

# **CITY OF BALDWIN PARK CONSOLIDATED PLAN 2005- 2010**

**FINAL: ADOPTED 5/4/2005**

City of Baldwin Park  
CDBG Grantee Number:  
060234

Prepared By:  
Community Development Department  
14403 East Pacific Avenue  
Baldwin Park, CA 91706

## **I. MANAGING THE PROCESS**

### **A. Introduction**

The City of Baldwin Park, located in the heart of the San Gabriel Valley just twenty minutes east of Los Angeles, is the twenty-fifth largest city of Los Angeles County. The 6.7 square mile city was founded in 1887 and was incorporated in 1956 under the general laws of the State of California. Since incorporation, the city has grown to a population of 80,300 in the year 2004, due primarily to its convenient freeway access and location and its thriving residential and business development.

The land that is Baldwin Park was originally part of the San Gabriel Mission, which was established in 1771 by the Franciscan padres. Cattle grazed the land until the late 1800's, when the effects of a severe drought greatly impacted ranching activities. Soon after, farmer squatters settled north of Ramona Boulevard, planted vineyards and pepper trees, and named their community Pleasant Valley.

In 1880, the town's name was changed to Vineland, with the town center at the general store, today the corner of Los Angeles and La Rica Streets, only a few blocks north of the current City Hall. By 1912, the entire community was called Baldwin Park and the City Pacific Electric Railroad tracks ran east and west through the center of town.

As urban growth continued, cattle grazing activities eventually disappeared. Today, businesses and single-family homes line the former Pacific Electric Red Car route along Ramona Boulevard reflecting the City's transformation from a ranching community to an urban community of predominantly residential uses.

### **B. The Community Development Block Grant Program and HOME**

The City of Baldwin Park has continuously qualified for federal housing and community development block grant funds from the Department of Housing and Urban Development. The funds are provided to assist the City in the development of a viable community through decent housing, a suitable living environment, and expanded economic opportunity. However, the City must give maximum feasible priority to activities, which benefit low- and moderate-income persons. The City can also carry out activities, which aid in the prevention or elimination of slum or blight. Additionally, the City can fund activities that meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Currently, the City of Baldwin Park receives funds from both the Community Development Block Grant (CDBG) Program and the Home Investment Partnership Act (HOME) Program. During the 2005-2006 Program Year, the City of Baldwin Park will receive \$1,702,938 in CDBG funds and \$537,657 in HOME funds. These funds

(\$2,240,595) must be utilized toward the city's Consolidated Plan objectives and/or statutory goals for the CDBG and HOME Program. Any program income resulting from these programs during the program year (estimated at \$250,000 annually) must also be directed toward the City's proposed housing and community development accomplishments.

### **C. The Consolidated Plan Document**

The 2005-2010 Consolidated Plan for the City of Baldwin Park satisfies the statutory HUD requirements for the Community Development Block Grant Program and HOME. Under federal regulations for CDBG and HOME, the planning, application, and reporting requirements must be combined into one consolidated submission.

The Consolidated Plan is a planning document that identifies the City's overall housing and community development needs, and outlines a strategy to address those needs. The Plan must include the following components:

- An assessment of the City's housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year Action Plan that outlines the intended use of resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a three to five year planning period. Baldwin Park's Consolidated Plan begins on July 1, 2005 and ends on June 30, 2010. The One-Year Action Plan is updated annually and is bound under separate cover.

### **D. The Lead Agency**

The City of Baldwin Park, Housing Division, is the lead agency responsible for overseeing the development of the Consolidated Plan and the significant aspects of the process by which the Plan has been developed, including, but not limited to, the citizen participation process and the needs analysis.

The Housing Division is also responsible for the ongoing administration of CDBG and HOME programs covered by the Consolidated Plan. This includes public information, monitoring activities under the Action Plan, financial administration, annual performance reports and amendments to the Action Plan or Consolidated Plan.

As the lead agency responsible for the Consolidated Plan, the Housing Division monitors the progress of all housing and community development objectives. The Housing Division coordinates with the Community Development Commission and the Baldwin Park Housing Authority in the administration of various housing projects. In addition, the Housing Division coordinates with regional groups including the County of Los Angeles on various community development and housing services.

Further discussion regarding the lead agency and other institutional structure for the Community Development Block Grant Program in Baldwin Park is described in the Strategy Section of this document.

### **E. The Development Process**

The development process for this Consolidated Plan relies on four general tasks:

- Assembling information regarding the requirements of the Consolidated Plan and information on housing needs and housing inventory as well as community development needs and community development inventory;
- Organizing public forums to solicit information in the Consolidated Plan development process;
- Preparing a draft document for public review and comment; and
- Preparing and submitting a final Consolidated Plan.

For each of these tasks, the US Department of Housing and Urban Development provides general guidance, assistance and data, including low to moderate-income census tract and block group eligibility data. HUD also provides a Comprehensive Housing Affordability Strategy (CHAS) table.

### **F. Consultation/ Coordination**

Federal regulations for CDBG require consultation and coordination in the identification of housing, community development, and economic development needs. To accommodate this requirement, the Housing Department contacted:

#### Housing Programs

- Baldwin Park Community Development Department
- Baldwin Park Housing Authority

#### Homeless Services

- Los Angeles Homeless Services Authority (LAHSA)
- Los Angeles County Department of Health Services (DHS)
- Los Angeles County Mental Health Services (MHS)
- East San Gabriel Valley Coalition for the Homeless

#### Lead Based Paint Hazard Reduction

- County of Los Angeles Department of Health Services (DHS)– Child and Adolescent Health Program

#### Economic Development

- Baldwin Park Community Development Commission
- Baldwin Park Chamber of Commerce
- Los Angeles County Health and Human Services Agency, CalWORKS Program

#### Public Works, Facilities, and Public Safety

- Baldwin Park Police Department
- Baldwin Park Public Works Department
- Baldwin Park Recreation Department

#### Public and Supportive Services

- HIV Epidemiology Unit, Los Angeles County
- Aids Service Center, Los Angeles County
- Los Angeles County Department of Health Services
- Substance Abuse and Mental Health Services Administration (SAMHSA)
- Los Angeles County Department of Mental Health
- Los Angeles County Department of Community and Senior Services
- Baldwin Park Recreation Department
- Baldwin Park Family Service Center

### **G. Summary of the Citizen Participation Process**

Citizen participation in the development, implementation and review of the Consolidated Plan is key to the CDBG process. The City has developed a detailed Citizen Participation Plan, which encourages and solicits the participation of its residents and emphasizes the involvement of low to moderate-income persons, particularly where housing and community development funds are spent. The Citizen Participation Plan is provided as Appendix B.

The City provides citizens with advance notice of all related materials available for public review as soon as the notice is published. The citizen participation process includes a 30-day public review period of the Consolidated Plan to obtain citizen input on the projects or strategy proposed. In addition, citizens are invited to attend public hearings regarding the Consolidated Plan. Notices of all Consolidated Plan hearings are published in the San Gabriel Valley Tribune at least 14 days prior to the hearing date. Citizen comments received are included in the final draft of the Consolidated Plan document.

In accordance with Baldwin Park Citizen Participation Plan, the following hearings were conducted for the development of the 2005-2010 Consolidated Plan:

- **Public Hearing #1: April 6, 2005**
- **Public Hearing #2: May 4, 2005**
- **30-Day Public Review Period: April 4 – May 4, 2005**

Prior to these hearings, a number of community meetings, which led to the issues and/or needs discussed in this Consolidated Plan were conducted. These meetings are summarized as follows:

- **Consolidated Plan Community Forums: November 20, 2004 and February 26, 2005.**

- **Housing and Recreation Commission / CDBG Advisory Committee:  
January 6, 2005 and February 3, 2005**

#### **H. Public Comments**

Comments received from the community meetings and public hearings have been incorporated throughout the Consolidated Plan, particularly in the Needs Assessment Section.

The Draft Consolidated Plan was circulated for public review for a 30-day period beginning April 4, 2005 and ending May 4, 2005. The Draft Plan was available at the following locations:

- The Housing Department, 14403 E. Pacific Avenue 3<sup>rd</sup> floor, Baldwin Park, CA 91706.
- The City Clerk's Office, Baldwin Park City Hall, 14403 E. Pacific Avenue, Baldwin Park, CA 91706.
- Baldwin Park Public Library, Reference Department, 4181 Baldwin Park Blvd, Baldwin Park, CA 91706.
- Esther Snyder Community Center, 4100 Baldwin Park Blvd, Baldwin Park, CA 91706

No written comments on the Draft Consolidated Plan were received.

#### **I. Lead Based Paint**

Section A.4.f of this plan discusses in detail the issue of lead-based paint poisoning and the prevalence of such poisoning occurring in Baldwin Park. The City contacted the Los Angeles County Health Department to identify reported cases of elevated lead blood levels in Baldwin Park. Since 2000, there have been 2 reported cases of lead poisoning among children under five in the City of Baldwin Park.

## **II. HOUSING AND COMMUNITY DEVELOPMENT NEEDS**

An accurate assessment of existing and future residents' housing and community development needs in the City of Baldwin Park forms the basis for establishing program priorities and quantified objectives in the Consolidated Plan. This section presents statistical and analytical information on housing and demographic factors that influence the demand for, and availability of, affordable housing. The focus of this section is to identify the need for housing according to income level and tenure, as well as by special needs groups. The section ends with a discussion of non-housing, community development needs.

### **A. Community Context**

Baldwin Park is approximately 4,333 acres of which 2,138 acres are designated for residential use. The majority of residential land is low in density with 1,783 acres at 0-8.7 du/acre.

Much of Baldwin Park's housing growth occurred during the 1950's, 1960's and 1980's. In the early 1980's, the construction of multi-family units was far outnumbering the construction of single-family homes. For every single one family home added, almost five apartment or condominium units were constructed. In August 1987, the City adopted a moratorium, which curbed multi-family development. This moratorium was lifted in 1989 upon adoption of a new General Plan, which reduced the extent and density of future multi-family housing in the City.

During the 1990's, residential growth was fairly limited and relatively balanced between single and multi-family units. Residential design guidelines and the establishment of a Design Review process have improved the quality of residential development in the City. In 2000, the City had 14,430 units, including 9,318 single-family units, 3,479 multi-family units, and 343 mobile home/ other units.<sup>1</sup>

During the five-year Consolidated Plan period, additional development standards as well as economic expansion and housing construction will improve the quality of living in Baldwin Park. The City has discussed the possibility of a transit village and multimodal hub along the 10 Freeway. The need for commercial and residential sites along this freeway corridor are mixed use building types with densities of 25 du/acre. The project could result in the addition of 1,000 multifamily units and 1,520 new jobs.

### **A.1 Housing Needs**

The Housing Element is one of several methods the City uses to assess community opinions and concerns about the housing needs in Baldwin Park. Public participation

---

<sup>1</sup> According the US Census, "Other" units includes vans, campers, houseboats, and other non-traditional units used for housing.

plays an important role in the formulation of goals, policies, and programs promulgated by the Housing Element.

Public participation for the current Housing Element included the formation of a General Plan Vision Committee, a Community Needs Assessment Survey, Focus Group Meetings, Community Workshops, study sessions, and public hearings. Baldwin Park residents and representatives from the business community and school district also contributed insight and vision into the planning efforts and helped develop the goals and policies contained in the Housing Element.

The following public participation efforts for Baldwin Park's Housing Element are detailed below:

- General Plan Vision Committee: A total of five meetings were conducted to identify issues, develop goals and policies, review land use and circulation alternatives, and recommend a plan to the City;
- Community Needs Assessment Survey: A total of 27,000 surveys were distributed city-wide and 1,600 were returned. With regards to housing, residents expressed concerns with the availability of affordable housing, overcrowding, deteriorating housing conditions, and density of development.
- Focus Group Meetings: Meetings were held with business owners, single-female head of households, minority groups, and youth to solicit targeted input and identify specific needs.
- Community Workshops: Three workshops were conducted to address community questions, identify priority areas, and present the draft plan.
- Study Sessions: A series of study sessions, which encouraged public comment and participation, were conducted prior to the adoption of the Housing Element.
- Public Hearings: A draft of the Housing Element was circulated for public review before and during the public hearings held before the Planning Commission and the City Council.

The 2005-2010 Baldwin Park Consolidated Plan is consistent with the Baldwin Park Housing Element, which was last updated in November 2001. Like the Consolidated Plan, the Housing Element analyzes the City's housing needs through a review of population, housing stock characteristics and sets forth housing goals and policies for Baldwin Park to address these needs. In addition, the Housing Element evaluates the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.

The Housing Element is prepared in accordance with applicable State laws and Baldwin Park's General Plan. It includes the community's vision of its housing needs and objectives. During the five-year planning period, the Housing Element will be updated. Any changes to the housing priorities described therein shall be addressed in Amendments to the City's 2005-2010 Consolidated Plan.

## A.1. Household Needs

### A.1.a. Population and Household Characteristics and Trends

Planning for a growing population is crucial to the quality of life in Baldwin Park or any other community. An increase in population often increases economic vitality, but it also presents challenges to the infrastructure and surrounding environment. In addition, an increase in population indicates a higher demand for more housing and more services.

Baldwin Park's population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age, race/ ethnicity and employment characteristics are discussed in this section.

#### Population

Los Angeles County continues to be ranked among the fastest growing regions in California. Between 1970 and 2000, Los Angeles County's population grew 35% from approximately 7.0 million in 1970 to 9.5 million in 2000. Within the County, the San Gabriel Valley's population reached 1.8 million residents in 2000. This represents a growth of approximately 6% in the last decade alone and the addition of 100,000 new residents. In the San Gabriel Valley, the areas with the fastest growing populations over the past decade are the Southeast Area (10%) and the Central Area (9%). The Central Area, which includes the City of Baldwin Park and five other jurisdictions, has the fourth largest population in the San Gabriel Valley.

**Table 1**  
**Cities in the Central San Gabriel Valley 1990-2000**

City	Population 1990	Population 2000	% Change
Baldwin Park	69,330	75,837	9.4%
Irwindale	1,050	1,446	37%
La Puente	36,955	41,063	11%
El Monte	106,209	115,965	9%
South El Monte	20,850	21,144	1.4%
Industry	631	777	23%

Source: US Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

According to the California Department of Finance, Baldwin Park's 2004 population is estimated at 80,300 residents. This ranks it 25th among the Los Angeles County's 88 jurisdictions. The City of Baldwin Park's most dramatic growth occurred during two periods—between 1960 and 1970 and between 1980 and 1990. From 1960 to 1970, Baldwin Park's population grew from 33,951 to 47,285 (39%) due to primarily the development of single-family housing construction. There was very little single family housing completed during the 1970's; however, multi-family housing construction increased, which resulted in another population burst as well as an increase in households size. Between 2000 and 2010, the City's population growth is expected to

exceed the growth experienced between 1990 and 2000. The following table summarizes the population in Baldwin Park for the period of 1960-2004.

**Table 2**  
**City of Baldwin Park**  
**Population Growth: 1960- 2004**

<b>Year</b>	<b>Total Population</b>	<b>Population Increase</b>	<b>Percent Increase</b>
1960	33,951	---	---
1970	47,285	13,334	39%
1980	50,544	3,269	7%
1990	69,330	18,776	37%
2000	75,837	6,507	9%
2004*	80,300	4,463	6%

Source: US Department of Commerce, Bureau of the Census, Census Reports; and  
\*California Department of Finance, 2004 Population and Housing Estimates.

The San Gabriel Valley's population is expected to grow 32% over the next decades, increasing its population to 2.3 million residents by the year 2030. In comparison, Los Angeles County is expected to grow at a slightly slower rate at 22%. Much of the City's population growth is linked to its location and proximity to large employment centers, including the City of Los Angeles, San Bernardino County and Orange County.

### **Age Composition**

The distribution of changes in the population by age group is an important potential factor in determining trends in the general population make-up and possible future housing needs. For example, if the City has an aging population, it may become important to provide more senior citizen housing. Similarly, if a community has an increasingly younger population of persons under age 18, this may indicate a need for more or larger single-family housing. The community's age characteristics, therefore, can have an impact on current and future housing needs.

The City Baldwin Park can be characterized as being relatively young. According to the 2000 Census, the median age for the Baldwin Park resident was 26.9, approximately five years younger than the median age of 32 for Los Angeles County. The largest segment of the population was adults 25-34 years of age (16%). Other adults, between the ages of 35-44 comprised the second largest portion of the community (14.2%). Meanwhile, seniors aged 65 and over accounted for 6.2% of the population. The following table summarizes the 2000 data on the age composition of the City.

**Table 3  
City of Baldwin Park  
Age Distribution**

<b>Age Group</b>	<b>1990 Number of Persons</b>	<b>1990 % of Population</b>	<b>2000 Number of Persons</b>	<b>2000 % of Population</b>
Under 5 Years	7,471	10%	7,324	9.7%
5 to 14 Years	16,912	24%	15,195	20%
15 to 19 Years	4,051	5.8%	6,617	8.7
20 to 24 Years	5,377	7.7%	6,342	8.4%
25 to 44 Years	22,626	33%	23,231	30.6%
45 to 54 Years	5,354	7.7%	8,019	10.6%
55 to 64 Years	3,675	5.3%	4,444	5.9%
65 and over	3,864	5.5%	4,666	6.2%
<b>TOTAL</b>	<b>69,330</b>	<b>100%</b>	<b>75,837</b>	<b>100%</b>

Source: US Department of Commerce, Bureau of the Census, 1980 and 2000 Census Reports.

The City's young median age is due primarily to its large share of persons under the age of 18 (35%) as compared to Los Angeles County (28%). For persons ages 25 to 44, the City does not differ much from the County. For persons over age 45, the gap reverses slightly to 22.7% for Baldwin Park and 29% for Los Angeles County. The median age for the City is expected to increase, as the Baby Boom generation ages.<sup>2</sup> In terms of housing, the aging of the population may increase the number of senior-aged households, which typically require smaller, more affordable housing options.

### **Racial and Ethnic Composition**

Los Angeles County and the Southern California region are incredibly diverse. It is important to understand that different ethnic groups have different needs and sensitivities, including different housing needs and preferences. Family size choice and structure, for example, can affect the type of housing needed.

Baldwin Park's population growth over the last decades has shifted the ethnic composition of the community. In 1980, the two most prevalent groups were Whites (35%) and Hispanics (58%). By 2000, the number of Hispanics increased to 78.7% of the population and Whites declined to 6.5%. Meanwhile, Asians tripled from 4% to 11.6% in 2000, and African Americans remained consistent since 1980 at 1%.

As illustrated in the table below, the majority of Baldwin Park's residents are Hispanic. In comparing Baldwin Park's ethnic composition to Los Angeles County, the most noticeable difference emerges in the Hispanic and White populations. The Hispanic population in Baldwin Park is 34% higher than the Hispanic population representing Los

<sup>2</sup> The Baby Boom is defined as the generation of people born between 1946 and 1964, during the post World War II period when there was a marked increase in the national birth rate.

Angeles County (44.6%). Conversely, the number of Whites in Baldwin Park is 25% lower than Los Angeles County (31%).

**Table 4**  
**City of Baldwin Park**  
**Population by Race and Ethnicity**

Race	1980 Persons	1980 Percent	1990 Persons	1990 Percent	2000 Persons	2000 Percent	Change Persons 1980- 2000	Change Percent 1980- 2000
Hispanic (All Races)	29,363	58%	49,051	71%	59,660	78.7%	30,297	103%
Non Hispanic White	17,920	35%	10,531	15%	4,924	6.5%	-12,996	-72%
Non Hispanic Asian	2,160	4%	7,910	11%	8,826	11.6%	6,676	310%
Non Hispanic African American	594	1%	1,443	2%	1,219	1.6%	625	105%
Non Hisp Am Indian & Alaska Native	500	1%	246	0%	1,096	1.4%	596	119%
Non Hispanic Other	27	0%	149	0%	112	.1%	85	315%
<b>TOTAL</b>	<b>50,554</b>	<b>100%</b>	<b>69,330</b>	<b>100%</b>	<b>75,837</b>	<b>100%</b>	<b>25,283</b>	<b>50%</b>

Source: US Department of Commerce, Bureau of the Census, 1980, 1990 and 2000 Census Reports.

### Employment Trends

Labor and employment characteristics have a direct impact on current and future housing needs in Baldwin Park. Different industries and occupations within a particular industry often translate into different wage levels. The differences in wages directly impact a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

The City of Baldwin Park has a civilian labor force of 29,042 persons over the age of sixteen. Of this amount, 26,153 were employed in 2000 and 2,871 were unemployed. Baldwin Park's current unemployment rate of 5.5% is consistent with the County's average of 5% unemployed. Within the San Gabriel Valley Central Area, Baldwin Park currently has the second lowest unemployment rate.<sup>3</sup>

<sup>3</sup> State of California Employment Development Department: Labor Force Data for Sub-County Areas. November, 2004.

According to the 2000 Census, Baldwin Park is primarily a “blue collar” community, as evidenced by the majority (23%) of its residents working in the manufacturing industry. However, there has been a significant decline (28%) in this industry area since 1990. The trend appears to be more toward professional services, including office and sales occupations.

The City's General Plan and the designation of new and redeveloped commercial and business parks (particularly along the 10 and 605 freeways) suggest that the employment force in Baldwin Park will increase in future years. The San Gabriel Valley of Governments reports that employment in the Central Area is expected to grow by 36% over 2000 Census figures by the year 2030. The Southern California Association of Governments (SCAG) also projects that most of this increase will occur within the wholesale and retail sectors as well as other service industries. Table 5 summarizes the top employment industries in Baldwin Park in the year 2000.

**Table 5  
City of Baldwin Park  
2000 Employment Trends**

<b>INDUSTRY</b>	<b>Number</b>	<b>Percent</b>
Manufacturing	6,053	23.1%
Educational, health and social services	3,877	14.8%
Retail trade	2,813	10.8%
Prof, scientific, management, admin, & waste management services.	2,374	9.1%
Arts, entertainment, recreation, accommodation and food services.	2,083	8%
Construction	1,686	6.4%
Transportation, warehousing, and utilities	1,565	6%
Other services (except public administration)	1,580	6%
Wholesale trade	1,520	5.8%
Finance, insurance, real estate, and rental and leasing	1,295	5%
Information	629	2.4%
Public administration	598	2.3%
Agriculture, forestry, fishing and hunting, and mining	80	0.3%
<b>Total</b>	<b>26,153</b>	<b>100%</b>

Source: US Department of Commerce, Bureau of the Census, 2000 Census Report.

A general measure of the balance of the community's employment opportunities with the needs of its residents is a jobs/ housing ratio. A balanced community will have a match between employment and housing opportunities so that most of its residents can choose to work in the community.

The Southern California Association of Governments (SCAG) encourages a jobs/housing balance in response to Federal Clean Air Act requirements. When people can live and work within the same community, there are less people driving on the freeways. Thus, the Southern California region benefits from reduced traffic congestion and improved air quality.

As defined by SCAG, a balanced sub region or community is one having an employment to housing ratio of 1.2 jobs per dwelling unit. Based on an estimate of 9,335 jobs<sup>4</sup> in the City and 17,430 housing units, the jobs/ housing ratio for Baldwin Park is .53 jobs per dwelling unit. This indicates that the City is jobs poor and housing rich and that at least half of Baldwin Park's residents must commute outside the City to work. In fact, according to the US Census Bureau, the average Baldwin Park commuter travels 30.3 minutes to work.

Adherence to jobs/ housing balance ratio in accordance with the Federal Clean Air Act, and SCAG policies represents a constraint on the expansion of housing opportunities within the City. Because the City is jobs poor, opportunities to convert commercial or business park lands to residential uses are not feasible.

#### **A.1.b. Household Characteristics**

Information on household characteristics is an important indicator of housing needs in a community. The US Census Bureau defines a household as all persons who occupy a housing unit, which may include families, singles, or other; boarders are included as part of the primary household by the Census. Families are households related through marriage of blood, and a single household refers to individuals living alone. Single households refer to persons living alone. Other households reflect unrelated individuals living together (roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Housing issues such as income, affordability, and special needs are best measured at the household level. As an example, if Baldwin Park has a substantial number of young family households whose incomes combined are not sufficient for a home purchase, the City may wish to initiate or participate in a homebuyer assistance program.

The 2000 Census identifies 16,961 occupied households in the City of Baldwin Park, an increase of 347 households or 2% from the 1990 Census count of 16,614. The majority of this population (88.8%) is composed of family households. Non-family households constitute 11.2% of the household population. The household type percentages for 1990 were similar (86% for family and 14% for non-family), suggesting that this "family-orientation" has served as a major contributor to Baldwin Park's population growth. The City's trend toward family housing is expected to continue through the current planning period.

Married couple households represent the largest household family type group in Baldwin Park, or 62% of all the 2000 households. In 1990, the percentage of married couple households was identical. Meanwhile, female head-of-households was at 2,963 or 17.5% of all households. In comparison, female head-of-households was at 2,701 households in 1990 or 16% of the household population.

---

<sup>4</sup> US Census Bureau: 1997 Economic Census, Data by Geography.

**Table 6**  
**City of Baldwin Park**  
**Household Type Distribution**

<b>Household Type</b>	<b>1990 No. of Households</b>	<b>1990 % of Total</b>	<b>2000 No. of Households</b>	<b>2000 % of Total</b>
Families	14,287	86%	15,069	88%
Non Families	2,327	14%	1,892	11.2%
Total	16,614	100%	16,961	100%

Source: US Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports

### **Household Size**

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A city's average household size will increase over time if there is a trend toward larger families. In communities where the population is aging, the average household size may actually decline.

According to the 2000 Census, the average household size in Baldwin Park 4.4 persons. This figure represents a 23% increase to the 1980 average household size of 3.58. Increasing household size has become an issue in Baldwin Park over the past decades due to its implications for overcrowding and corresponding demand on City services. Baldwin Park's average household size is consistent with the average household size of other jurisdictions in the San Gabriel Valley Central Area; however, it is considerably higher than the Los Angeles County average of 2.98.

Increasing household size in Baldwin Park is a complex issue which is caused by several factors: (1) the presence of larger families; (2) changing demographics; (3) the presence of subfamilies; and (4) income levels. Uncovering the reasons for the rising household size is important given its implications for overcrowding. The first three issues are addressed in this section.

Changing demographics have affected the average household size. Over the past decade, the Hispanic portion of the City's population increased from 58% in 1980 to 79% in 2000. Similarly, the Asian population tripled, resulting in White households being replaced by Hispanics and Asians, who generally average 4 persons per household.

The presence of subfamilies and extended families also increased in Baldwin Park, which impacted the average household size. Subfamilies are generally caused by income issues, cultural preferences, and other factors. Persons, relatives, or families may double up in order to afford housing. This is especially true in the current decade because of the dramatic escalation in home prices. Extended families may also develop when parents move in with their children.

The Census defines subfamilies as either married couple or without never married children under 18 years old, or a single parent with never married children under 18

years old, who are living in a household and are related to the householder' spouse. In the year 2000, the City of Baldwin Park had approximately 2,322 households with more than one subfamily. This represents approximately 14% of the total household population. Compared to Los Angeles County at 5%, Baldwin Park is significantly higher. Of the 2,322 household subfamilies, approximately 6% had two or more subfamilies in the household.

The type of residents living in the household may help explain this complexity. In 1980, the number of large households (with five or more people) was 28%. That number increased dramatically in 2000 to 43.7% of the City's households. In addition, the number of female-headed families increased from 15% in 1980 to 25% in 2000.

**Overcrowding**

Overcrowding is an indicator of a lack of affordable housing. Unit overcrowding is caused by a number of factors, including household income, low housing supply and high housing costs, demographics and household structure, and social and cultural patterns. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways, and porches. Severely overcrowded households have greater than 1.5 persons per room.

From 1990 to 2000, overcrowded housing in Baldwin Park increased from an estimated 37% in 1990 to 46% in 2000. Much of the increase was in the severely overcrowded households (greater than 1.5 persons), while regularly overcrowded housing increased by approximately 1.9%.

**Table 7  
City of Baldwin Park  
Overcrowded Housing**

<b>Housing Condition</b>	<b>1990 Number of Overcrowded Housing</b>	<b>1990 % of Overcrowded Housing</b>	<b>2000 Number of Overcrowded Housing</b>	<b>2000 % of Overcrowded Housing</b>
Overcrowded (Greater than 1.01 persons per room)	2,542	15%	2,872	16.9%
Severely Overcrowded (Greater than 1.5 persons per room)	3,686	22%	4,992	29.4%
<b>TOTAL</b>	<b>6,228</b>	<b>37%</b>	<b>7,864</b>	<b>46%</b>

Source: 2000 Census: Profile of Selected Housing Characteristics

Increasing household size has become an issue in Baldwin Park over the past decades due to the corresponding demand on City services and/or constraints on local government. As the number of residents increases, so does the demand for more

police, fire, schools, etc. and circulation infrastructure. Moreover, overcrowding also presents special problems for housing which lead to accelerated deterioration.

The City's average household size increased 26% since 1980 and 9.6% since 1990, from 3.58 persons per household in 1980 and 4.13 persons in 1990 to 4.53 persons in 2000. According to the data illustrated above by the US Census Bureau, 46% of Baldwin Park's households were overcrowded in 2000. Of these units, 29.4% were severely overcrowded. The majority (58%) of these overcrowded households were from renter-occupied units.

Population growth is expected to continue to exceed housing opportunities in Baldwin Park. As such, overcrowded housing will remain a pertinent housing concern during the five-year planning period.

### Households by Income

An important factor relating to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford. According to figures published by the 2000 Census, the median income for the City of Baldwin Park was \$41,629. Compared to neighboring cities in the San Gabriel Central Valley, the City of Baldwin Park had the third highest median income.

**Table 8**  
**City of Baldwin Park and Surrounding Cities**  
**Median Household Income**

Jurisdiction	Median Household Income 1999
Baldwin Park	\$41,629
Irwindale	\$45,000
Industry	\$49,423
La Puente	\$41,222
El Monte	\$32,439
South El Monte	\$34,656

Source: US Department of Commerce, Bureau of the Census, 2000 Census Reports, Summary File 3

The US Department of Housing and Urban Development requires reporting on four income categories for the Consolidated Plan, based on the County Median Family Income (\$46,452):

- Extremely Low Income: 0-30% of the County MFI (Less than \$13,936)
- Low Income: 31%-50% of the County MFI (Less than \$23,226)
- Moderate Income: 51%- 80% of the County MFI (Less than \$37,162)
- Middle Income: 81%- 95% of the County MFI (Less than \$44,129)

As indicated in Table 9, approximately 40% of Baldwin Park's households were upper income households, 19% were middle-income households, and 41% were low and

moderate-income households. The upper income households are reflective of dual-income and multiple-income households, including households that have a high number of occupants per unit. Compared to Los Angeles County, the City of Baldwin Park had a proportionate number of Very Low, Low, and Moderate Income households, and 6% less upper income households than the County. Countywide, approximately 38% of the households were earning low and moderate-incomes in 1999 compared to the estimated 41% (80% MFI) reported for Baldwin Park. The income trend for Baldwin Park is expected to increase during the current planning period as housing market prices rise.

**Table 9  
City of Baldwin Park  
1999 Income Groups**

<b>Income</b>	<b>Number of Households</b>	<b>Percent of Households</b>
Less than \$10,000	1,221	7.2%
\$10,000 to \$14,999	1,119	6.6%
\$15,000 to \$24,999	2,125	12.5%
\$25,000 to \$34,999	2,487	14.7%
\$35,000 to \$49,999	3,266	19.3%
\$50,000 to \$74,999	3,632	21.4%
\$75,000 to \$99,999	1,760	10.4%
\$100,000 to \$149,999	1,024	6.0%
\$150,000 to \$199,999	140	0.8%
\$200,000 or more	179	1.1%

Source: US Department of Commerce, Bureau of the Census, 2000 Census Reports, Summary File 3, Sample Data

The 2000 Census data also provides information on household income by race and ethnicity. This information is summarized in the following table. As shown, Native Americans and Asians had the highest median income in Baldwin Park in the year 2000. All other races were slightly over and/or within the County's middle-income category. The distribution is characteristic of the community's overall demographic distribution.

**Table 10  
City of Baldwin Park  
Median Income by Race/ Ethnicity**

<b>Ethnicity</b>	Hispanic	White	African American	Asian	Native American	Other
<b>Median Income</b>	\$41,451	\$38,010	\$34,338	\$52,561	\$55,865	\$43,108

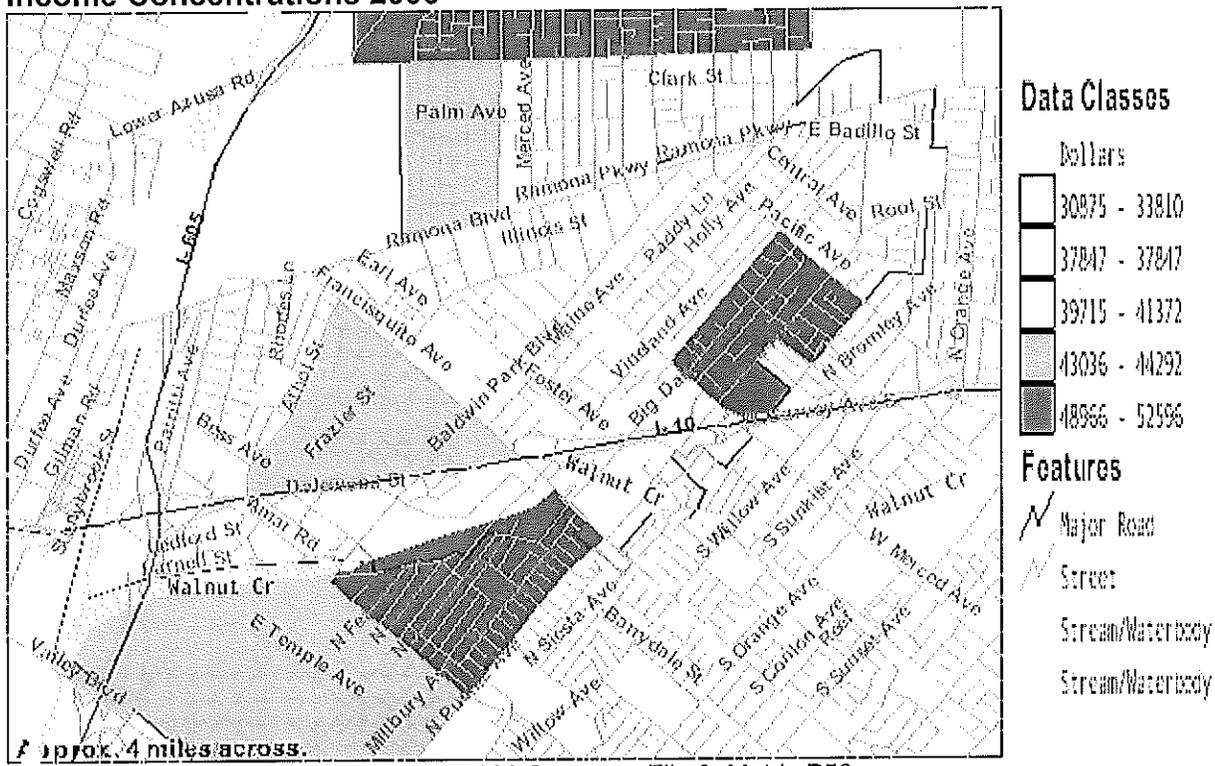
Source: US Department of Commerce, Bureau of the Census, 2000 Census Reports, Summary File Data, Sample

**A.1.c. Low Income and Racial/Ethnic Concentrations**

Identifying concentrations of low-income households and racial and ethnic minorities is useful in developing priorities for allocating funds on a geographical basis. For the purposes of the Consolidated Plan, an area of low-income concentration is usually defined as a census tract or block group in which the number of low-income households exceeds 50% of the total number of households. The threshold for an area defined as highly concentrated is 75% or more of the census tract or block group occupied by low-income households.

According to the 2000 Census, the City of Baldwin Park has about 41% of its households earning low and moderate-incomes. The US Department of Housing and Urban Development calculates it slightly higher at 49%. The following map illustrates Baldwin Park's income concentrations in 2000.

**City of Baldwin Park  
Income Concentrations 2000**



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

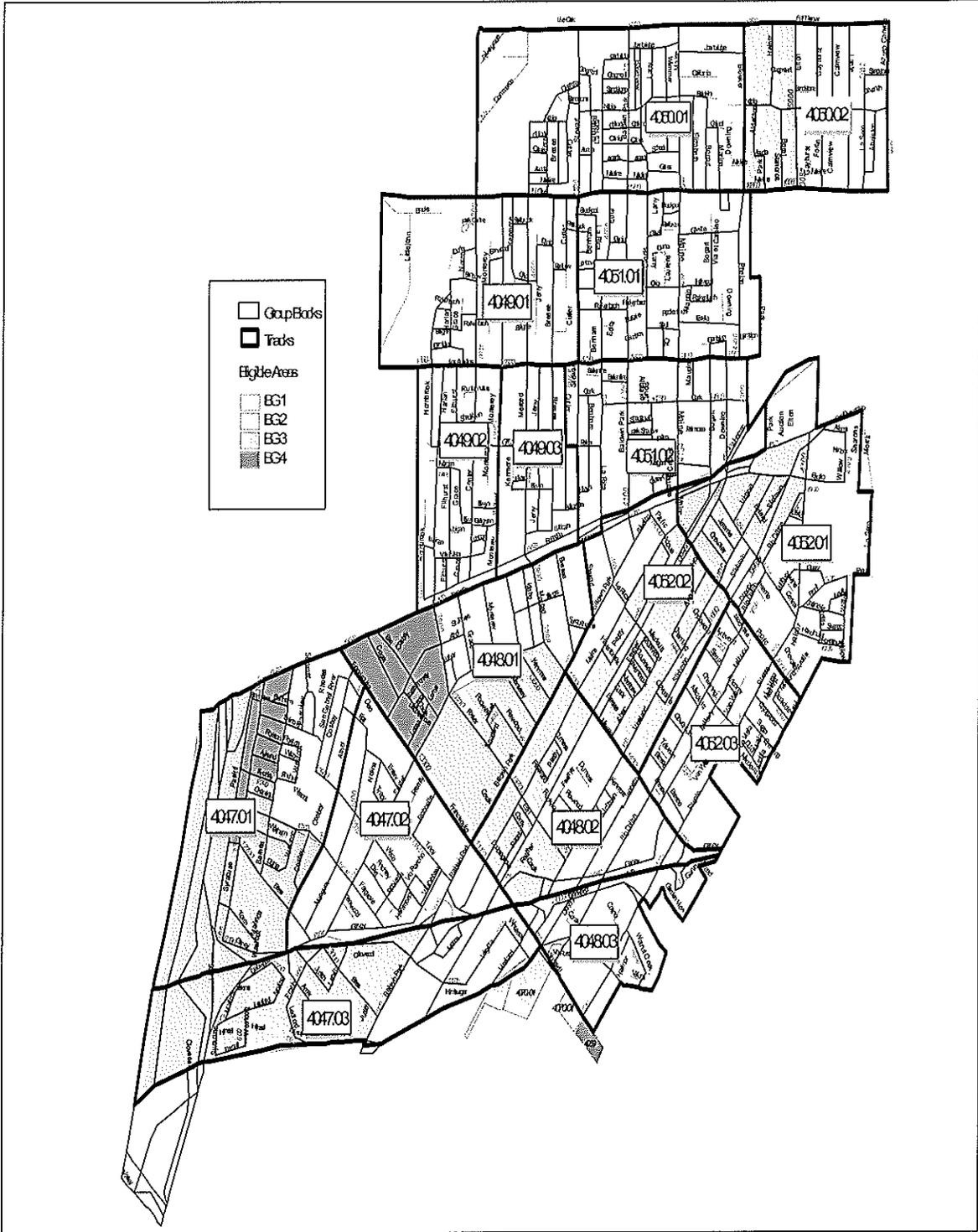
Pursuant to HUD regulations governing federal funds, the City's use of CDBG and HOME funds for the benefit of low-mod households can only occur on a per client basis or in income-eligible areas. The CDBG program defines income eligibility as any block group or census tract with 51% or more of the population earning incomes less than 80% of the Area MFI. The following table and map provide a summary of Baldwin Park's eligible block groups and census tracts as provided by the US Department of Housing and Urban Development for the five-year planning period. .

**Table 11**  
**City of Baldwin Park**  
**Concentrations of Low-Income Households and Racial Minorities**

2000 Household Concentration	Location
Low-Income Concentration (Greater than 51%) By Block Group	CT 4047.01, BG 1 (57.5%) CT 4047.01, BG 2 (76%) CT 4047.01, BG 4 (53.3%) CT 4047.02, BG 1 (61.7%) CT 4047.03, BG 1 (61%) CT 4047.03, BG 2 (58.6%) CT 4048.01, BG 1 (51.8%) CT 4048.01, BG 3 (55.4%) CT 4048.01, BG 4 (54.2%) CT 4048.02, BG 2 (64.2%) CT 4049.03, BG 1 (53.9%) CT 4050.02, BG 2 (58%) CT 4051.02, BG 1 (58.4%) CT 4052.01, BG 1 (53.6%) CT 4052.02, BG 2 (53.3%) CT 4069.00, BG 4 (62.1%) CT 4070.01, BG 2 (56.7%)
High Concentration of Low-Income (Greater than 75%) By Block Group	CT 4047.01, BG 3 (76%) CT 4052.01, BG 3 (78.7%) CT 4052.02, BG 1 (77.8%)
Low Income Census Tracts	4047.01; 4047.03; 4050.02; 4051.02; 4052.01; 4052.02; 4069.00; 4070.01

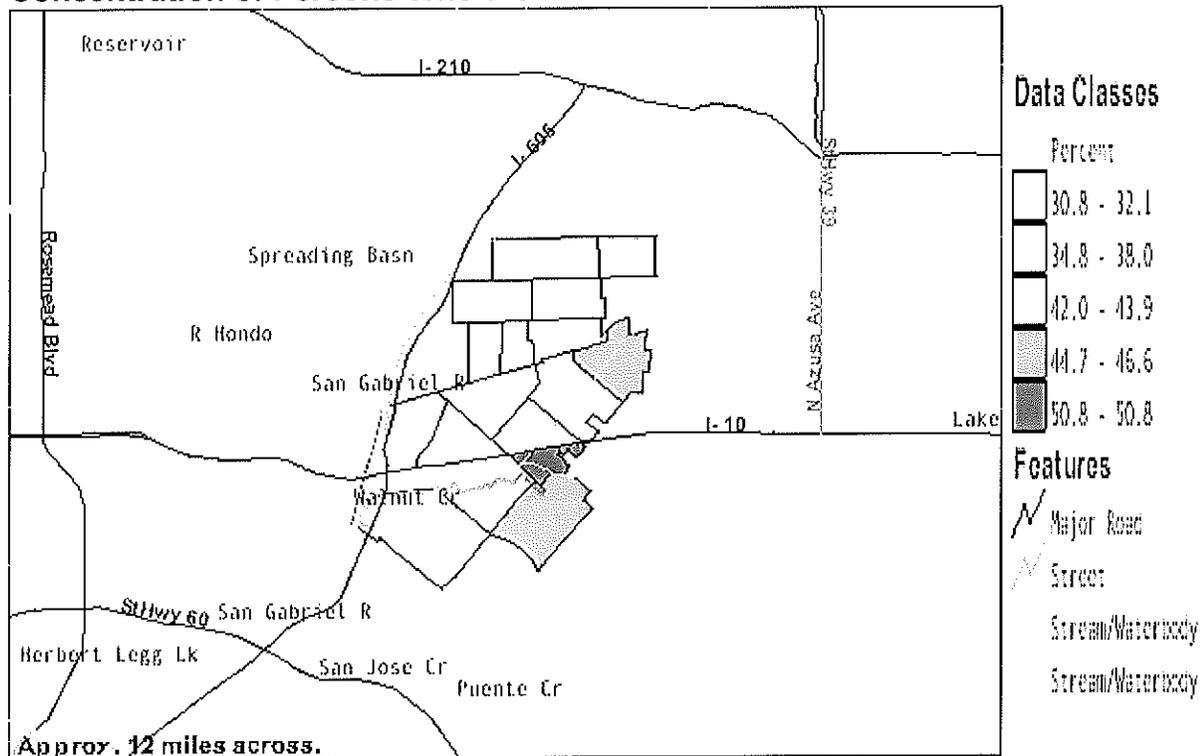
Source: US Department of Commerce, Bureau of the Census, 2000 Census Reports; U.S. Department of Housing and Urban Development

City of Baldwin Park: Eligible CDBG Target Areas Map



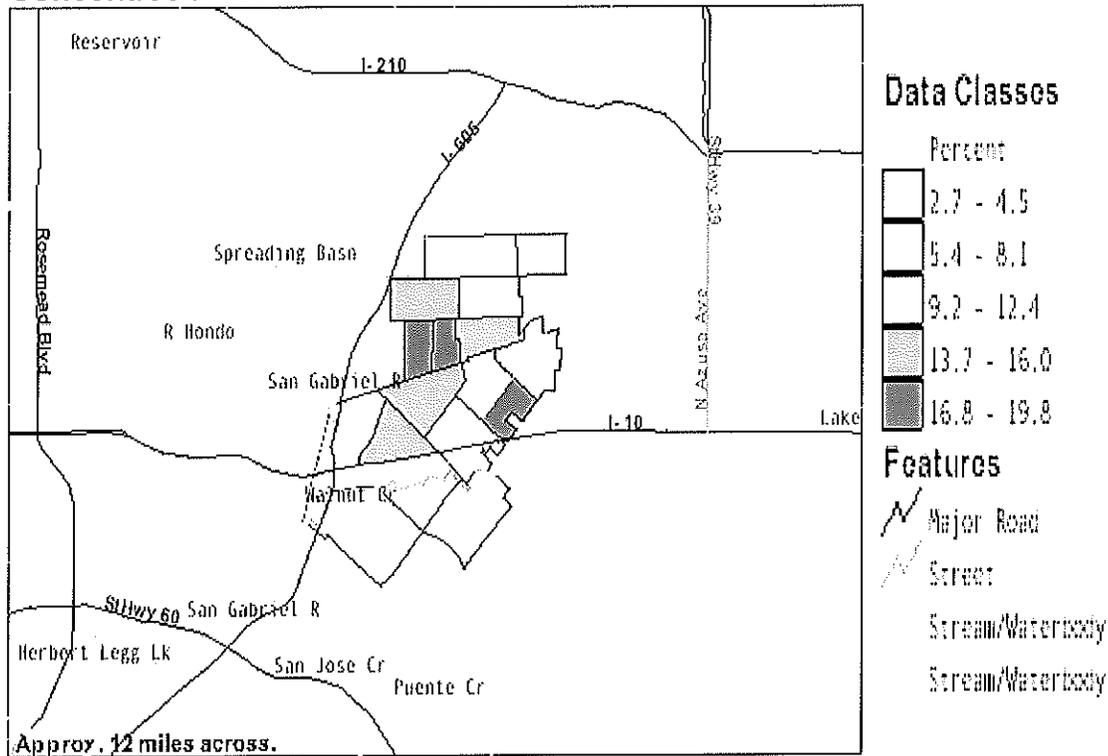
The 2000 Census reports that minority groups constitute 93% of the City's population. For the purposes of the Consolidated Plan, the City defines an area of minority concentration as a census tract in which 51% or more of the census tract population is minority. A high concentration is 75% or more minority persons in the census tract. Based on these criteria, the 2000 Census identifies all of the City's Census Tracts (18 total) having a high concentration of minorities. Hispanics are abundant throughout the City; however, they have the highest concentration in at least nine of the City's Census Tracts.

**City of Baldwin Park  
Concentration of Persons Who are White Alone: 2000**

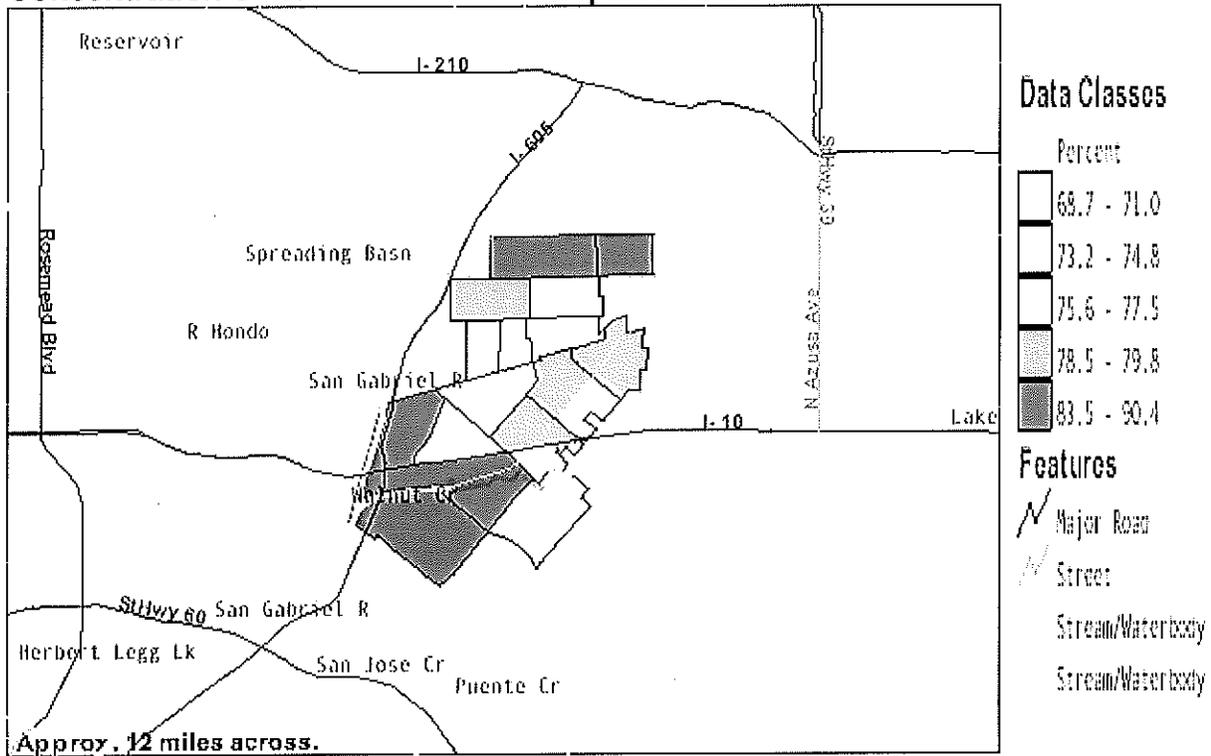


Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, and P7

**City of Baldwin Park**  
**Concentration of Persons Who are Asian Alone: 2000**



**City of Baldwin Park**  
**Concentration of Persons Who are Hispanic Alone: 2000**



#### **A.1.d. Special Needs Populations**

This section examines the housing needs of different categories of household that are disadvantaged in finding decent, affordable housing. These households include large families, single persons, the elderly, and the disabled (including persons with HIV).

#### **Large Households**

Large households are defined as households with five or more persons. Large households are usually included as a special needs group because they require larger dwelling units. Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because rental units are typically smaller than single-family units. In 2000, 44.1% of all the rental households or 2,915 households in Baldwin Park were large renter households. Of these, approximately 1,135 households were from low-income renter households (50% MFI).

The total number of large households in Baldwin Park in 2000 was 7,399 or 43.7% of all households. A substantial number of the householders are reflective of the City's growing Hispanic and Asian origin populations who tend to have larger and extended families. Compared to Los Angeles County's large household percentage of 19.4%, Baldwin Park is substantially higher.

#### **Single Person Households**

The Census reports a decrease in the number of single-person households between 1990 and 2000, from 1,990 (10.5%) households to 1,379 (8.1%). The decrease in single person households is a reflection of the City's changing demographics, including the escalation of the Hispanic and Asian populations whose cultural preferences tend greater toward family households. In addition, like vacancy rates, single person households are a reflection of the adequacy or inadequacy of the supply of housing relative to demand. Single person households have no unmet special needs, because they are generally the most adaptable of all housing groups-- they are able to absorb oversupply when available or join with other households in tight housing markets.

#### **Female-Headed Households**

Single-parent female households require special consideration and assistance because of their greater need for childcare, health care, and other facilities. Female-headed households with children tend to have lower incomes, thus limiting housing availability for this group. In 2000, 2,963 of the households in Baldwin Park (or 17.5% of the household population) were female-headed. Of this amount, 1,637 (9.7%) had children under the age of 18 residing with them. Approximately 29% of these families were living below poverty. Since 1990, the US Census Bureau reports relatively no change in the poverty level for this population group.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, particularly for the single parent who becomes unable to work. As a result of not working, the parent cannot provide for basic necessities such as food and housing to their children.

Affordability needs of female-headed households can be addressed through rent subsidies, affordable childcare, and family housing in proximity to commercial uses, recreational facilities and public transit. The City of Baldwin Park encourages the use of these programs and services particularly among female-headed households with children. For example, the City provides a Voucher Child Care Program and subsidized recreation for low-income families. In addition programs like Section 8 are available, however these type of services (i.e., rental subsidy) experience very long waiting lists and consequently the householder has no choice but to double up with other family members to afford housing.

The City's Housing Division and Recreation Department provide housing and supportive services that can help stabilize female-headed households. The Teri G. Muse Family Service Center provides information on free or low cost health and social services. The Center offers referrals to homeless shelters, food banks, legal aid, counseling services, medical care, as well as transportation tokens.

### **Elderly and Frail Elderly**

According to the 2000 Census, 6.2% of the population or 4,666 persons in Baldwin Park are over the age of 65, compared to 9.7% of the County elderly population. From Baldwin Park's elderly, at least 1,919 persons (2.6%) are 75 years of age or older.

Four main concerns are generally associated with the elderly:

- **Income:** People over 65 are usually retired and living on a fixed income.
- **Health Care:** The elderly have a higher rate of illness and health needs.
- **Transportation:** Mobility is more difficult for the elderly; therefore, public transit is essential.
- **Housing:** Many elderly live alone and rent.

The special needs of the elderly relate to their fixed income situation. Housing affordability is a big concern for elderly (renters in particular) on fixed incomes, as housing prices often increase at faster rates than incremental income adjustments. Per HUD's Comprehensive Housing Affordability Strategy (CHAS) Databook, Baldwin Park has 1,157 elderly households (428 renters and 1,203 owners) in the low and moderate-income (80% MFI) group. Of these, 394 senior households are below the County's 30% median family income (\$12,656). In terms of housing overpayment, 60% of the elderly renters and 28% of the elderly owners are paying more than 30% of their income for housing.

The special needs of the elderly also relate to their disabilities. According to the 2000 Census, 51% of the elderly in Baldwin Park are disabled. These persons require special home care or assistance with daily chores and home tasks and/or require special housing construction (i.e., ramps and handrails) and location assistance (in proximity to public facilities and transportation).

According to the California Care Licensing Division there are no elderly residential facilities available within Baldwin Park. Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans for persons 60 years of age and over. RCFEs are also known as assisted living facilities, retirement homes and board and care homes. The residents in these facilities require varying levels of personal care and protective supervision without skilled nursing services.

Adult Day Care Facilities (ADCF) are also limited in Baldwin Park. These facilities provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting. There is currently one facility of this type for the elderly in Baldwin Park (CASA CARDENAS); however, its capacity is limited to 12 beds.

A more abundant supply of other types of homes--nursing homes-- are available in Baldwin Park. These senior communities care for individuals who have needs greater than can be met in an assisted living or board and care community. Nursing homes are considered health care facilities and thus can care for residents with complex and potentially serious medical problems such as IV therapy, wounds, or infections. Nursing homes also can provide rehabilitation on a short-term basis after a hospitalization for injury or illness and Medicare may cover these costs. The following is a summary of Baldwin Park's inventory. (Source: CalRegistry.Com)

Coast Care Convalescent Center 14518 E. LOS ANGELES ST. BALDWIN PARK	Capacity: 48
--	--------------

Garden View Care Center 14475 GARDEN VIEW LANE BALDWIN PARK	Capacity: 97
---	--------------

Rose Convalescent Hospital 3541 PUENTE AVENUE BALDWIN PARK	Capacity: 49
--	--------------

Sierra View Care Center 14318 OHIO STREET BALDWIN PARK	Capacity: 98
--	--------------

The City of Baldwin Park has attempted to address the needs of its elderly through a variety of projects and services, including a number of senior public housing projects. There are four known retirement centers or guest homes in the community. In addition, the City offers senior housing such as the 77-unit Clark Terrace, the 74-unit and 75-unit TELACU Apartments, the 12-unit Robert McNeill Project, and the 71-unit Thomas

Safran Project. In addition, Section 8 vouchers, housing rehabilitation, and other senior assistance services are available.

Support services provided for the elderly in Baldwin Park include Meals on Wheels, Dial A Ride Transportation, and a Housing Referral Program through the Julia McNeill Senior Center. In addition, the Recreation Department and the Senior Center provide a number of human service programs, nutrition programs, case management, and a myriad of other services to further enhance the quality of life for seniors.

Other elderly services include Home Improvement Loans for low and moderate (0 to 80% MFI) income seniors. A maximum of \$35,000 may be borrowed to do home maintenance and improvements and is not required to be paid back until the house is either sold or ownership transferred. Also, seniors may be eligible for a residential rehabilitation grant up to a maximum of \$5,000 for various home improvements and emergency repair. The City, furthermore, provides landlord/tenant information and assistance through the Fair Housing provider.

### **Persons with Disabilities**

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The proportion of disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. In 2000, 16,327 residents in Baldwin Park had work, mobility, and/or self-care limitations, representing approximately 22% of the population and an increase of 141% from the 6,752 disabled residents in 1990.

Housing opportunities for the disabled can be addressed through the provision of affordable, barrier-free housing. Other programs, such as rehabilitation assistance, are needed to enable disabled renters and homeowners the opportunity to modify their dwellings to improve accessibility. However, more severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

A variety of licensed residential care facilities are located near Baldwin Park to serve the disabled population. These facilities provide 24-hour non-medical care for persons 18-59 who are unable to provide for their own daily needs. Persons may be physically handicapped, developmentally disabled, and/or mentally disabled. The following table summarizes the total capacity of these facilities.

**Table 12**  
**City of Baldwin Park**  
**Licensed Residential Care Facilities for Adults**

<b>Agency</b>	<b>Capacity</b>
The Agnes Guest Home 3019 N. Big Dalton 626-337-3704	18
Andrade Family Home 4326 N. Maine Street 626-851-0107	2
Crystal Manor 3406 Baldwin Park Blvd. 626-337-1424	26
Kay's Guest Home 3748 North Grace 626-962-8022	23
Melrose Home 4174 Center Street 626-813-7525	6
Nelville Guest Home 3762 Baldwin Park Blvd. 626-962-8883	6
Nelville Guest Home 4828 Cutler Street 626-814-4783	4
Nelville Guest Home- Stewart 4440 Stewart Ave. 626-480-8110	6
Santos Loving Home Care 3319 Via Rancho Ave. 626-337-4181	6
Durazo, J. & J. FAMILY HOME 3775 Athol Avenue	2 (For Children)

Source: State of California: Community Care Licensing Division

The City offers many services to assist persons with disabilities, including Meals on Wheels Program, which provides meals to the disabled and homebound. The City's Dial-A-Ride also provide free transportation to people with disabilities. In addition, the City offers a Residential Rehabilitation Loan Program and a Residential Grant Program to facilitate housing improvements.

Several local and regional programs also provide needed social services for the disabled. These include:

- Los Angeles County Department of Health Services

- San Gabriel/ Pomona Regional Center
- California Department of Developmental Services: The Department of Developmental Services directly operates five State Developmental Centers and two smaller state-operated community facilities. The Center closest to Baldwin Park is the Lanterman Regional Center in Pomona. The facility provides services to individuals who have been determined to require programs, training, care, treatment and supervision in a structured health facility setting on a 24-hour basis. The five developmental centers are licensed and certified acute care hospitals and serve individuals with developmental disabilities in distinct parts licensed and certified as Nursing Facility (NF) and Intermediate Care Facility/Mentally Retarded (ICF/MR) services.

### **People with HIV Infection and AIDS**

According to statistics provided by the Los Angeles County Health and Human Services Department, cumulatively through December 31, 2004, there have been 136 AIDS cases in Baldwin Park. Of these, 72 have resulted in death. Due to potential discrimination and low reportability, information on this special group and their needs is limited. The Los Angeles County Department of Public Health, Epidemiology Unit, notes that information on persons with HIV who do not have AIDS is unavailable at this time. Since HIV infection only became reportable in July of 2002, the Los Angeles County Department of Public Health is unable to report on non-AIDS HIV data in Baldwin Park.

The following is a summary of the characteristics involving the Baldwin Park AIDS cases:

**Table 13  
Number of AIDS Cases  
Baldwin Park (ZIP=91706)**

<i>Living Status by Demographics; Data as of 12/31/04</i>			
	Deceased	Alive*	Row Total
<b>AGE AT DIAGNOSIS</b>			
0-29	12	15	17
30-39	37	30	67
40-49	12	14	26
50+	11	5	16
<b>SEX</b>			
Male	64	58	122
Female	8	6	14
<b>RACE</b>			
White	16	8	24
Hispanic	47	46	93
Other	9	10	19
<b>MODE OF EXPOSURE</b>			
Homosexual or Bisexual Male	45	37	82
Risk Not Specified	8	13	21
Risk Specified- Other	19	14	33
<b>Column Total</b>	<b>72</b>	<b>64</b>	<b>136</b>

\*Persons Living With AIDS as of 12/31/04

Source: Los Angeles Co. AIDS Epidemiology Unit

Note: Data reported in 2004 are provisional.

The 136 AIDS cases identified represent a 3% increase in Baldwin Park's AIDS population since 1999. The greatest impact is to Hispanic males ages 30-39, who represent the largest segment of the AIDS cases in the community.

The National Commission on AIDS estimates that approximately one-third to one-half of all people infected with AIDS is either homeless or at-risk of becoming homeless. This is due primarily to failing health conditions, which limit the victim's ability to work or function and consequently less income. In addition, as the person's condition worsens, the need for special health care and regular medical attention increases.

There are no residential housing projects for people with AIDS in Baldwin Park. However, the following licensed residential facilities for people with AIDS are available within Los Angeles County.

**Table 14  
City of Baldwin Park  
Nearby Housing Facilities for People with AIDS**

<p>Facility No: 198203250  <b>SALVATION ARMY ALEGRIA, THE</b>  <u>2737 SUNSET BLVD</u>          LOS ANGELES, CA 90026          (323) 454-4200          Capacity: 75</p>	<p>Facility No: 198200365  <b>SERRA PROJECT CASA MADONA</b>  <u>1809 BOUETT STREET</u>          LOS ANGELES, CA 90012          (213) 413-0306          Capacity: 15</p>
<p>Facility No: 198200490  <b>SERRA PROJECT 12TH AVENUE, THE</b>  <u>1428 12TH AVENUE</u>          LOS ANGELES, CA 90019          Capacity: 6</p>	<p>Facility No: 19820105  <b>PALMS RESIDENTIAL CARE FACILITY</b>  <u>8480 SOUTH FIGUEROA</u>          LOS ANGELES, CA 90003          (323) 751-3330          Capacity: 25</p>

Source: California Community Care Licensing Division

The following organizations also provide housing services for persons infected with HIV and AIDS in the San Gabriel Valley:

**Table 15  
Housing Resources for People with AIDS in San Gabriel Valley**

**AIDS Service Center (ASC) -**  
[www.aidservicecenter.org](http://www.aidservicecenter.org)

**Program Description:** Provides resources and referrals for PWAs needing housing. Short term rental, mortgage and utility assistance. Referrals to affordable housing and money management classes.

**Address:**  
 1030 S. Arroyo Parkway  
 Pasadena, CA 91105  
 (626) 441-8495

**Friends in Deed House**

**Program Description:** Provides shelter referrals, hotel vouchers, clothing and food.

**Address:**  
 444 E. Washington Blvd.  
 Pasadena, CA 91104  
 (626) 797-6072

**Foothill AIDS Project (FAP) -**  
[www.fapinfo.org/mission.htm](http://www.fapinfo.org/mission.htm)

**Program Description:** Provides housing case management and information and referrals to HOPWA Section 8, emergency utility, financial assistance and referrals to transitional living facilities.

**Address:**  
 233 W. Harrison Ave.  
 Claremont, CA 91711  
 (909) 482-2066

**Housing Rights Center -** [www.hrc-la.org](http://www.hrc-la.org)

**Pasadena Location**

**Program Description:** Provides assistance to landlords and tenants and mediates discrimination and other housing complaints.

**Address:**  
 1020 N. Fair Oaks Ave.  
 Pasadena, CA 91103

**Info Line - [www.infoline-la.org](http://www.infoline-la.org)**

**Program Description:** Operates an information and referral hotline for social services in Los Angeles County, including referrals for food and shelters. (626) 350-1841

**Los Angeles County Community Development Commission -**

**[www.lacdc.org/housing/section8/apply.shtm](http://www.lacdc.org/housing/section8/apply.shtm)  
County Wide - Housing Authority / Section 8 Program**

**Program Description:** Provides rent subsidies on behalf of eligible families to private landlords and public housing projects in the county of Los Angeles.

**Address:**

12131 Telegraph Road  
Santa Fe Springs, CA 90670  
(800) 731-4663

**Serra Project - [www.serraproject.org](http://www.serraproject.org)  
Community Housing Options at Independent Supported Sites (CHOISS)**

**Program Description:** Provides permanent supportive housing for individuals who are HIV symptomatic or living with AIDS; have a second diagnosis such as physical disability, mental illness, substance abuse, domestic violence; and are currently homeless. Also houses immediate family members. Clients must be referred by their case manager.

**Address:**

1030 S. Arroyo Parkway, 2nd floor  
Pasadena, CA 91105  
(626) 403-4222, 403-4220

Source: Los Angeles County Housing Division, HOPWA Program

Persons with HIV and AIDS need a broad range of other services, including counseling, transportation, and food. AIDS and HIV services are funded by the Los Angeles County Department of Health Services through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990, and include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services. Baldwin Park's Family Resource Center assists in providing information and referral appropriate to AIDS-service agencies.

Very low and low-income persons diagnosed with AIDS and related diseases are offered rental assistance under the City's Section 8 Rental Assistance Program. In addition, the Residential Rehabilitation Loan Program and the Residential Grant Program are available to assist AIDS persons with improvements needing to their homes. The Meals on Wheels Program, case management, and transportation services are also available to persons afflicted with AIDS/HIV.

(626) 791-0211

**Los Angeles Homeless Service Authority -**

**[www.lahsa.org/programs/emergencyhousing.htm](http://www.lahsa.org/programs/emergencyhousing.htm)**

**Program Description:** Provides a list of homeless shelters in Los Angeles County.

**Address:**

548 S. Spring St., #400  
Los Angeles, CA 90013  
(213) 683-3333

**Los Angeles Coalition to End Hunger & Homelessness -**

**[www.lacehh.org](http://www.lacehh.org)**

**Program Description:** Works to eliminate hunger and homelessness through public education, technical assistance, public policy analysis, advocacy, organizing and community action. The 24-hour Public Policy Hotline is (213) 612-5190.

**Address:**

520 S. Virgil Ave. #300  
Los Angeles, CA 90020  
(213) 439-1070

**U.S. Department of Housing and Urban Development -**

**[www.hud.gov](http://www.hud.gov)**

**Program Description:** Provides information on buying a HUD home and finding a HUD lender, applying for public housing and Section 8, and filing a housing discrimination complaint.

### **Persons with Drug/ Alcohol Addictions**

Drug and alcohol addicts are defined as those who use drugs and consume alcohol excessively and impairingly. These persons are included in the Special Needs Group because their behavior often results in a loss of financial status. Addicts experience

poor job performance while the costs for maintaining their addiction increases. Eventually, the behavior creates a housing crisis for many abusers.

Abusers of alcohol or drugs have special housing needs during treatment and recovery. Group homes usually provide an appropriate setting for treatment and recovery. Affordable rental units provide housing during the transition to a responsible and healthy lifestyle.

It is not clear how many persons in Baldwin Park have drug and alcohol addictions. Drug and alcohol addictions are complex illnesses. The path to addiction begins with the act of taking drugs. Over time, a person's ability to choose not to take drugs is compromised. This in large part is the result of the effects of prolonged drug use on brain functioning, and thus on behavior. Addiction, therefore, is characterized by compulsive, drug craving, seeking, and use that persists even in the face of negative consequences.

According to the Key Health Indicators by Service Area in Los Angeles County for the years 2002-2003, the rate of drug-related deaths in the San Gabriel Valley region is 6.6% among adults. In addition, approximately 14.9% of adults report binge drinking at least five times (four times for women) in the last 30 days. Although these rates are the lowest rates amongst the County's eight service areas, they are significantly higher than the rate targeted by the County (1% and 6%) for the year 2010.

The Annual Review of Participants in Alcohol and Drug Programs conducted by the Los Angeles County Alcohol and Drug Program Administration in 2002-2003 suggests that the primary source of these addictions is cocaine (22.2%), alcohol (21.8%) and methamphetamines (19%). Unemployment is high among these users (84%) and at least 1 in 5 report being homeless. Approximately 6% of female users who receive treatment report being pregnant.

The following licensed organizations near Baldwin Park provide for the treatment of persons with drug or alcohol addictions:

**Table 16**  
**City of Baldwin Park**  
**Licensed Drug and Alcohol Treatment Facilities**

Facility No.	Name	Address	Phone	Distance	Maps
1	Stepping Stones Home	17727 East Cypress Street Covina, CA 91722	(626) 967-2677	3.61 miles	<a href="#">Map It!</a>
	<b>Primary Focus:</b> Substance abuse treatment services <b>Services Provided:</b> Substance abuse treatment, Halfway house <b>Type of Care:</b> Residential long-term treatment (more than 30 days)				
2	Mid Valley Recovery Services Inc Omni Center Casa de Paz	3430 Cogswell Road El Monte, CA 91732	(626) 453-3400	3.84 miles	<a href="#">Map It!</a>
	<b>Primary Focus:</b> Substance abuse treatment services <b>Services Provided:</b> Substance abuse treatment, Halfway house <b>Type of Care:</b> Residential long-term treatment (more than 30 days) <b>Website:</b> <a href="http://www.mvrecovery.org">http://www.mvrecovery.org</a>				
3	Phoenix House of California Monrovia Center	343 West Foothill Boulevard Monrovia, CA 91016	(626) 357-8612	4.12 miles	<a href="#">Map It!</a>
	<b>Primary Focus:</b> Substance abuse treatment services <b>Services Provided:</b> Substance abuse treatment <b>Type of Care:</b> Residential long-term treatment (more than 30 days) <b>Special Programs/Groups:</b> Persons with HIV/AIDS, Women, Residential beds for clients' children <b>Website:</b> <a href="http://www.phoenixhouse.org">http://www.phoenixhouse.org</a>				
4	Stepping Stones Home Colby House II	18417 Orkney Street Azusa, CA 91702	(626) 967-1263	4.25 miles	<a href="#">Map It!</a>
	<b>Primary Focus:</b> Substance abuse treatment services <b>Services Provided:</b> Substance abuse treatment, Halfway house <b>Type of Care:</b> Residential long-term treatment (more than 30 days) <b>Special Programs/Groups:</b> Women, Residential beds for clients' children				
5	Walden House Female Offender Trt/Employment Program	12423 Dahlia Avenue El Monte, CA 91732	(626) 258-0300	4.29 miles	<a href="#">Map It!</a>
	<b>Primary Focus:</b> Substance abuse treatment services <b>Services Provided:</b> Substance abuse treatment <b>Type of Care:</b> Residential long-term treatment (more than 30 days) <b>Special Programs/Groups:</b> Persons with co-occurring mental and substance abuse disorders, Gay and lesbian, Pregnant/postpartum women, Women, Residential beds for clients' children, Criminal justice clients <b>Website:</b> <a href="http://www.waldenhouse.org">http://www.waldenhouse.org</a>				
6	Stepping Stones Home Frans Place	823 East Cypress Street Covina, CA 91722	(626) 967-2677	5.23 miles	<a href="#">Map It!</a>
	<b>Primary Focus:</b> Substance abuse treatment services <b>Services Provided:</b> Substance abuse treatment, Halfway house <b>Type of Care:</b> Residential long-term treatment (more than 30 days)				
7	Eaton Canyon Foundation Eaton Canyon Recovery System/Res Trt	3323 East Fairpointe Street Pasadena, CA 91107	(626) 798-0150	8.26 miles	<a href="#">Map It!</a>

**Primary Focus:** Substance abuse treatment services  
**Services Provided:** Substance abuse treatment, Detoxification, Halfway house  
**Type of Care:** Residential short-term treatment (30 days or less), Outpatient, Partial hospitalization/day treatment  
**Website:** <http://eatoncanyon.org>

Absolute Control Transitional Counseling Center Inc	2331 East Foothill Boulevard Pasadena, CA 91107	(626) 792-8797	8.48 miles	<a href="#">Map It!</a>
---	--	----------------	------------	-------------------------

8  
**Primary Focus:** Substance abuse treatment services  
**Services Provided:** Substance abuse treatment, Halfway house  
**Type of Care:** Hospital inpatient, Residential short-term treatment (30 days or less), Residential long-term treatment (more than 30 days), Outpatient, Partial hospitalization/day treatment.  
**Website:** <http://www.4absolutecontrol.com>

Share Unit	1628 North Oxford Avenue Pasadena, CA 91104	(800) 798-6606	9.97 miles	<a href="#">Map It!</a>
------------	--	----------------	------------	-------------------------

9  
**Primary Focus:** Substance abuse treatment services  
**Services Provided:** Substance abuse treatment, Halfway house  
**Type of Care:** Residential short-term treatment (30 days or less), Outpatient, Partial hospitalization/day treatment  
**Special Programs/Groups:** Seniors/older adults

Walter Hoving Home	127 South El Molino Avenue Pasadena, CA 91101	(626) 405-0950	10.22 miles	<a href="#">Map It!</a>
--------------------	--	----------------	-------------	-------------------------

10  
**Primary Focus:** Substance abuse treatment services  
**Services Provided:** Substance abuse treatment, Detoxification, Halfway house  
**Type of Care:** Residential short-term treatment (30 days or less), Residential long-term treatment (more than 30 days), Outpatient  
**Special Programs/Groups:** Persons with co-occurring mental and substance abuse disorders, Seniors/older adults, Women  
**Website:** <http://www.walterhovinghome.com>

Source: Substance Abuse and Mental Health Services Administration, Facility Treatment Search Engine December 2004

### A.1.e. Estimates of Current Housing Needs

Housing need is defined as the gap between the type of housing required by the City's existing and projected residents and the type of housing available.

Housing needs for Baldwin Park are based on Census data, surveys, and information and community input. Based on this information, areas of local housing needs in Baldwin Park include:

- Conserving and improving the existing supply of affordable housing;
- Providing adequate housing sites for a variety of housing types;
- Assisting in the development of affordable housing;
- Removing governmental constraints to the development of housing; and
- Promoting equal housing opportunities.

According to the 2000 Census, 507 (3%) of the households in Baldwin Park were units with physical defects, 6,315 (37%) had overpayment issues, and 7,864 households had overcrowded conditions (46%). The housing assistance needs of renters were much

greater than owners, despite the 61% to 39% ratio of homeowners to renters in Baldwin Park. Among the household types, approximately 66% of the low and moderate-income households experienced some type of housing issue. The biggest impact to low and moderate-income homeowners in Baldwin Park was housing cost burden.

### **Housing Needs of Low and Moderate Income Persons**

The following CHAS Table IC summarizes the housing assistance needs of low and moderate-income households in the City based on information provided by the 2000 Census. Households with housing problems are defined by HUD and include:

- Occupying units with physical defects (lacking complete kitchen or bathroom)
- Living in overcrowded conditions (more than one person per room); and
- Experiencing a housing cost burden, including utilities, exceeding 30 percent of gross income.

Based on these criteria, in 2000, approximately 66% of the households experienced some kind of housing problems. The housing assistance needs among renters (76% of the 6,652 renter households) was greater than owners (60% of 10,280 owner-households). Among the household types, large family tenants (92%) and large family owners (81%) were most likely to experience housing problems and elderly owners reported the lowest incidence of housing problems (28%).

The types of problems faced by the household varied according to household incomes, types, and tenure. Housing cost burden in Baldwin Park was a contributing factor to housing problems faced by most homeowners (37% with > 30% cost burden and 17% with > 50% cost burden), regardless of income. A high proportion of (76%) renters experienced one or more housing problems; however, the problems were most severe for large families in the extremely low and low -income categories, who reported cost burden problems in 100% of the households.

Table 17

SOCDS CHAS Data: Housing Problems Output for All Households											
Name of Jurisdiction:				Source of Data:			Data Current as of:				
Baldwin Park city, California				CHAS Data Book			2000				
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
Extremely Low Income <=30% MFI	195	454	520	120	1,289	199	214	148	50	611	1,900
% with any housing problems	66.7	95.8	100	70.8	90.8	52.8	69.6	97.3	70	70.9	84.4
% Cost Burden >30%	66.7	87	93.3	70.8	84.9	52.8	67.8	70.3	70	63.7	78.1
% Cost Burden >50%	61.5	80.4	80.8	62.5	76	30.2	56.1	67.6	50	49.9	67.6
Low Income >30 to <=50% MFI	118	515	615	90	1,338	199	257	405	55	916	2,254
% with any housing problems	71.2	95.1	100	83.3	94.5	24.6	75.1	100	72.7	75	86.6
% Cost Burden >30%	71.2	95.1	78.9	83.3	84.8	24.6	72	96.3	72.7	72.5	79.8
% Cost Burden >50%	42.4	44.7	17.1	50	32.1	17.6	68.1	79	54.5	61.1	43.9
Moderate Income >50 to <=80% MFI	57	710	745	55	1,567	389	565	870	34	1,858	3,425
% with any housing problems	50.9	67.6	91.9	100	79.7	24.2	81.4	91.4	55.9	73.6	76.4
% Cost Burden >30%	50.9	34.5	20.1	100	30.6	24.2	75.2	70.1	55.9	61.8	47.5
% Cost Burden >50%	0	1.4	0	0	0.6	12.6	41.6	22.4	44.1	26.6	14.7
Total Low and Moderate Income Households	370	1679	1880	265	4194	787	1036	1423	139	3385	7579
Total Households	428	2,754	3,010	460	6,652	1,202	4,191	4,338	549	10,280	16,932
% with any housing problems	60	64.1	91.7	55.4	75.7	28.1	50.4	80.8	42.6	60.2	66.3

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs.

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.

**A.1.f. Projection of Future Housing Needs**

Cities are required by State Housing law to address housing needs for all economic segments of their community. In practice, this means that cities must identify "existing" housing needs in the community based upon household income levels, projected

“future” housing needs for each income level, and appropriate programs to address these housing needs.

As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction. RHNA determinations also calculate the projected new construction necessary to accommodate the anticipated population through 2005. The construction need is calculated by factoring in projected population, vacancy rates, housing market removals, and existing housing stock. As illustrated in the following table, Baldwin Park is required to provide for the construction of 475 new dwelling units during this planning period. Of these new units, 119 should be affordable to very low-income households, 81 to low-income households, 100 to moderate-income households, and 176 to above moderate-income households.

Existing housing need is defined in the RHNA as households in Very Low and Low-Income groups (earning less than 50% and 80% of the County media, respectively), which pay over 30% of their total income for housing. These income categories differ from the four categories established by HUD for the Consolidated Plan. The RHNA assumes that households with a Moderate or Above Moderate-Income are not in need of housing assistance. The RHNA estimates that 54% of total households in the City are in need of housing assistance, of which 61% are owners and 39% are renters.

**Table 18**  
**City of Baldwin Park**  
**RHNA New Housing Construction Needs by Income Group**

FINAL ADOPTED NUMBERS BY INCOME		
Household Growth	240	
Vacancy Adjustment	14	
Housing Unit Loss Adjustment	221	
<b>Construction Need</b>	<b>475</b>	
<b>The following table shows the distribution of housing construction need by income level.</b>		
Very Low	119	25%
Low	81	17%
Moderate	100	21%
Above Moderate	176	37%
Annual Need	63	

Source: Baldwin Park Community Development Department/ 2001 Housing Element and Southern California Association of Governments, Final Numbers November 2000

## **A.2 Homeless Needs**

This section describes the nature and extent of homelessness in Baldwin Park as well as a summary of persons and families at-risk of becoming homeless. This section also includes an inventory of programs and facilities available to serve the homeless and

those threatened by homelessness. Service and facility gaps in the continuum of care are also identified.

The United States Department of Housing and Urban Development's Continuum of Care model recognizes that all homeless persons are not at the same level of stability and addresses a variety of needs. Recognized components of the Continuum of Care include: Prevention, Outreach & Assessment, Emergency Shelter, Transitional Housing, Permanent Housing and Permanent Supportive Housing, and Supportive Services.

It is the goal of the City of Baldwin Park to coordinate services and facilities available for the homeless as a continuum of care. A continuum of care begins with a point of entry in which the needs of a homes individual or family are assessed. Once a needs assessment is completed, the person/ family may be refereed to permanent housing or transitional housing where supportive services are provided to prepare them for independent living.

The Los Angeles Continuum of Care (LACoC) includes all areas of the County except for the cities of Long Beach, Glendale and Pasadena, and includes an estimated 74,900 homeless people. At 4,083 square miles, the County of Los Angeles is the largest urban county in the nation and one of the most racially diverse and ethnically varied counties in the United States. To ensure local control and planning, LAHSA divides the County into eight geographic areas designated as Service Planning Areas (SPAs). Each Service Planning Area is expected to have a balance of homeless services.

LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies, and elected officials to determine priority needs and services from an individual, regional, and countywide basis.

The East San Gabriel Valley Consortium on Homelessness, in collaboration with the Los Angeles Homeless Services Authority (LAHSA), is the umbrella organization for the Continuum of Care system in the east San Gabriel Valley. Comprised of community-based organizations, elected officials, city representatives, business sector representatives, veterans service organizations, public entities, churches, hospitals, health care facilities, law enforcement, local high schools, community colleges, state universities, and concerned individuals, the Consortium works toward the development of a system that nurtures and strengthens the services available for homeless persons. Ultimately, the goal of the Consortium is to give homeless persons an opportunity to become self-sufficient members of the community.

#### **A.2.a. Nature and Extent of Homelessness**

In February 2003, the East San Gabriel Valley Consortium on Homelessness and the City of Covina commissioned the Institute for Urban Research and Development to conduct an enumeration of the homeless in the east San Gabriel Valley. The intent of the project was to enhance the region's knowledge of the number and background of homeless persons living in the east San Gabriel Valley on any given day. Utilizing

HUD's definition for homeless, a task force was formed to conduct a street-based and service-based point-in-time count of the homeless between the following boundaries: the 605 Freeway on the west, the 57 Freeway on the east, the 210 Freeway on the north, and the 60 Freeway on the south. Persons that met one or more of the following conditions were counted in the survey:

- Living in places not meant for human habitation (i.e., parks, cars, sidewalks, abandoned buildings);
- Living in an emergency shelter; \
- Living in transitional or supportive housing for homeless persons

The survey identified approximately 2,703 adults and children in the 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 estimate reflects a 29% increase in homelessness in Baldwin Park over the 1990 estimate of 44 homeless persons. Given the point-in-time methodology used to count the homeless, it should be noted that neither the 1990 nor the 2003 figures should be considered complete or adequate indicators of the homeless in Baldwin Park. Nonetheless, they provide a representative sample and awareness of the issue. In the 2003 enumeration, more than two of three homeless adults surveyed in the area indicated that their last address/ place of residency was in the east San Gabriel Valley. As demonstrated in the table below, the City of Pomona had the highest concentration (37.8%) of displaced adults who became homeless and the City of Baldwin Park had the least (4%).

**Table 19**  
**2003 Homeless Census of the East San Gabriel Valley**  
**City of Last Address Within the East San Gabriel Valley**

<b>CITY</b>	<b>NUMBER</b>	<b>Percent</b>
Azusa	119	8.4%
Baldwin Park	57	4.0%
Covina	102	7.2%
El Monte	219	15.5%
Glendora	73	5.2%
La Puente	126	8.9%
Pomona	534	37.8%
West Covina	113	8.0%
Other ESGV Communities	70	5.0%
<b>TOTAL</b>	<b>1,413</b>	<b>100%</b>

Source: *East San Gabriel Valley Homeless Count* by The Institute for Urban Research and Development, March 2003

On a typical day, the Family Services Center of Baldwin Park reports helping 3 to 5 homeless individuals or families who are homeless. The Baldwin Park Family Service Center is a community resource available to individuals who need social services such

as food, transportation, and referrals. The Center has approximately 1500 persons registered for services. Since the Center is located across the street from a park where homeless individuals meet and pick up site for the cold weather shelter, the Center is patronized by the homeless regularly.

According to the National Coalition for the Homeless, two trends are largely responsible for the rise in homelessness over the past years: a simultaneous increase in poverty and a growing shortage of affordable rental housing.

**Poverty:** Poor people are frequently unable to pay for housing, food, child care, health care, and education. Difficult choices must be made when limited resources cover only some of these necessities. Often it is housing that's dropped because it absorbs such a high proportion of income. Poverty is exacerbated by declining employment opportunities and less public assistance.

**Affordable Housing:** The lack of affordable housing and the limited scale of housing assistance programs contribute to the current housing crisis and to homelessness. Housing assistance can make the difference between stable housing, precarious housing, or no housing at all. However, the demand for assisted housing clearly exceeds the supply.

Within the context of poverty and the lack of affordable housing, the National Coalition for the Homeless also cites the following indicators among the homeless:

**Lack of Affordable Health Care:** For families and individuals struggling to pay the rent, a serious illness or disability can start a downward spiral into homelessness.

**Domestic Violence:** Battered women who live in poverty are often forced to choose between abusive relationships and homelessness.

**Mental Illness:** Despite the disproportionate number of severely mentally ill people among the homeless population, increases in homelessness are not attributable to the release of severely mentally ill people from institutions. Most patients were released from mental hospitals in the 1950s and 1960s, yet vast increases in homelessness did not occur until the 1980s, when incomes and housing options for those living on the margins began to diminish rapidly.

**Addiction Disorders:** While rates of alcohol and drug abuse are high among the homeless population, the increase in homelessness cannot be explained by addiction alone. Many people who are addicted to alcohol and drugs never become homeless, but people who are poor and addicted are clearly at increased risk of homelessness

In January, 2005, LAHSA will provide a more reliable estimate and assessment of the current condition of LA County's homeless population, for the purpose of helping

government and agencies better understand the needs of homeless people, and to design programs that help end homelessness. The Los Angeles Homeless Services Authority (LAHSA), is an independent unit of local government created in 1993 by the City and County of Los Angeles to address the problems of homelessness on a regional basis. LAHSA's mission is to support, create and sustain solutions to homelessness by providing leadership, advocacy, planning and management of program funding. Relative to this mission, LAHSA has launched a 10-Year Strategic Plan (BRING LA HOME) to end homelessness in Los Angeles County. BRING LA HOME works with policy makers, cities, and providers to develop a broader, more comprehensive, and strategic framework to address the causes and end to homelessness. The plan's framework or plan of action is discussed in the latter sections of this Consolidated Plan under the City's strategy for ending homelessness.

#### **A.2.b. Characteristics of the Homeless Population**

Based on the 2003 homeless survey conducted by the East San Gabriel Valley Consortium on the Homeless, the homeless population in the east San Gabriel Valley has the following characteristics:

- More than 22.8% of the homeless individuals are children.
- Of the homeless adults, 36% are women and 64% are men.
- Approximately 1/3 of the homeless population are members of families.
- An overwhelmingly amount (83%) are single.
- The largest percentage of adults (38.6%) is between the ages of 40-49.
- Almost 15% of the adults have children living with them today.
- Of the homeless adults surveyed, 40.3% are Latino, 36.1% are White, 16.5% are African American, 2.4% are Native American/ Alaskan, 2% are Asian/ Pacific, and 2.8% are other.

In addition, from the Institute for the Study of Homelessness and Poverty, at the Weingart Center:

- 76% of adults were employed for some or all of 2 yrs prior to homelessness.
- 49% are homeless for first time.
- From their childhood experiences: 27% lived in foster care or group home; 25% were physically or sexually abused; 55% ran away [33%] or were forced [22%] to leave as a child.

#### **A.2.c. Homeless Subpopulations**

The Los Angeles Homeless Services Authority (LAHSA) indicates that subpopulations of the homeless include, but are not limited to, persons who are severely mentally disabled, persons who suffer from alcohol or other drug addiction, persons who are fleeing domestic violence, homeless youth, and persons diagnosed with AIDS and related diseases.

### **Severely Mentally Ill**

Mental illness is a chronic disorder affecting the brain, which results from chemical imbalances triggered by many of life's events. With the right combination of medication and therapy, however, 80% of the mentally ill can manage their illness and lead normal and productive lives.<sup>5</sup>

According to the landmark "Global Burden of Disease" study, commissioned by the World Health Organization and the World Bank, mental disorders represent four of the ten leading causes of disability for persons age 5 and older. Even though less than 5% of California's population suffers from some mental illness, they comprise 10 to 20% of prisoners and an estimated 33% to 50% of the homeless population – altogether more than 50,000 individuals with disabling mental illness living on and off the streets of California. In Baldwin Park, that number is an estimated at 11 to 23 homeless persons with a severe mental disorder. The greatest need among these persons is intensive case management to secure and maintain the individual's basic need and overall care and medication.

### **Substance Abusers**

Alcohol and drug abusers also constitute a large percentage of the homeless population. National and local estimates of substance abuse among homeless adults range from 31% to 50%. The Interagency Council on the Homeless indicates that 23% reported alcohol problems only, 12% drug problems only, and 15% drug and alcohol problems. In Baldwin Park, these statistics assume approximately 17 to 25 homeless persons with substance abuse problems. Homeless substance abusers require a variety of special services, including counseling, rehabilitation, and job training.

### **Victims of Domestic Violence**

In California, approximately 6% of all women suffer injuries because of domestic violence.<sup>6</sup> Many of these battered women do not have housing options and consequently become homeless. Once homeless, they become susceptible to rape and other abuse. Safe, temporary shelter is the greatest need for this population as well crisis intervention, rape treatment, counseling, and job training.

Men and children also become victims of domestic violence. The Los Angeles Homeless Service Authority reports that as much as 25% of all homeless persons report abuse in the home. Again, safe temporary shelter is the greatest need for this population.

In the past five years, the City of Baldwin Park has experienced 1207 police calls for domestic violence. The trend is 250 in 2000, 250 in 2001, 219 in 2002, 259 in 2003 and 229 in 2004.

---

<sup>5</sup> National Alliance for the Mentally Ill California. General Information and Stats.

<sup>6</sup> California Alliance Against Domestic Violence, Facts and Statistics

## Homeless Youth

According to the Los Angeles Homeless Services Authority, runaways and abandoned youth are the most difficult to estimate. Their needs include shelter, counseling, education and job training, and substance abuse treatment. Though it is not certain how many youth are homeless in Baldwin Park, the City recognizes the likelihood of some homeless youth in the area based on the Consortium's homeless survey, which revealed as many as 15% homeless families with children.

The at-risk homeless youth population includes persons who are in danger of residing in shelters or being unsheltered. This is due primarily to the lack of permanent housing and the absence of an adequate support network, such as parental family or relatives in whose homes they could temporarily reside. These individuals, especially those being released from penal, mental, or substance abuse facilities, and some foster homes require a variety of services including counseling, rental assistance and job training to help them make a positive transition into society.

There are an estimated 58 troubled youth in Baldwin Park, who are currently in Youth Group Homes. These youth run the risk of becoming homeless because of unresolved problems at home, mental health issues, drug and alcohol problems, and other similar issues. Group Homes provide 24-hour non-medical care and supervision to troubled youth in a structured environment. Social, psychological, and behavioral programs are provided.

**Table 20  
City of Baldwin Park  
Licensed Youth Group Homes**

Facility No: 191592649 Capacity: 0006  <b>EGGLESTON YOUTH CENTER</b> <u>3594 STICHMAN</u> BALDWIN PARK , CA 91706 (626) 960-4079	Facility No: 197803626 Capacity: 0006  <b>JIREH'S PLACE, INC. 11</b> <u>14361 WALNUT CREEK PARKWAY</u> BALDWIN PARK , CA 91706 (909) 376-2978
Facility No: 191590894 Capacity: 0006  <b>EGGLESTON YOUTH CENTER INC.</b> <u>4841 MARION STREET</u> BALDWIN PARK , CA 91706 (626) 960-4079	Facility No: 191501961 Capacity: 0006  <b>JOHN H. ECCLES HOME FOR BOYS</b> <u>3526 BIG DALTON</u> BALDWIN PARK , CA 91706 (626) 960-2240
Facility No: 191500940 Capacity: 0034  <b>EGGLESTON YOUTH CENTER II</b> <u>12768 TORCH ST</u> BALDWIN PARK , CA 91706 (626) 960-4079	

Source: California Community Care Licensing Division

### Persons with HIV/AIDS

Among the 136 AIDS cases reported for Baldwin Park, it is not known how many are AIDS persons are homeless or living in poverty. The National Commission on AIDS estimates that up to 50% of AIDS patients and 15% of HIV victims are homeless or at-risk of becoming homeless. The greatest need for this population, according to the Ryan White Title II Consortia, is long-term subsidized housing and supportive housing services such as short-term rent, mortgage, and utility payments, transitional housing, and single-room occupancy housing. There are a number of County programs, including Section 8 housing and supportive services provided to assist persons living with AIDS or HIV.

### A.2.d. Persons At-Risk of Homelessness

In Baldwin Park, some of the most "at-risk" of homelessness are the low-income households that pay more than 30% or 50% of their income on housing expenses. Any disruption to their income, such as the loss of employment, a rent increase, or medical expenses, could impair their ability to pay for housing. According to the 2000 Census and the CHAS 1C Table, 5,153 low and moderate-income households or 68% of the low-mod household population earning less than 80% of the County Median Income was paying more than 30% of their income on rent or mortgage. The greatest impact was in the 30-50% household type, representing 2,733 households (79%) and in the 0-30% household type, representing 1,760 households (78%).

Among the low-income population, those living in poverty are at greatest risk. During 1999, 2,323 (15%) families (with children) were living below poverty in Baldwin Park. A total of 853 of these families were female householders. In all, 13,541 individuals in Baldwin Park were living below the poverty level.

**Table 21**  
**City of Baldwin Park**  
**1999 Poverty Levels**

Population	Number	Percent
Families w/ Children	2,323	15.4% of 15,069 Families
Female Head of Household with Children	853	29.6% of 2,323 Female-head Families
Individuals	13,541	18.2% of 75,837 individuals
Individuals 18 and Over	7,797	15.9%
Individuals 65 and Over	558	12.8%
Related Individuals 18 and Under	5,553	21.8%

Source: Department of Commerce, Bureau of the Census, Census 2000 Reports, Sample File 3

### A.2.e. Inventory of Homeless Facilities and Assisted Housing

Under the San Gabriel Valley Service Planning Area (SPA 3), LAHSA reports a total of 50 homeless service providers, including 6 homeless shelters, 17 food pantries, an 3 access support service centers in the San Gabriel Valley. Homeless service agencies

generally provide shelter vouchers and food and referrals to the homeless. Some support service centers also provides shelter assistance for homeless persons who are mentally ill. While there are no permanent homeless shelters in Baldwin Park, the following is a brief description of key facilities and service providers located near the jurisdiction.

### **Emergency Shelter**

- **East San Gabriel Valley Coalition for the Homeless: Emergency Assistance Center** provides emergency food, clothing, diapers, hotel vouchers, bus tokens, from completion for social assistance, and general counseling and referral services.
- **East San Gabriel Valley Coalition for the Homeless: Cold Weather Shelter** is open to homeless individuals and families on cold and rainy nights from November to March. The shelter rotates on a monthly basis between church sites located in Baldwin Park, La Puente, Covina, and West Covina. A bus picks up persons at a designated site at each city. The Cold Weather Shelter provides emergency shelter to an average of 11 families per night. A total of 110 beds are inventoried.
- **YWCA Wings:** Located in Covina, the shelter provides emergency housing for a maximum of 45 days and can house up to 32 persons. In addition to safe haven, women and children are provided food, clothing, and counseling. Children make up 2/3 of the shelter population and over 50% are victims of abuse. Services include a 24-hour helpline, support groups, and legal advocacy.
- **House of Ruth** offers 24-hour emergency shelter, transportation, counseling for battered women and their children. House of Ruth, located in Claremont, serves the west-end of San Bernardino County and east-end of Los Angeles County. There are 30 family beds inventoried and available year round.
- **Our House Shelter/ Pomona Inland Valley Council of Churches:** The program provides 6 beds of emergency shelter and case management to homeless families with general needs, especially single women with children. Our House can serve up to 8 families at any given point in time and clients typically stay for 30 days.
- **Haven House Incorporated (Pasadena):** The program providers emergency shelter, counseling, household assistance, social services assistance, legal advocacy, education, prevention, and consultation, and medical services. The program includes a 45-day crisis shelter for women and their children victimized by domestic violence and a 24-hour hotline. At

any given time, the shelter can accommodate a maximum of 36 domestic violence victims.

- **Helping Hand Project:** Through a grant from Kaiser Permanente, the City provides emergency shelter vouchers and emergency housing for the homeless.
- **Christ Extended Hand (CEH)** – The program provides transitional housing and case management for homeless or displaced adult men who also have an addiction to drugs or alcohol. There are two locations for a total number of 12 beds provided for an average stay of 6 to 12 months.

### **Transitional Housing**

A 2003 study by the Los Angeles Homeless Services Authority shows there are about 160 permanent and transitional beds in the San Gabriel Valley for 2,000 to 11,000 homeless. The following summarizes some of the transitional housing services available near the City of Baldwin Park.

- **ESGV Coalition for the Homeless:** The program provides services to individuals who are homeless, including transitional housing and permanent housing placement.
- **Prototype Women's Center in Pomona:** A transitional housing program for women and their children who are identified as homeless and disabled due to chronic substance abuse; with as many as 30% of these women also dually or multi-diagnosed. Under this project, 20 women and 10 children will receive a therapeutic approach to re-entry into the community by assistance in overcome substance abuse and other barriers to self-sufficiency and independent living. - 7 women and 10 children and 7 single women will be served a year.
- **LA County Department of Mental Health:** With scattered sites in the San Gabriel Valley and El Monte, the program provides transitional housing for 18 mentally disabled young adults. Supportive Services include comprehensive assessment, case management, mental health therapy, educational services, vocational assessment training and job placement, independent living skills training, social and recreational activities, health care services, peer support, and mandatory work, rent and savings programs.
- **Bridges Inc:** Through a number of homes in the area, the program provides 43 beds and transitional housing to homeless persons in the San Gabriel Valley.

- **House of Ruth:** The program provides supportive services to women that are homeless as a result of domestic violence. The program also provides supportive services to 12 transitional housing clients. There are a total of 30 family beds and 30 individual beds available.
- **Independent Living Program:** Pasadena Children's Training Society (The Sycamores): The program provides transitional living services, including continuing therapy and guidance for young adults emancipating from foster care. Youth receive help finding and maintaining jobs, obtaining housing and health services and pursuing their educational or vocational goals.

### **Homeless Support Services**

- **Bridges, Inc:** Job training, medical care, dental care, substance abuse treatment, mental health treatment, and life skills training for dually diagnosed individuals and families.
- **Catholic Charities** provides food, clothing and/or rent vouchers to women and children who are homeless or at-risk of homelessness.
- **West Covina Multi Service Center/ Collaborative Access Center for the Homeless:** The program provides a drop-in center where homeless persons can access a wide variety of services.
- **Pomona Inland Valley Council of Churches:** Provides a centralized location from which numerous homeless services agencies will provide Supportive Services. These services include case management, housing assistance and referrals, domestic violence counseling and referral, mental health assessments, medical services, HIV/AIDS testing and counseling, and substance abuse/dual diagnosis assessment, counseling and referrals.
- **Project Achieve (El Monte):** The program provides an access center with outreach, intake and assessment services for homeless persons. On site supportive services include intake/assessment, case management, housing assistance, employment assistance, veterans services, mental health services, life skills training, benefits advocacy, parenting classes, medical services and referrals.
- **Redeemer Food Bank:** This program provides food bank services to low income individuals.

## Special Needs Services Mentally Ill

- **Los Angeles County Department of Mental Health:** Provides quality, cost-effective care in the least restrictive settings in local communities. Service providers in the network for the east San Gabriel Valley include:

### **INSIGHT, A PSYCHO CORP**

3748 N. GRACE ST.

BALDWIN PARK, CA 91706

(888) 846-3536

**Services Provided:** Administration/ Medi-Cal Administrative Day, Psychiatric Inpatient Hospital

### **BRIDGES WORK ORIENT/REHAB COMP**

4527 PHELAN AVE

BALDWIN PARK, CA 91706

(626) 338-6322

**Services Provided:** Case Mgmt., Outpatient, Vocational, Socialization, and Other Rehab Svcs.

### **CHILD BUREAU OF S CAL-SG VALY**

14600 E. RAMONA BLVD.

BALDWIN PARK, CA 91706

(626) 575-5897

**Services Provided:** Community Client, Case Mgmt., Comm Hlth Promotion, Outpatient

### **ENKI LPVMHC - LA PUENTE**

160 SOUTH SEVENTH AVE.

LA PUENTE, CA 91744

(626) 961-8971

**Services Provided:** Community Client, Crisis Intervention, Case Mgmt., Case Mgmt. Support, Outpatient, Vocational, Socialization, and Other Rehab Svcs., Primary Linkages-Adult

### **BRIDGES**

11921 ELLIOTT AVE

EL MONTE, CA 91732

(626) 350-5304

**Services Provided:** Life Support/Interim Funding, Long Term Rehab, Transitional Residential

### **BRIDGES - CASITAS ESPERANZA**

11931 ELLIOTT AVE

EL MONTE, CA 91732

(626) 350-5304

**Services Provided:** Life Support/Interim Funding, Long Term Rehab,

### **BRIDGES - CASITAS TRANQUILAS**

11929 ELLIOTT AVE

EL MONTE, CA 91732

(818) 350-5304

**Services Provided:** Life Support/Interim Funding, Long Term Rehab,

### **PACIFIC CLINICS INC.-IRWINDALE**

13177 RAMONA BLVD

IRWINDALE, CA 91706

(626) 795-8471

**Services Provided:** Community Client, Crisis Intervention, Case Mgmt., Comm Hlth Promotion, Case Mgmt. Support, Outpatient

### **AURORA BEHAV HLTH/CHARTER OAK**

1161 EAST COVINA BLVD

COVINA, CA 91724

(626) 966-1632

**Services Provided:** Fee for Service Hospital

### **RESEARCH AND TREATMENT INST**

1161 E. COVINA BLVD.

COVINA, CA 91724

(626) 859-2089

**Services Provided:** Crisis Intervention, Case Mgmt., Outpatient, Vocational, Socialization, and Other Rehab Svcs.

**AURORA CHARTER OAK**  
1161 EAST COVINA BLVD  
COVINA, CA 91724  
(626) 966-1632  
Services Provided: Hospital Acute

**ETTIE LEE HOMES - DAY REHAB**  
620 N. CERRITOS  
AZUSA, CA 91702  
(626) 795-8471  
Services Provided: Outpatient, Vocational, Socialization, and Other Rehab Svcs.

**CITRUS PSY MED CLINIC**  
315 N THIRD AVE #300  
COVINA, CA 91723  
(626) 859-2686  
Services Provided: Administration/ Medi-Cal Administrative Day, Psychiatric Inpatient Hospital

**INTER-COMMUNITY MEDICAL CENTER**  
210 WEST SAN BERNADINO ROAD  
COVINA, CA 91723  
(626) 915-6259  
Services Provided: Fee for Service Hospital

**ENKI YOUTH & FAM SVCS-COVINA**  
535 S SECOND AVE  
COVINA, CA 91723  
(626) 974-0776  
Services Provided: Community Client, Crisis Intervention, Case Mgmt., Case Mgmt. Support, Outpatient, Vocational, Socialization, and Other Rehab Svcs., Primary Linkages-Children

**SOCIAL MODEL RECOVERY SYST,INC**  
510 S. SECOND AVE., STE.#7  
COVINA, CA 91723  
(626) 332-3145  
Services Provided: Community Client, Crisis Intervention, Case Mgmt., Outpatient

**PACIFIC CLINICS/PARTNERS-ISA**  
1517 W GARVEY AVE., NORTH  
WEST COVINA, CA 91790  
(626) 962-6061  
Services Provided: Community Client, Crisis Intervention, Case Mgmt., Outpatient, Vocational, Socialization, and Other Rehab Svcs.

**FOOTHILL FAMILY SRV - W COVINA**  
1720 W. CAMERON AVE, STE. 100  
WEST COVINA, CA 91790  
(626) 795-6907  
Services Provided: Community Client, Case Mgmt., Outpatient

### **Substance Abuse**

The Substance Abuse and Mental Health Services Administration reports more than 400 facilities within 100 miles of Baldwin Park that provide substance abuse treatment services. The following are in Baldwin Park or in proximity.

- **Los Angeles County Department of Public Health:** Substance abuse treatment programs through residential programs as well as outpatient programs and support groups. Two support groups meet in the Baldwin Park Family Services Center—Alcoholics Anonymous and Narcotics Anonymous.
- **California Hispanic Commission on Drug and Alcohol Abuse (Baldwin Park):** The program provides prevention, intervention, treatment/ recovery services in bilingual/bicultural environments.
- **AEGIS Medical Systems, Inc. (Baldwin Park, West Covina, Pomona and El Monte):** Outpatient methadone maintenance.

- **PROTOTYPES (El Monte, Pomona, and Pasadena):** Community Assessment Service Center.
- **Stepping Stones (Azusa):** Non-residential assistance including crisis intervention, information and referrals.
- **National Council on Alcoholism and Drug Dependence of East San Gabriel and Pomona Valleys (Covina):** Substance abuse treatment services.
- **Santa Anita Family Services (Covina):** Counseling, education, and other programs that help the family deal with child abuse, drug and alcohol related problems, depression and anxiety.
- **MidValley Recovery Services (El Monte):** Residential and non-residential recovery services.
- **Spiritt Family Services (El Monte):** Mental health and substance abuse treatment services.
- **Addiction Research and Treatment, INC (La Puente):** Outpatient methadone maintenance unit.
- **Project Achieve El Monte Street Outreach Team:** Provides outreach/intervention team and a substance abuse treatment program.
- **Christ Extended Hand (CEH) –** Provides residential substance abuse treatment, counseling and other services needed to become self-sufficient.

#### **Persons with HIV/ AIDS**

- **AIDS Service Center (Pasadena):** The program provides services and advocacy for individuals and families (throughout Los Angeles County) impacted by, and at risk for, HIV/AIDS.
- **Serra Project (Pasadena):** For those in need of constant care, the program operates three group homes. For those able to live on their own, the program provides a program of supportive independent living. In each of its programs, the Serra Project offers a continuum of care that addresses all of its residents' needs.
- **Foothill Aids Project (Claremont):** FAP is one of two providers in the far east San Gabriel Valley and the only provider in Western San Bernardino County. FAP provides comprehensive HIV/AIDS case management and supportive services to clients with a high level of HIV-related health, social

and mental health needs. Services include family support, mental health, substance abuse, food pantry, transportation and housing assistance.

- **Bienestar Human Services (Los Angeles):** Bienestar's educational programs offer a unique opportunity to combat disease with prevention efforts. Outreach teams specifically target hard-to-reach populations in order to make information accessible regarding infection health promotion, health screenings, and linkages to services.
- **Aids Service Center (Pasadena):** The program provides comprehensive and innovative services and advocacy for individuals and families (throughout Los Angeles County) impacted by, and at risk for, HIV/AIDS.

### **Female-Headed Households**

- **Hillsides:** This program provides support groups to address a variety of social issues to low and moderate-income individuals.
- House of Ruth Domestic Violence Shelter
- Family Service Agency of Pomona Valley
- Los Angeles County Department of Health Services- Office of Women's Health (El Monte)
- USDA Food and Nutrition Service: WIC
- YWCA Wings
- GEM (Get Enrollment Moving): Citrus Valley Health Partners (West Covina)
- First Five LA Connect
- East Valley Community Health Center (West Covina)
- Project Sister
- Catholic Charities (San Gabriel Region)
- House of Ruth (Claremont)
- Women and Children's Crisis Center
- So. California Alcohol and Drug Program/ Angel Step Inn

### **Domestic Violence**

- **PHF Choices:** This program provides outreach and education to victims of domestic violence and rape.
- House of Ruth
- YWCA of San Gabriel Valley
- Foothill Family Services
- Santa Anita Family Services
- Women and Children's Crisis Center
- So. California Drug and Alcohol Program/ Angel Step Inn
- Public Health Foundation Choices Program

## **Elderly**

The following local agencies also dedicate themselves to helping the elderly in Baldwin Park. Services provided include nutritional support, social services, transportation, counseling, and other essential services.

- California Area Agency on Aging (Older Americans Act)
- Los Angeles County Department of Community and Senior Services/ San Gabriel Valley Service Center
- National Council on the Aging
- YWCA Intervale Senior Services
- Julia McNeill Senior Center/ City of Baldwin Park
- Baldwin Park Dial A Ride
- Santa Anita Family Service Center

## **Disabled**

There are several local and regional programs that provide needed social services for the disabled. These include:

- Baldwin Park Family Resource Center
- Julia McNeil Senior Center
- Baldwin Park Dial-A-Ride
- Independent Living Center (Claremont)
- Los Angeles County Department of Health Services
- California Department of Developmental Services
- Parent's Place (West Covina)
  - Kaiser Baldwin Park
  - Bay Area Addiction Research and Treatment (La Puente)
  - East Valley Community Health Center (West Covina)
  - El Monte Clinic
  - AIDS Healthcare Foundation (El Monte)
  - Altamed Health Services Corp. (El Monte)

### **A.2.f. Unmet Needs**

Gaps in the Continuum of Care system, as identified by LAHSA, indicate that there are significant unmet needs in the San Gabriel Valley region in the following areas. These are cited in order of priority:

1. Transitional Housing
  - A. Individual/ Families with general needs.
  - B. Domestic violence.
  - C. Emancipated foster youth.
  - D. Multiple diagnosed individuals.
  - E. Mentally ill individuals.
2. Permanent Housing
  - A. Individuals/ Families with disabilities.
  - B. Multiple diagnosed individuals.

- C. Mentally ill individuals.
  - D. Substance abusers.
3. Supportive Services
- A. Case management and housing assistance.
  - B. Mental health services.
  - C. Medical assistance.
  - D. Job training.

The Baldwin Park needs assessment inventory also identifies the need for low income assistance programs (i.e. utility assistance and rental subsidies, particularly for seniors) and childcare programs to prevent the at-risk from becoming homeless.

### **A.3. Public and Assisted Housing Needs**

This section estimates the total number of public and assisted housing units in the City and assesses the potential for the loss of these units.

The Baldwin Park Housing Authority provides affordable housing opportunities by offering various housing programs including Section 8 certificates and vouchers. The Baldwin Park Housing Authority also provides rental subsidies to very low-income families and senior citizens of the City of West Covina, Monrovia, South El Monte and El Monte.

#### **A.3.a. Project-based Certificate Program**

The Baldwin Park Housing Authority administers this program and provides rental assistance payments to the Baldwin Park Housing Authority, who lease their units to eligible low income families and individuals. A Public Housing Authority may choose to use 20% of this rental assistance to implement a project-based certificate program. This means that assistance is based on the unit in which a tenant resides. The rental assistance stays with the unit should the tenant decide to move to a different unit. Once a household enters a unit with this assistance or obtains this certificate assistance, they may receive this assistance for as long as the family status and households extremely low-income status does not change. The program has a waiting list exceeding the number of available certificates. A total of 12 households are assisted annually under this program.

#### **A.3.b Section 8 Tenant-Based Rental Assistance**

The Section 8 Program is a federally funded rental assistance program for families who are low -income, elderly and disabled. Under this program, housing choice vouchers are provided to allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. A housing subsidy is paid to the landlord directly by the Housing Authority on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Eligibility for a housing voucher is determined by the Housing Authority based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, the Housing Authority must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. Median income levels are published by HUD and vary each year.

As of April 2005, there were a total of 754 Section 8 vouchers issued by the Baldwin Park Housing Authority. Of these, 228 were placed in the City of Baldwin Park. The following is a summary of their distribution.

ONE Bedroom	TWO Bedroom	THREE Bedroom	FOUR Bedroom	FIVE Bedroom
37	96	74	20	1

**A.3.c. Tenant Based Rental Assistance**

During the 2003-04 program year, the City of Baldwin Park received approval from HOME for a Tenant Based Rental Assistance Program. This program will provide rental housing assistance to qualifying households currently on the Section 8 waiting list. TBRA HOME programs directly assist individual low-income families by making up the difference between actual housing costs and what a family can afford to pay. Tenants are free to select any standard unit, similar to the Section 8 certificate and voucher programs within guidelines established by the City. These guidelines are currently being developed by the City and are expected to be implemented during the first program year of the 2005-2010 Consolidated Plan.

**A.3.d. Assisted Housing Units**

Baldwin Park has nine public assisted housing projects, including one conventional public housing project. Public housing provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing in Baldwin Park comes in all sizes, primarily in the form of apartments. HUD administers Federal aid to the Baldwin Park Housing Authority to manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

According to the Baldwin Park Housing Authority, a number of applicants are currently on the waiting list for the Public Housing Program. The State of California does not own or operate public housing; public housing is administered directly through the Baldwin Park Housing Authority or other local Public Housing Authorities (PHAs). The City of Baldwin Park has a total of 484 affordable units available. Of these, 61% or 299 units are reserved for seniors. Only 33% of the units are two and three bedroom units,

indicating a gap in housing for large families in Baldwin Park. As demonstrated in HUD's CHAS Table (Table 15), 44% of all low and moderate-income households are large family households. The following is an inventory of these projects:

1. 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 Section 8 contract is being renewed annually given the uncertainty of funding for the Section 8 program.

2. Frazier Park: Frazier Park is a 60-unit apartment complex owned by Goldrich and Kest. Built in 1982, the complex is also assisted under HUD's Section 221(d)(4) program. Like Clark Terrace, the project has no binding low income use restrictions. Affordability of the project is governed by the Section 8 contract. The project has been eligible for conversion since 2002; however, it continues to remain affordable.

3. Syracuse Park: Syracuse Park is a 36 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 multifamily 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 years and eliminating the affordability controls. Syracuse Park also received public assistance with a Section 8 contract, however, that contract expired in 1999. The Section 8 contract has been renewed on 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 resulting in the earliest possible conversion of this project from assisted to non-low income in 2012.

4. 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 Financing Agency (CHFA) programs. The CHFA imposes affordability control on the project until November 2020. The Section 8 contract is also due to expire in November 2020.

5. TELACU Senior Complex: This project is a 74-unit apartment complex owned by the East Los Angeles Community Union, a non-profit entity. Built in 1991, the project is financed by 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 December 2031. The 20-year Section 8 contract will expire in November 2011. This project is not at risk during the Consolidated Plan planning period.

6. TELACU Las Palomas: Built in 2001, this 75-unit apartment complex is owned by the East Los Angeles Community Union and financed by 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. The 20-year Section 8 contract will expire in September 2021. This project is not at risk during the Consolidated Plan planning period.

7. Villa Ramona : This newly constructed project, offers multi-family 71-unit apartments, which 35 units are reserved for seniors. The developer, Thomas Safran, received tax credits from the State to assist with 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 to be utilized for off-site, surrounding neighborhood improvements. The \$200,000 accrues a zero interest and is due and payable in 2048. The remaining \$1,355,000 matures in 2047 and accrues 3.49% simple interest per annum. Furthermore, the Agency also purchased property (the former Lawnmover Shop on Francisquito Avenue) which was subsequently deeded to the developer for land assembly.

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

9. Robert H. McNeill Manor: The Robert McNeil Manor is a 12-unit conventional public housing project owned by the Baldwin Park Housing Authority. Built in 1980, the project was approved by the City and its voters. This allowed the City to build up to 300 units of public housing. Though the project was authorized and financed to serve as public housing, the City has discussed the possibility of selling it.

### **A.3.e Loss of Assisted Units**

The primary economic incentive to convert low-income units to market rate is the ability to charge higher rents. In Baldwin Park, three projects (Syracuse, Frazier, and Clark Terrace) have expiring Section 8 contracts. Given the uncertainty of the Section 8 Program, the owners have renewed contracts annually. The projects are considered at risk despite their being renewed annually since 1999. The renewals have been due primarily to the Multifamily Assisted Housing Reform and Affordability Act of 1997, which addresses expiring Section 8 contracts. Under the act, HUD has the authority to operate the "mark to market" and "markup to market" programs to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. The bill also includes tax legislation to ensure any adverse tax

consequences from participating in the program. In exchange for favorable tax treatment, owners preserve units at affordable rental rates for low and moderate-income households. Eligible project include FHA insured projects such as Section 236(j)(1) units receiving Section 8 project based assistance for some or all the units, where rents exceed fair market rents.

According to HUD's inventory of Section 8 contracts, all Clark Terrace, Frazier Park, and Syracuse Park are renting at rates above the fair market rents. These projects are eligible to participate in the mark to market program, which provides the owner with financial incentives such as rehabilitation assistance or tax incentives to lower the Section 8 contract rents to match the fair market rents.

Unlike Syracuse Park, which has a low income use restriction until 2012, Clark Terrace and Frazier Park have no binding low income use restrictions. The owners may choose to opt out of Section 8 once the contracts expire regardless of whether Section 8 funding remains available. The likelihood of opting out depends on whether the owners can command higher rent on their units in the open market. Market rents for Baldwin Park are estimated at \$750-\$995 for a one bedroom, \$975-\$1250 for a two bedroom, and \$1,380- \$1505 for a three bedroom. These rents are fairly consistent with HUD's 2005 fair market rental rate for Los Angeles County of \$900 for a one bedroom, \$1,124 for a two bedroom and \$1,510 for a three bedroom. Therefore, there is little incentive for the owners to opt out of the Section 8 program.

As for Syracuse Park, because the owner extended the affordability control of this project through 2012, the units are required to remain affordable if the Section 8 program remains. If HUD terminates Section 8, binding low-income restrictions on the Syracuse Apartment complex would also terminate.

#### **A.4. Housing Market Conditions**

This section addresses the housing characteristics of the housing supply in Baldwin Park, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

##### **A.4.a. Housing Growth**

The City of Baldwin Park has grown steadily over the last decades. The City's 1990's housing stock of 17,179 units increased to 17,430 in 2000, representing a 1.5% housing growth in ten years. The increase was lower than the County's average of 3% and much lower than the Central San Gabriel Valley's average of 4.6%. As depicted in the table, Baldwin Park's housing unit growth was among the slowest in the region.

**Table 22  
Housing Trends  
Baldwin Park and Surrounding Areas, 1990-2000**

<b>Jurisdiction</b>	<b>1990</b>	<b>2000</b>	<b>% Increase</b>
Baldwin Park	17,179	17,430	1.5%
Irwindale	282	378	34%
El Monte	27,167	27,758	2%
South El Monte	4,867	4,724	-3%
La Puente	9,285	9,660	4%
Industry	139	124	-11%
Los Angeles County	3,163,343	3,270,909	3%

Source: US Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

**A.4.b. Housing Type and Tenure**

Diversity types are important factors in ensuring equal housing opportunity for all income level persons. A balanced housing stock allows households of all types and backgrounds to find housing suitable to their needs. Small lot single-family dwellings, for example, provide affordable ownership options to moderate-income families. Multi-family and mobile homes provide also affordable housing opportunities to moderate, low and very low-income residents.

Baldwin Park's housing stock has become increasingly more diverse. In the 1970's, Baldwin Park housing unit mix was predominantly single-family dwellings. Over the years, it has matured into a community that provides a wide range of housing choice including single-family homes, apartments, condominiums, and townhomes. The table below summarizes the City's housing mix between 1990 and 2000. As depicted in the table and excluding the Other category, the greatest change has been a 51% reduction in mobile home units and other (cars, campers, etc). The reduction is due primarily to recent commercial development and expansion and new residential development resulting from the City's long-term strategic plan and/or General Plan. Under this plan, the units are replaced with other affordable housing units to ensure that the City meets its RHNA low-income housing construction requirements. Among the other housing types identified for the City, single-family detached homes have experienced the greatest increase in the past ten years. The City's housing stock remains predominantly single-family homes (78%).

**Table 23**  
**City of Baldwin Park**  
**Housing Unit Mix: 1990- 2000**

<b>Housing Type</b>	<b>Number of Units 1990</b>	<b>Number of Units 2000</b>	<b>Percent Change</b>
Single Family Attached	11,522	11,746	2%
Single Family Detached	1,632	1,861	14%
Multi-Family (2-4 Units)	562	601	7%
Multi-Family (5 or more Units)	2,766	2,878	4%
Mobile Homes and Other	697	343	-51%
<b>Total</b>	<b>17,179</b>	<b>17,429</b>	<b>1%</b>

Source: US Census Bureau, DP-4 Profile of Selected Housing Characteristics, 1990 and 2000 Sample Data. Notes: 1. Other housing units include vans, campers, houseboats, etc.

Housing tenure refers to whether the inhabitant of a unit owner or rents the occupied unit. Housing tenure is important because it reflects the income levels of residents, the relative cost of various housing opportunities and also the ability to afford housing. The majority of Baldwin Park's housing stock is owner occupied (61%) and the rest is renter occupied (39%). The owner to renter ratio is higher than Los Angeles County's 48% to 52% owner to renter ratio.

Occupied units in Baldwin Park account for 97% of the housing stock. Approximately .1% of the homes (21 units) are used for recreational and seasonal purposes. According to SCAG, a certain level of vacancies in the housing market is desirable. Vacancies help ensure sufficient choice among different units, moderate housing costs, and provide an incentive for unit upkeep and repair. A 1.5% to 2% vacancy rate for homes and a 4-5% vacancy rate for rentals are considered optimal. According to the 2000 Census, Baldwin Park's vacancy rate is at 1.2% for homes and 1.9% for rentals. Thus, the vacancy rate in Baldwin Park is lower than the optimal.

**A.4.c. Housing Costs**

Housing costs are directly related to the quality of life in a given community. If housing costs are high in comparison to the resident's income, a community will experience higher levels of overcrowding and overpayment.

Ownership Housing: The value of homes varies substantially within the City of Baldwin Park, depending on the age, size and location of the home. During the 2000 Census, Baldwin Park's homes had an estimated overall median value of \$146,400. A current review of sales prices for existing single-family detached homes in Baldwin Park indicate that home prices range from \$260,000 for homes over 50 years old and less

than 1,000 square feet to \$550,000 for newer homes approximately 2,200 square feet.<sup>7</sup> Sale prices for single-family attached homes in the City range from \$220,000 for two-bedroom townhomes or condos to \$365,000 for three-bedroom units.

Similar to the disparity in housing value in the City, the value of homes in surrounding jurisdictions also differs. In comparison to Baldwin Park, the median value in La Puente (\$146,500), El Monte (\$158,100) and South El Monte (\$157,100) was relatively comparable. The value of the homes in Irwindale (\$176,600), Industry (\$179,500), Covina (\$189,500) and West Covina (\$190,200) in 2000 was higher than in Baldwin Park.

Rental Housing: The rental housing market in Baldwin Park is comprised of apartments, condominiums, and single-family homes. Apartment rents range from \$750- \$995 for a one-bedroom apartment; \$975-\$1,200 for a two-bedroom; and \$995-\$1500 for a three bedroom apartment. Condominium and single family home rates are at approximately \$1275-\$2500 for three-bedroom units.<sup>8</sup>

#### **A.4.d. Housing Affordability:**

Based on Federal and state guidelines that households should not spend more than 30 percent of their gross income on housing, the following table estimates the maximum housing costs affordable to very low-income, low-income, and moderate-income households in Baldwin Park. The affordability threshold is adjusted based upon the size of the households.

Using updated income guidelines, current housing affordability in terms of home ownership can be estimated for the various income groups. According to the HUD income guidelines for 2004, the Median Family Income in Los Angeles is \$59,200. Median income for an Extremely Low Income household (0-30% MFI) is 17,760, a Low Income household (30-50% MFI) is \$29,600, and Moderate Income (50-80% MFI) is \$47,360, and Middle Income (80-95% MFI) is \$56,240.

Assuming that the potential homebuyer for each income group has sufficient downpayment, credit, and maintains housing expenses no greater than 30% of their income, the maximum affordable home prices can be calculated. As shown in the table, comparing the affordability index with current market data on rents and mortgages indicates that:

- Extremely low-income households cannot afford housing of adequate size in the City of Baldwin Park. In particular, extremely low-income households can't afford rental or homeownership in Baldwin Park.
- Low and Moderate-income households are able rent one and two-bedroom apartments. Homeownership is also not affordable to the Low Income or

---

<sup>7</sup> Realtor.com. December 2004.

<sup>8</sup> EZRentList.com. December 2004.

Moderate Income households; however, some Moderate Income households might be able to locate and afford a small condominium in Baldwin Park.

**Table 24**  
**City of Baldwin Park**  
**2004 Affordable Housing Prices and Rents by Income Groups**

<b>Income Category</b>	<b>Maximum Home Purchase Price</b>	<b>Maximum Home Rental Rate</b>
Extremely Low Income (0-30% MFI) Less than \$17,760	\$83,600	\$444/month
Low Income (31%- 50% MFI) Less than \$29,600	\$140,250	\$740/ month
Moderate Income (51%- 80% MFI) Less than \$47,360	\$222,750	\$1,184/ month
Middle Income (81%- 95%) Less than \$56,240	\$265,100	\$1,406/ month

\*Based on County Median Family Income of \$46,452. Calculation of affordable rent is based on 30% of gross household income. Calculation of affordable home purchase is based on down payment of 10%, annual interest rate of 5.75%, 30-year mortgage, and monthly payment of 30% of gross income.

**A.4.e. Age and Condition of Housing Stock**

Accurate assessment of housing conditions can provide the basis for developing appropriate programs to maintain the quality of living in Baldwin Park. Housing like an other tangible asset is susceptible to deterioration over time. Declining housing conditions can lower property values and discourage reinvestment as well as increase crime and promote slum and blight.

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. According to the 2000 Census, approximately 62% of the City's housing stock or 10,819 units are older than 30 years.

**Table 25**  
**City of Baldwin Park**  
**Age of Housing 2000**

<b>Year Built</b>	<b>No. of Units</b>	<b>% Share</b>
1990-2000	1,105	6%
1980-1989	2,841	16.3%
1970-1979	2,664	15.3%
1960-1969	3,483	20%
1950-1959	4,588	26.3%
1940-1949	1,743	10%
-1939	1,005	5.8%
Total	17,429	100%

Both code enforcement and home improvement programs are integral to addressing the needs of older housing stock. These programs improve the health and safety, quality of life, and property values of Baldwin Park. It is expected, therefore, that these will be key focus areas during the five-year planning period.

#### **A.4.f. Lead Based Paint Hazards**

Lead-based paint in residential units poses severe health and behavioral threats to children. The State of California established a comprehensive program to identify children at risk of lead poisoning in 1991. That year the State established a program requiring that all children ages 6 to 72 months be screened for lead poisoning.

The Los Angeles County Department of Public Health has a contract with the State of California Department of Health Services (DHS), to provide public health follow-up in accordance with the Childhood Lead Poisoning Prevention Act of 1991. This Act established a comprehensive secondary prevention program requiring evaluation, screening, and medically necessary follow-up services. The Act defined "appropriate case management" as consisting of health care referrals, environmental assessments, and educational activities performed by the appropriate person, professional, or entity. These guidelines require follow-up for children who meet the case definition, one venous blood lead level  $\geq 20\text{mcg/dl}$  or two blood lead levels  $\geq 15\text{mcg/dl}$ . Los Angeles County provides these services through the local Childhood Lead Poisoning Prevention Program (CLPPP). In addition, CLPPP provides limited follow-up services for children with an elevated blood lead level  $\geq 10\text{mcg/dl}$ , based on the recommendations made by Centers for Disease Control and Prevention (CDC) from 1991. Blood lead levels as low as  $\geq 10\text{mcg/dl}$  have been associated with learning disabilities, behavior problems, kidney damage, impaired vision and hearing, and other damage to the nervous system.

According to the 2000 Census there are approximately 737,631 (7%) children under five living in Los Angeles County. Since 2000, a total of 3,870 children from the County with a blood lead level  $\geq 10\text{mcg/dl}$  have been identified. The reported elevated blood lead level prevalence rates for these children since 2000 are identified by Los Angeles County Department of Public Health as follows:

- The number of children with a blood lead level  $\geq 10\text{mcg/dl}$  = 2,201
- The number of children with a blood lead level  $\geq 15\text{mcg/dl}$  = 958
- The number of children with a blood lead level  $\geq 20\text{mcg/dl}$  = 382

**Table 26**

<b>Number of Identified Cases by Blood Lead Level in Los Angeles County 2000-2004</b>				
Total	10-14mcg/dl	15-19mcg/dl	20-44mcg/dl	45-69mcg/dl
3,870	2201	958	686	25

<b>Number of Identified Cases by Blood Lead Level in Baldwin Park 2000-2004</b>				
Total	10-14mcg/dl	15-19mcg/dl	20-44mcg/dl	45-69mcg/dl
2	0	0	2	0

Based on a sampling of cases, the CLPP has identified paint as the most commonly associated source of lead based poisoning. The majority of homes that contain this exposure or paint were built prior 1978. It is estimated that 75% of all residential structures built prior to 1978 contain lead-based paint and that older structures have the highest percentage. In order to estimate the number of extremely low-and low-income households occupying lead-based paint units, the number of households occupying pre-1979 units is combined with an estimated lead-based paint factor. The lead-based paint factor is highest for pre-1940 units, at 90%, and decreases with newer units. The following table from 2000 Census data, contains estimates of the number of households with incomes 80% or less of the median, by tenure, that occupy units likely to contain lead-based paint hazards.

**Table 27  
City of Baldwin Park  
Estimated Lead Based Paint Units**

<b>Age of Unit: Year Built</b>	<b>Households 80% or less of MFI</b>	<b>Percent of Units with Lead Based Paint</b>	<b>Estimate of Household with 80% or less of MFI in Lead Based Paint Units</b>
Pre-1940 1,005	123	x .90	111
1940-1959 6,331	772	x .80	618
1960-1979 6,147	750	X .62	465
<b>Total Owner Households in Lead-Based Paint Units</b> 61%			<b>1,193</b>
Pre-1940 1,005	78	x.90	70
1940-1959 6,331	494	x.80	395
1960-1979 6,147	479	x.62	297
<b>Total Renter Households Estimated in Lead-Based Paint</b> 39%			<b>762</b>
<b>Total Households 80% of MFI Occupying Lead-Based Paint Units</b>			<b>1,956</b>

Source: CHAS Table and Census 2000 and Los Angeles County Health Department

In 2000, Baldwin Park had approximately 13,483 housing units older than 1979. Of these, 7,579 units were estimated to be from low-mod households. The table above shows that approximately 1,956 low- and moderate-income households in the City of Baldwin Park may occupy units with lead-based paint. Of these units, properties most at risk include deteriorated units with leaky roofs and plumbing and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Agencies and resources available in Baldwin Park for eliminating or monitoring childhood lead poisoning include:

The City also has it's own Lead testing, risk assessment and abatement program.

**Lead Testing and Risk Assessment:** Activity provides lead testing for properties being rehabilitated through City housing programs.

**Lead Abatement Grant Program:** Activity provides grants to eligible owners of properties utilizing the City's residential rehabilitation loan program where lead has been found.

- **Los Angeles County Health Department: Child Health and Disability Prevention Program and Child Lead Poisoning Prevention Program.** The program provides lead screening, case management, treatment and follow-up.
- **California Department of Health Services: Child Health and Disability Prevention Program and Childhood Lead Poisoning Prevention Program.** The program provides policy development, funding, and information.
- **National Center for Lead Safe Housing:** The program is an information clearinghouse.

## **A. 5. Barriers to Affordable Housing**

A variety of factors add to the cost of housing in Baldwin Park and constrain the provision of affordable units. These include market, governmental, infrastructure and environmental constraints. In Baldwin Park, the constraints to housing production significantly impact households with low and moderate incomes and special needs.

### **A.5.a. Market Constraints**

The high costs of renting or purchasing housing is the primary ongoing constraint to providing adequate housing in the Baldwin Park. High construction costs, labor costs, land costs, and market financing constraints all contribute to limit the availability of affordable housing.