourages the transition of low- and moderate-income renters into long-term homeownership. The Homebuyer Program provides low- and moderate-income households the opportunity to purchase a home

through the use of gap financing and down payment assistance. Both new and existing housing within established maximum purchase prices are eligible. The City's First-Time Homebuyer Program includes four separate programs: HOME First-Time Homebuyer Program, Set-Aside Funds First-Time Homebuyer Program, Down Payment Assistance, and the Lease to Purchase Program. The HOME First Time Homebuyer Program offers gap financing in the form of no-interest loans of up to \$140,000 to low-income households who are purchasing their first home. The Set-Aside Funds First Time Homebuyer Program offers no-interest loans to first-time homebuyers of moderate-income. The Down Payment Assistance Program loan assists low- to moderate-income households and is not restricted to first-time homebuyers. The program lends seven percent of the purchase price of the home to be used as downpayment and for closing costs. The Lease to Purchase Program is a "lease to own" homeownership program that may be used in conjunction with other City programs that offer assistance to homebuyers.

Objectives:

- Expand home-ownership opportunities to low- and moderate-income first-time homebuyers.
- Provide homeownership assistance to 12 households annually, for a total of 72 households during the 2008-2014 planning period.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Housing Division
Funding Sources: HOME; Independent Cities Lease Finance Authority, Redevelopment Housing Set-Aside

Program 6: Mortgage Credit Certificate (MCC)

As a means of further leveraging homeownership assistance, the City participates with the Los Angeles County Community Development Commission (CDC) in implementation of a Mortgage Credit Certificate Program. An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant awarded an MCC may take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on the applicant's mortgage. This allows more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding.

Objective:

- Continue to participate in the regional MCC program, and encourage applicants to City's first-time homebuyer program to take advantage of the program.

Timeframe: Ongoing

Responsible Agency: Community Development Commission of the County of Los Angeles; Community Development Department - Housing Division

Funding Sources: Federal Income Tax Credit

Program 7: Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program extends rental subsidies to very low-income, elderly, and disabled households who spend more than 30 percent of their gross income on housing. Participants are able to select any housing that meets the requirements of the program, and are not limited to units located in subsidized housing projects. The program is funded by the U.S. Department of Housing and Urban Development (HUD), and the Baldwin Park Housing Authority coordinates the program for Baldwin Park residents. As of February 2008, 715 Baldwin Park households received Section 8 Housing Choice vouchers and 3,309 applicants were on the waiting list.

Objectives:

- Participate in efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers available to Baldwin Park residents, and direct eligible households to the program.
- Encourage apartment owners to list their properties with the Baldwin Park Housing Authority as eligible to receive Section 8 tenants.
- Provide priority assistance to displaced households, households residing in substandard housing, and households spending greater than 50 percent of their income on housing costs.

Timeframe: Ongoing

Responsible Agency: Baldwin Park Housing Authority

Funding Sources: HUD Section 8 Housing Choice Voucher Program

Program 8: HOME Tenant-based Rental Assistance Program

This new program addresses housing and affordability and alleviates overcrowding by expanding housing choice. The Tenant-based Rental Assistance Program directly assists individual low-income households by paying the difference between actual housing costs and what a household can afford to pay. Tenants are free to select any standard unit, whether or not it is HOME-assisted.

Objective:

- Provide rental assistance to 10 households per year that are currently on the Section 8 waiting list.

Timeframe: Ongoing

Responsible Agency: Community Development Department - Housing Division

Funding Sources: HOME

Program 9: Affordable Housing Development Assistance

For-profit and non-profit developers play a significant role in providing affordable housing. The City can assist in the provision of affordable housing through the utilization of CDBG, HOME, and Redevelopment Set-Aside funds to write down the cost of land for development of affordable housing. As part of the land write-down program, the City may also assist in the acquiring and assembling property and in subsidizing on- and off-site improvements.

Objectives:

- Continue to provide financial and regulatory incentives to increase the supply of affordable housing. Assist developers in the assemblage of property and, as appropriate and necessary, provide land write-downs for affordable housing developments.
- Provide technical assistance to developers to acquire and assemble properties for affordable housing development

Timeframe: Ongoing

Responsible Agency: Baldwin Park Redevelopment Agency; Community Development Department - Planning Division

Funding Sources: CDBG; HOME; Redevelopment Housing Set-Aside

C. Provide Adequate Sites to Achieve a Variety and Diversity of Housing

A key element to satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes, and prices of housing. The City, through the General Plan land use policies and the Zoning Code, is responsible for ensuring adequate sites to accommodate its regional fair share of housing growth, and facilitates the development of affordable housing through regulatory and financial incentives.

Goal 3.0 Provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's regional share of housing needs.

Policy 3.1 Provide for a range of residential development types in Baldwin Park, including low density single-family homes, small lot single-family subdivisions, medium density townhomes, and higher density apartments and condominiums.

Policy 3.2 Implement the Land Use Element, and facilitate development of mixed-use residential projects near Downtown and along North Maine Avenue.

- Policy 3.3 Maintain consistency between General Plan land use policies and the Zoning Code.
- Policy 3.4 Continue to provide opportunities for infill housing development in R-3 zones, in the City's Redevelopment areas, and in Mixed-Use areas.
- Policy 3.5 Promote mixed-use and higher density housing in close proximity to commercial areas and transportation routes for accessibility to services.
- Policy 3.6 Continue to encourage second units on single-family lots.

Program 10: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth

Based on units developed, approved, and proposed, the City has met the a portion of its RHNA, with a remaining RHNA of 352 housing units, including 185 units for very low-income households, 109 units for low-income households, and 58 units for moderate-income households. As part of the Housing Element update, a vacant and underutilized sites analysis was performed. The analysis evaluated the development potential in the R-3 zone and in Mixed-Use areas. The results of this analysis illustrated that Baldwin Park has adequate sites to accommodate its share of regional housing needs.

Objectives:

- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
- Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.

Timeframe: Ongoing; Update sites inventory every two years.
 Responsible Agency: Community Development Department - Planning Division
 Funding Sources: Departmental Budget

Program 11: Land Use Element and Zoning Code

The City completed a comprehensive update of its General Plan in 2002. The Land Use Element sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The Land Use Element provides residential development opportunities in traditionally residential areas, and in expanded areas designated Garden Multi-Family along Ramona Boulevard. The Land Use Element also introduced a new mixed-use development category that allows densities of up to 30 units per acre. The higher densities allowed in this designation create opportunities for providing affordable housing. The City has completed a draft Zoning Code revision to be consistent with the updated General Plan, and anticipates adoption of the Zoning Code in the winter of 2008/2009.

Objectives and Timeframe:

- Adopt revisions to the Zoning Code by the end of 2008, prior to adoption of the 2008-2014 Housing Element, to achieve consistency with the General Plan.

Timeframe: Winter 2008/2009

Responsible Agency: Community Development Department - Planning Division

Funding Sources: Departmental Budget

Program 12: Mixed-Use Sites

Mixed-use development will add more residential units in the downtown area and along Maine Avenue. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of nearby businesses will particularly benefit from such opportunities. The sites inventory indicates a potential for 480 new residential units in mixed-use areas. The City's development standards encourage the development of mixed-use in these areas and interest among developers to complete such projects within Baldwin Park is high.

Objectives:

- Continue to facilitate the construction of residences in mixed-use developments.
- Establish a protocol to monitor development interest, inquiries and, progress towards mixed-use development. Periodically re-evaluate approach and progress.

Timeframe: Ongoing; establish protocol to monitor development interest by 2009; re-evaluate approach and progress annually.

Responsible Agency: Baldwin Park Redevelopment Agency; Community Development Department - Planning Division

Funding Sources: Departmental Budget

D. Remove Governmental Constraints

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Factors that pose constraints on the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations.

These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. To assist in affordable housing development, Baldwin Park addresses, and where legally possible, removes governmental constraints affecting the maintenance, improvement, and development of

housing. The City is committed to removing governmental constraints that hinder the production of housing. In addition to the density bonuses and flexible development standards already in place, the City proposes revisions to the Zoning Code to encourage housing opportunities for extremely low-income households and special needs persons.

Goal 4.0 Mitigate governmental constraints to housing production.

Policy 4.1 Periodically review City regulations, ordinances, departmental processing procedures and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Policy 4.2 Continue to utilize density bonus incentives to encourage market rate developments to integrate units affordable to lower income households.

Policy 4.3 Continue to utilize the Specific Plan process as a means of providing flexible development standards for affordable housing development.

Policy 4.4 Continue to utilize the Administrative Adjustment Process and concurrent review process as a means of streamlining development review procedures.

Policy 4.5 Designate appropriate zoning districts for the location of transitional housing and emergency shelters, and maintain standards to enhance the compatibility of these uses with the surrounding neighborhood.

Program 13: Land Use Controls

The Housing Element looks to provide flexibility in residential development standards as a means of reducing the costs of development, thus enhancing unit affordability. The City will continue to utilize the Administrative Adjustment and Specific Plan processes to provide flexibility in height, setback, open space, and parking requirements.

Objectives:

- Provide flexibility in development standards such as open space, parking, setback and height limits through the Administrative Adjustment and Specific Plan processes.
- Draft appropriate development standards to facilitate mixed-use development as part of the Downtown Specific Plan preparation,

Timeframe: Ongoing; adopt Downtown Specific Plan by 2010

Responsible Agency: Community Development Department - Planning Division

Funding Sources: Departmental Budget

Program 14: Density Bonus/Development Incentives Ordinance

Density bonuses are granted in Baldwin Park if developments meet California Government Code Section 65915. Pursuant to State law, the City offers density bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type of housing provided. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing.

Objective:

- Continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development.
- Continue to exempt affordable housing projects from certain development fees, such as Quimby and public art fees.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget; Redevelopment Housing Set-Aside; CDBG; HOME

Program 15: Expedite Project Review

A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. The City plans to provide expeditious processing, which will include: pre-submittal multi-departmental meeting with the project applicant to help guide the applicant through the process; design review committee findings within ten days of application filing; concurrent processing of applications; and priority scheduling of affordable housing projects for public hearings.

Objectives:

- Minimize the time required for project approvals, and provide fast track permit processing for projects with an affordable component.
- Develop a process for concurrent processing of residential projects, and priority processing for affordable housing developments.

Timeframe: Ongoing; develop concurrent process by December 2010
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program 16: Extremely Low-Income and Special Needs Housing

Extremely low-income households and households with special needs have limited housing options in Baldwin Park. Housing types appropriate for these groups include:

emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The East San Gabriel Valley Homeless Count Survey estimated 57 homeless in Baldwin Park in 2003. As part of the comprehensive update to the Baldwin Park Zoning Code, the C-I zone was identified to permit emergency housing by right. Specific siting standards and conditions for approval were developed better facilitate the provision of emergency housing.

Objectives:

- Continue to recognize housing opportunities for extremely low-income persons by allowing emergency shelters by right in the C-I zone, subject to those conditions and standards as consistent with State law.
- Continue to allow the establishment of transitional and supportive housing that function as residential uses, consistent with similar residential uses.

Timeframe: Ongoing
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program 17: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Baldwin Park a copy of the 2008 Housing Element.

Objective:

- Immediately following adoption, deliver the 2008-2014 Baldwin Park Housing Element to all providers of sewer and water service within the City of Baldwin Park.

Timeframe: December 2008
Responsible Agency: Community Development Department - Planning Division
Funding Sources: Department Budget

E. Promote Equal Housing Practices

To fully meet the community’s housing needs, Baldwin Park must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. Baldwin Park contracts with the Fair Housing Council of San Gabriel Valley to provide fair housing services. Activities to support fair housing practices include tenant/landlord activities such as mediation, information, investigation, counseling and referral services.

- Goal 5.0** Promote equal housing opportunity for all residents.
- Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of race, religion, family status, national origin, physical handicap or other such characteristics.
- Policy 5.2 Continue to offer fair housing services to residents, including tenant/landlord dispute resolution and discrimination complaint investigation.
- Policy 5.3 Provide that displacement of low-income households is avoided and, where necessary, is carried out in an equitable manner.
- Policy 5.4 Require mobile home and trailer park owners proposing park closures to adhere to State relocation requirements.
- Policy 5.5 Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly and disabled.

Program 18: Fair Housing Program

The City contracts with the Fair Housing Council to provide fair housing services to renters and purchasers of housing in Baldwin Park. Services include housing discrimination response, landlord-tenant relations, and housing information counseling.

Objectives:

- Continue to assist households through the Fair Housing Council of the San Gabriel Valley, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Fair Housing Council and assist in program outreach.
- Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Implement recommendations from 2003 Analysis of Impediments to Fair Housing Choice related to fair housing.

Timeframe: Ongoing
 Responsible Agency: Community Development Department - Housing Division
 Funding Sources: CDBG

Program 19: Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing

opportunities. While fair housing laws intend for all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes. Baldwin Park has a reasonable accommodation procedure clearly outlined in the Zoning Code.

Objectives:

- Provide information to residents on reasonable accommodation procedures via public counters and the City website.

Timeframe: December 2010

Responsible Agency: Community Development Department - Planning Division

Funding Sources: Departmental Budget

Summary of Quantified Objectives

Table H-50 summarizes the City’s quantified objectives for the 2008-2014 planning period by income group.

- Construction of 352 new units, representing the City’s remaining RHNA for the 2008-2014 period, including 185 units for extremely low-/very low-income households, 109 units for low-income households, and 58 units for moderate-income households.
- Rehabilitation of 25 owner-occupied units per year, or 150 during the planning period.
- Rehabilitation of 11 low- and moderate-income rental units annually, for a total of 66 during the 2008-2014 planning cycle.
- Conservation of 174 affordable units at risk of conversion to market-rate units.

**Table H-50
Summary of 2008-2014 Quantified Objectives**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objective (remaining RHNA)	185		109	58	--	352
Owner-Occupied Rehabilitation Objective	150				--	150
Rental Rehabilitation Objective	--	13		53	--	66
At-Risk Units Conservation Objective	174	--	--	--	--	174



Baldwin Park Housing Element Appendix A

APPENDIX A

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	FAX Number	E-Mail Address
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer	(415) 622-1671	
ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer	(562) 989-3670	gkammer@fairviewinc.com
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607	(510) 891-9400	Craig Adelman	(510) 891-9004	
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan	(916) 381-7321	calum@speedlink.com
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Francis Rath	(323) 234-3072	frath@alphaproperty.com
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7100	Ancel Romero	(925) 924-7101	
ALL COUNTIES	American Communities, Llc.	250 N. Harbor Drive, No. 319	Redondo Beach	CA	90277	(310) 798-5656	Frank Fonseca	(310)798-0274	
ALL COUNTIES	Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	CA	92108	(619) 497-3075	Jules Arthur	(619) 497-3085	JULES@AMERLAND.BZ
ALL COUNTIES	Bentall Residential LLC	8105 Irvine Center Drive, Suite830	Irvine	CA	92618	(949) 753-0555	Ken Reiner	(949) 753 7590	
ALL COUNTIES	Beyond Shelter Housing Development Corp.	3255 Wilshire Blvd. Ste. 815	Los Angeles	CA	90010	(213) 251-2111	Andrea Davis	(213) 480-0846	
ALL COUNTIES	Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	CA	92660	(949) 862-1500	Brian Fitterer	(949) 862-1501	BLFINC862@garhlink.net
ALL COUNTIES	Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	CA	94597	(925) 457-256-3448x13	Julie Gutzwiller	(925) 256-1635	gutzwiller@bridgepartners.com
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green	(949) 719-9711	
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado	(415) 433-2000	
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Dewey Bandy	(916) 447-0458	DBandy@calruralhousing.org
ALL COUNTIES	California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	CA	91204	(818) 550-9800	George Vine	(818) 550-9806	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Point, No. 250	Culver City	CA	90230	(310) 342-1256	Kathy Weremiuk	(310) 342-1225	kweremiuk@chfa.ca.gov
ALL COUNTIES	California Housing Finance Agency	1121 L Street, Room 207	Sacramento	CA	95814	(916) 327-2731	Jim Liska		jliska@chfa.ca.gov
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	(415) 433-6805	
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 523-1155	George Ortiz	(707) 523-3776	
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid	(760) 456-6001	
ALL COUNTIES	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buckley	(415) 421-8615	home@citizenshousing.org
ALL COUNTIES	Community Development & Preservation, LLC	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen	(310) 208-1717	
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson	(714) 744-6850	chapahq1@aol.com
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430 x106	Mary Silverstein	(818) 905-3839	
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson	(805) 736-9342	
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman	(818) 708-1944	
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang	(415) 856-0264	
ALL COUNTIES	EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett	(415) 453-3683	ab@eah.org
ALL COUNTIES	Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	CA	90503	(310) 971-8046	Fearl Sharayne Chatman	(310) 540-8336	
ALL COUNTIES	Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	(858) 635-8606	pkudirka@fres.com
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken	(818) 712-6931	
ALL COUNTIES	Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine	CA	92612	(949) 440-8277	Tom or Deborah Willard	(949) 440-8275	willard@home.com
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole G Rodney	(310) 204-1900	Carole@Gkind.com
ALL COUNTIES	GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	CA	91030	(626) 441-5900	Lynda Murray Thomas	(626) 441-5900	
ALL COUNTIES	Hampstead Development Group, Inc.	4250 Louisiana Street	San Diego	CA	92104	(619) 543-4200	Jeff Jallo	(619) 543-4220	
ALL COUNTIES	Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	CA	92037	(858) 456-6500	Jefferson E. Jallo	(858) 456-9590	jeff@hampstead.com
ALL COUNTIES	HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350	John Maneval	(212) 444-3860	hdcproperties@worldnet.att.net
ALL COUNTIES	Hendricks & Partners	3100 Zinfandel Drive, Suite 100	Rancho Cordova	CA	65970	(916) 638-5000	Al Inouye	(916) 638-5800	ivanstevn@hpapts.com
ALL COUNTIES	Highland Pacific Development Company	3230 Eastlake Avenue, Ste. B	Seattle	WA	98102	(206) 568-6566	Matthew J. Campbell	(206) 568-6566	
ALL COUNTIES	Insight Development	No contact information provided					Wah Chen		
ALL COUNTIES	Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles	(503) 667-8253	mark@joshuashouse.org
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888 x 207	John Bernard	(949) 851-1819	
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 525	Long Beach	CA	90802	(562) 435-2124	President or Vice President	(562) 435-1054	
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	(818) 449-4004	jmcquire@remax.net
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Mark Kanter	(818) 222-1793	mkanter@crcllc.com
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	415-355-7160	Janet Falk	(415) 553-6373	jfalk@mercyhousing.org
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn Rodda	(303) 830-3451	irodda@mercyhousing.org
ALL COUNTIES	Monica Munoz			CA					
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	(614) 451-3370	bsnow@naht.org
ALL COUNTIES	National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock	(614) 451-0351	istock@ncr.org
ALL COUNTIES	National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonge	CA	91730	(909) 291-1400	David Garcia	(909) 291-1401	dgarcia@NHDC.org
ALL COUNTIES	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley	(925) 945-7720	dKelley@NHTINC.ORG
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	(949) 585-0449	
ALL COUNTIES	OSM Investment Company	5155 Rosecrans Avenue, Ste. 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz	(310) 676-0497	osm@earthlink.net
ALL COUNTIES	Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	CA	92658	(775) 854-4332	Tracy Green	(775) 806-4599	
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker	(925) 927-4793	sfricker@paramountwest.com
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Cauffield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	(707) 762-4657	
ALL COUNTIES	Related Companies of California	18201 Von Karman Ave. Ste. 400	Irvine	CA	92612	(949)660-7272	William Witte	(949) 660-7273	Bwitte@related.com3
ALL COUNTIES	Resources for Community Development	2730 Telegraph Ave	Berkeley	CA	94705	(510). 841.4410	Dan Sawislak	(916) 548-3502	www.rchousing.org
ALL COUNTIES	Retirement Housing Foundation	5150 E. Pacific Coast HWY., Ste. 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Joseph	(562) 597-6641	drjoseph@rhf.org
ALL COUNTIES	Scott Williams	No contact information provided							
ALL COUNTIES	Shelam, Inc	24111 NE Halsey St., Ste. 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles	(503) 667-8253	mark@shelam.org
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	(949) 719-9711	skylinerealestate@cox.net
ALL COUNTIES	SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Ste.phen Matton	(415) 826-4122	mattoon@ix.netcom.com
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	(714) 282-2521	solari@solari-ent.com
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	(310) 418-6389	gsquier@earthlink.net
ALL COUNTIES	Steadfast Properties and Development, Inc.	20411 S.W. Birch Street, Ste.. 200	Newport Beach	CA	92660-1797	(949) 852-0700	Sarah Metherell	(949) 852-0143	smetherell@Steadfastcompanies.com

APPENDIX A

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	FAX Number	E-Mail Address
ALL COUNTIES	Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	CA	92115	(619) 582-4914	Joyce Edge	none	
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	John Stewart	(916) 614-9175	
ALL COUNTIES	The Trinity Housing Foundation	1399 Ygnacio Valley Rd. #21	Walnut Creek	CA	94598	(925) 939-5421	Bill Leone	(925) 932-8032	Wmleone@Juno.com
ALL COUNTIES	Townspople, Inc.	3960 Park Blvd	San Diego	CA	92115	(916) 327-2643	Jon P. Derryberry	(619) 295-4203	www.townspople.com
ALL COUNTIES	Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	CA	92101	(619) 794-2200	Courtney D. Allen	(619) 794-2202	
ALL COUNTIES	Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell	(415) 383-0701	UPRG@aol.com
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown	(916) 773-5866	
ALL COUNTIES	Wakeland Housing & Community Development	625 Broadway, Ste. 1000	San Diego	CA	92010	(619) 235-2296	Ken Sauder	(619) 235-5386	
ALL COUNTIES	William G. Ayyad, Inc.	9252 Cheseapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 x 103	Jamo Kennedy	(858) 244-0909	
LOS ANGELES	A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	CA	90010	(213) 480-0809	J. Monique Lawshe	(213) 480-1788	ACOF@Earthlink.Net
LOS ANGELES	Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	CA	90245	(310) 648-6648	Herb Child	(310) 648-6649	
LOS ANGELES	Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424	(805) 773-9628	Harold Rosen	(805) 773-9629	Hrosen@email.msn.com
LOS ANGELES	Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	CA	92009	(760) 436-5979	Lance Carnow	(760) 436-5929	LANCECAR@MILL.NET
LOS ANGELES	BRIDGE Housing Corporation	One Hawthorne, Ste. 400	San Francisco	CA	94105	(415) 989-1111	Lydia Tan	(415) 495-4898	ltan@bridgehousing.com
LOS ANGELES	Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	CA	90230	(310) 642-2007	Ken Reed	(310) 258-0710	
LOS ANGELES	Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen	(310) 208-1717	
LOS ANGELES	City Housing Real Estate Services	PO Box 561574	Los Angeles	CA	90056	(562) 809-8152	Carmen Hill		CitiHousing20@aol.com
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2120	Hector Apodaca	(909) 620-3702	Hector_Apodaca@ci.Pomona.Ca.Us
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson	(213) 252-4422	
LOS ANGELES	Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	CA	91352	(818) 503-1548	Ollie Mc Caulley	(818) 765-0047	cpdc@earthlink.net
LOS ANGELES	Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022	(323) 266-0453	Al Rivera	(323) 266-7992	crscla@pacbell.net
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman	(818) 708-1944	
LOS ANGELES	Doty-Burton Associates	1224 East Wardlow Road	Long Beach	CA	90807	(562) 5957567	Ste.phen Doty	(562) 492-6647	Sdoty@Lomco.com
LOS ANGELES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Robert Cox	(323) 261-1065	rcox@eastlacc.org
LOS ANGELES	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544	(510) 582-1460	Catherine A. Merschel	(510) 582-6523	Cmerschel@edenhousing.org
LOS ANGELES	FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	CA	90018	(323) 737-0897	Peggy G. Hill	(323) 737-0292	www.FAME.CHURCH.ORG
LOS ANGELES	Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose	CA	95127	(408) 923-8260	Wallace K. Shepherd	(408) 923-2706	Afrdbhsng@aol.com
LOS ANGELES	Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	CA	91602	(818) 763-0810	Sy or Gary Braverman	(818) 766-0635	
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.	(323) 756-6533	
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart	(714) 630-3714	
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan	(323) 469-1899	
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams	(213) 913-5819	
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	(213) 389-0098	hope-net@pacbell.net
LOS ANGELES	Housing Authority of the City of Los Angeles	P.O. Box 17157, Foy Station	Los Angeles	CA	90017	(213) 252-2701	Phillip DeLao	(213) 252-2739	PHILLIPD@domain2.hacla.org
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar		HCACROMAR@DESSRETONLINE.COM
LOS ANGELES	Jamboree Housing Corporation	2081Business Center Dr #216	Irvine	CA	92612	(949) 263-8676	Lila Lieberthal	(949) 263-0647	Jamboree@ibm.net
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller	(619) 795-7151	
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee	(213) 353-1280	
LOS ANGELES	Latin American Civic Assoc.	340 Parkside Dr	San Fernando	CA	91340	(818) 361-8641	Ray Valenzuela	(818) 365-6781	
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	110 West Ocean Blvd., # 350	Long Beach	CA	90802	(562) 983-8880	H. Kim Huntley	(562) 983-0078	LBAHC@EARTHLINK.NET
LOS ANGELES	Los Angeles Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	CA	90046	(323) 656-4410	Larry Gross	(323) 656-4416	
LOS ANGELES	Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702 X734	Lisa Luboff	(213) 627-6407	Ebarnes@laodc.com or roox@laodc.com
LOS ANGELES	Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	(213) 808-8999	fcampos@lahd.lacity.org
LOS ANGELES	Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	CA	90071	(213) 629-9172	Louis J. Bernardy	(213) 629-9179	ljbarnardy@earthlink.net
LOS ANGELES	Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	CA	90019	(323) 954-7575	Jim Peerson	(323) 954-7580	peerorgroupcorp@earthlink.net
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1680	Erich Nakano	(213) 473-1681	enakano@fc.ltsc.org
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	(805) 496-4948	danhardy@west.net
LOS ANGELES	Matinah Salaam	3740 Barrington Drive	Concord	CA	94518	(925) 671-0725	Matinah Salaam	(925) 671-0725	
LOS ANGELES	Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	CA	90025	(310) 477-4942	Anne Friedrich	(310) 477-5307	afriedrich@menorahhousing.org
LOS ANGELES	Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	CA	95860	(916) 231-1999	Kenneth Watkins	(916) 923-2460	projmng@nahemiahprogram.org
LOS ANGELES	Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	CA	92867	(714) 282-2520	Bruce Solari	(714) 282-2521	bruce@solari-ent.com
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x 25	Todd Cottle	(714) 242-2092	
LOS ANGELES	PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	CA	90015	(213) 252-1991	Genny R. Alberts	(213) 252-9285	
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria	(323) 661-2936	
LOS ANGELES	Shelter For The Homeless	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Jim Miller	(714) 893-6858	shelter@compull.net
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar	(213) 683-0781	
LOS ANGELES	Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonge	CA	91730	(909) 483-2444	D. Anthony Mize	(909) 483-2448	tmize@SCHDC.com
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett Street	Glendale	CA	91203	(818) 247-0420	Sally Little	(818) 247-0420	sallylittle@scphs.com
LOS ANGELES	The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	CA	90022	(323)721-1655	Jasmine Borrego	(323) 721-3560	Jasminetrm@aol.com
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel	(562)570-6746	
LOS ANGELES	West Hollywood Community Housing Corp.	8285 Sunset Blvd, Ste. 3	West Hollywood	CA	90046	(323) 650-8771	Paul Zimmerman	(323) 650-4745	
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800 x204	Rick Macaya	(818) 222-2800	
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar	(213) 316-0111	



Baldwin Park Housing Element Appendix B

Table B-1: Baldwin Park 2008-2014 Housing Element - Vacant Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity	Infrastructure Capacity	On-Site Constraints
8437-002-029	Multi-Family Res	R3	20	0.1338	no	vacant	2	yes	none
8438-001-019	Multi-Family Res	R3	20	0.3903	no	vacant	6	yes	none
8552-004-017	Multi-Family Res	R3	20	0.2970	no	vacant	5	yes	none
8552-004-022	Multi-Family Res	R3	20	0.3592	yes	vacant	10	yes	none
8552-004-023	Multi-Family Res	R3	20	0.2322		vacant		yes	none

Table B-2: Baldwin Park 2008-2014 Housing Element - Residential Opportunity Sites Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity (du)	Infrastructure Capacity	On-Site Constraints
8544-025-900	Multi-Family Res	R3	20	0.9831	yes	commercial/public	29	yes	none
8544-025-034	Multi-Family Res	R3	20	0.5965		two dwelling units		yes	none
8544-025-030	Multi-Family Res	R3	20	0.2017		one dwelling unit		yes	none
8544-023-028	Multi-Family Res	R3	20	1.0748	no	church	17	yes	none
8554-005-002	Multi-Family Res	R3	20	0.9712	no	commercial/industrial	15	yes	none
8544-031-034	Multi-Family Res	R3	20	1.7611	no	church	28	yes	none
8550-005-023	Multi-Family Res	R3	20	0.2179	yes	youth home	11	yes	none
8550-005-024	Multi-Family Res	R3	20	0.4741		youth home		yes	none
8542-004-009	Multi-Family Res	R3	20	0.4509	no	one dwelling unit	7	yes	none
8542-008-017	Multi-Family Res	R3	20	0.2626	no	one dwelling unit	4	yes	none
8542-004-001	Multi-Family Res	R3	20	0.1649	no	one dwelling unit	3	yes	none
8542-014-082	Multi-Family Res	R3	20	0.1719	no	open space for another parcel	3	yes	none
8542-004-004	Multi-Family Res	R3	20	0.1156	no	one dwelling unit	2	yes	none
8544-026-021	Multi-Family Res	R3	20	0.2506	no	two dwelling units	4	yes	none
8544-026-019	Multi-Family Res	R3	20	0.2424	no	two dwelling units	4	yes	none
8544-026-016	Multi-Family Res	R3	20	0.3613	yes	three dwelling units	11	yes	none
8544-026-017	Multi-Family Res	R3	20	0.2921		two dwelling units		yes	none
8544-028-008	Multi-Family Res	R3	20	0.1147	yes	one dwelling unit	8	yes	none
8544-028-009	Multi-Family Res	R3	20	0.3797		two dwelling units		yes	none
8460-005-035	Multi-Family Res	R3	20	0.53	yes	one dwelling unit, in RDA area	17	yes	none
8460-005-018	Multi-Family Res	R3	20	0.57		four dwelling units, in RDA area		yes	none
8558-004-907	Multi-Family Res	R3	20	1.9116	no	industrial, in RDA area	31	yes	none

Table B-3: Baldwin Park 2008-2014 Housing Element - Mixed Use Opportunity Sites Inventory

Site Number	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Realistic Capacity (du)	Infrastructure Capacity	On-Site Constraints
Site A	8543-019-001	MU	MU-2	30	1.2896	yes	commercial	61	yes	none
	8543-019-004	MU	MU-2		0.1623		commercial		yes	none
	8543-019-005	MU	MU-2		0.1994		commercial		yes	none
	8543-019-006	MU	MU-2		0.1945		restaurant		yes	none
	8543-019-034	MU	MU-2		0.3347		grocery store		yes	none
	8543-019-037	MU	MU-2		0.1783		commercial		yes	none
	8543-019-038	MU	MU-2		0.1620		commercial		yes	none
Site B	8415-009-026	MU	MU-2	30	0.2578	yes	restaurant	18	yes	none
	8415-009-027	MU	MU-2		0.1705		parking		yes	none
	8415-009-028	MU	MU-2		0.1705		commercial		yes	none
	8415-009-029	MU	MU-2		0.1550		SFR		yes	none
Site C	8415-011-002	MU	MU-2	30	0.2190	yes	SFR	22	yes	none
	8415-011-007	MU	MU-2		0.4509		SFR		yes	none
	8415-011-028	MU	MU-2		0.2395		vacant		yes	none
Site D	8543-020-004	MU	MU-2	30	0.1327	yes	SFR	16	yes	none
	8543-020-005	MU	MU-2		0.1328		SFR		yes	none
	8543-020-007	MU	MU-2		0.1327		SFR		yes	none
	8543-020-008	MU	MU-2		0.1386		SFR		yes	none
	8543-020-018	MU	MU-2		0.1773		SFR		yes	none
Site E	8554-002-001	MU	MU-2	30	0.3301	yes	light industrial	68	yes	none
	8554-002-007	MU	MU-2		0.4536		light industrial		yes	none
	8554-002-008	MU	MU-2		0.4572		commercial, parking		yes	none
	8554-002-030	MU	MU-2		0.3443		light industrial		yes	none
	8554-002-032	MU	MU-2		0.6049		office, parking		yes	none
	8554-002-033	MU	MU-2		0.6051		auto related use		yes	none
Site F	8554-009-015	MU	MU-2	30	0.1386	yes	SFR	17	yes	none
	8554-009-016	MU	MU-2		0.1425		SFR		yes	none
	8554-009-027	MU	MU-2		0.3210		commercial, light industrial		yes	none
	8554-009-900	MU	MU-2		0.1418		parking		yes	none
Site G	8415-009-033	MU	MU-2	30	0.1692	yes	vacant, parking	15	yes	none
	8415-009-034	MU	MU-2		0.4661		commercial		yes	none
Site H	8544-018-047	MU	MU-1	30	6.4335	no	commercial, parking	154	yes	none
Site I	8437-003-001	MU	MU-1	30	0.2235	yes	gas station	49	yes	none
	8437-003-001	MU	MU-1		0.1539		gas station		yes	none
	8437-003-002	MU	MU-1		0.1544		SFR		yes	none
	8437-003-003	MU	MU-1		0.1543		commercial		yes	none
	8437-003-004	MU	MU-1		0.1545		SFR		yes	none
	8437-003-027	MU	MU-1		0.8790		post office		yes	none
	8437-003-028	MU	MU-1		0.1806		parking		yes	none
	8437-003-029	MU	MU-1		0.1448		commercial		yes	none
Site J	8554-001-011	MU	MU-1	30	0.1746	yes	restaurant	24	yes	none
	8554-001-012	MU	MU-1		0.1375		retail		yes	none
	8554-001-012	MU	MU-1		0.1034		retail		yes	none
	8554-001-013	MU	MU-1		0.0567		retail		yes	none
	8554-001-013	MU	MU-1		0.1004		retail		yes	none
	8554-001-901	MU	MU-1		0.1684		parking		yes	none
	8554-001-904	MU	MU-1		0.1690		parking		yes	none
	8554-001-907	MU	MU-1		0.1728		parking		yes	none
Site K	8554-001-018	MU	MU-1	30	0.1530	yes	commercial	36	yes	none
	8554-001-018	MU	MU-1		0.1683		commercial		yes	none
	8554-001-018	MU	MU-1		0.1785		commercial		yes	none
	8554-001-018	MU	MU-1		0.1552		parking		yes	none
	8554-001-019	MU	MU-1		0.2259		commercial		yes	none
	8554-001-803	MU	MU-1		0.2378		parking		yes	none
	8554-001-806	MU	MU-1		0.1867		parking		yes	none
	8554-001-807	MU	MU-1		0.2281		parking		yes	none