



## City of Baldwin Park

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# PLANNING COMMISSION/ CITY COUNCIL STUDY SESSION

CITY OF BALDWIN PARK  
JANUARY 27, 2021  
6 – 7 PM

# Agenda

- Focused General Plan Update Overview
  - Housing Element
  - Environmental Justice
  - Safety Element
- Public Engagement Overview & Input to Date
- Discussion



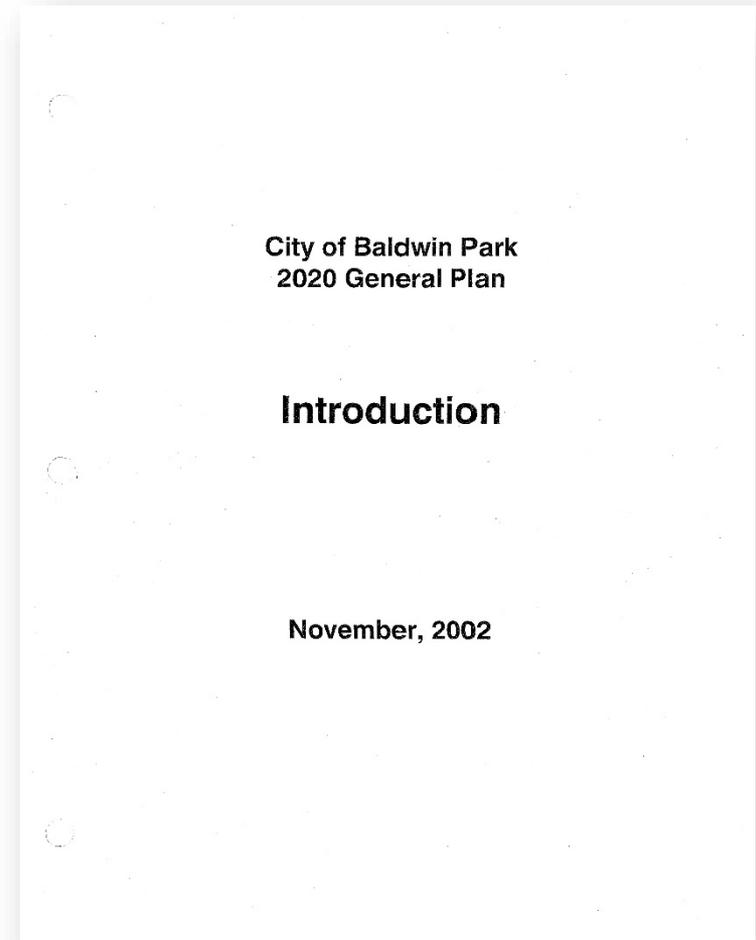
## City of Baldwin Park

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# GENERAL PLAN OVERVIEW

# A General Plan...

- Belongs to the community and reflects local vision and values
- Long-term plan for maintenance and change
- A “living” document that can be adjusted over time
- Comprehensive
  - Required elements
  - Defined planning area and/or subareas
  - Planning horizon of 15 to 25 years



# Housing Element Basics

- A state-required element of the General Plan
- Only General Plan element that requires review and “certification” by a State agency, the Department of Housing & Community Development (HCD)
- 2021-2029 update due October 15, 2021

# Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to use the powers vested in them to **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

# Housing Element Content



# What is the RHNA?

The Regional Housing Needs Allocation (RHNA) quantifies the housing need in each city



# What is the RHNA?

Jurisdiction	Population (2020 Estimate)	Housing Units (2020 Estimate)	Draft 2021 - 2029 RHNA
Azusa	49,658	14,651	2,645
<b>Baldwin Park</b>	<b>76,252</b>	<b>18,048</b>	<b>1,996</b>
Covina	48,846	16,820	1,905
El Monte	116,675	29,588	8,482
Irwindale	1,434	410	119
La Puente	40,568	9,889	1,924
West Covina	105,999	32,919	5,334
Incorporated Los Angeles County	9,138,262	3,279,370	813,088*

\*Unincorporated Los Angeles County RHNA: 89,842

# Baldwin Park RHNA by Income Group

Income Level	% of Median Income	Baldwin Park 2021 – 2029 RHNA	% of Units
Very Low	31-50%	574	28.8%
Low	51-80%	275	13.8%
Moderate	81-120%	262	13.1%
Above Moderate	120% +	885	44.3%
<b>Total</b>		<b>1,996</b>	

} 849

Source: Southern California Association of Governments Draft Regional Housing Needs Allocation, Sept 2020.

Goal for accommodating housing need through land use policies and planning (zoning)

*Not a construction obligation*

# Meeting the RHNA: the Next 8 Years

- Approved housing and mixed-use projects

*Projects that will receive Certificate of Occupancy after June 30, 2021*

- Projects in the application pipeline
- Potential sites for new housing
  - Vacant sites
  - Underutilized sites that could redevelop
  - Accessory dwelling units (“granny flats”)



# Housing Projects in the Pipeline

Project Name	Very Low	Low	Mod	Above Mod	Total
<b>RHNA</b>	<b>574</b>	<b>275</b>	<b>262</b>	<b>885</b>	<b>1,996</b>
Morgan and Laurens (Olsen)				24	24
ROEM Phase II	13	15	1		29
ROEM Phase III	119		1		120
Central Metro Place		54	1		55
14617 Ramona (Cesar Chavez Foundation)		90			90
<b>Total:</b>	<b>132</b>	<b>159</b>	<b>3</b>	<b>24</b>	<b>318</b>

Sites to Meet the RHNA:

- Accessory Dwelling Units Anticipated
- Downtown Specific Plan Update Underway

# 2014-2020 Housing Constructed

Income Level	2014 RHNA Target	2014	2015	2016	2017	2018	2019	2020	Total	Remaining RHNA
<b>Very Low</b> (31-50% AMI)	142	47							<b>47</b>	95
<b>Low</b> (51-80% AMI)	83	16	1						<b>17</b>	66
<b>Moderate</b> (81-120% AMI)	90				1	1			<b>2</b>	88
<b>Above Moderate</b>	242	19	21	31	56	87	20	24	<b>258</b>	0
<b>Total</b>	557	82	22	31	57	88	20	24	<b>324</b>	249

# Affirmatively Furthering Fair Housing (AFFH)

“**Meaningful actions** to combat discrimination, overcome patterns of segregation and **foster inclusive communities** free from barriers that restrict access to opportunity.”

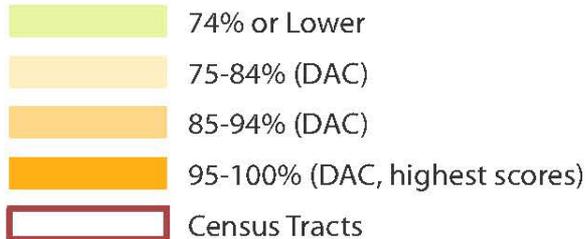
# Existing Housing Programs

- Baldwin Park Housing Authority
  - Administers the Housing Choice Voucher (Section 8) housing program (waitlist currently closed)
  - Manages McNeil Manor (12-unit senior housing)
- Baldwin Park Housing Division
  - Administers CDBG and HOME grants allocated by the Department of Housing and Urban Development (HUD) and CARES Act funds
- Baldwin Park Zoning Regulations
  - Density bonus
  - Accessory dwelling units
- Measure H: Inclusionary housing study
- Project Homekey: Motel 6 conversion to supportive housing

# Environmental Justice: Update to the Health and Sustainability Element

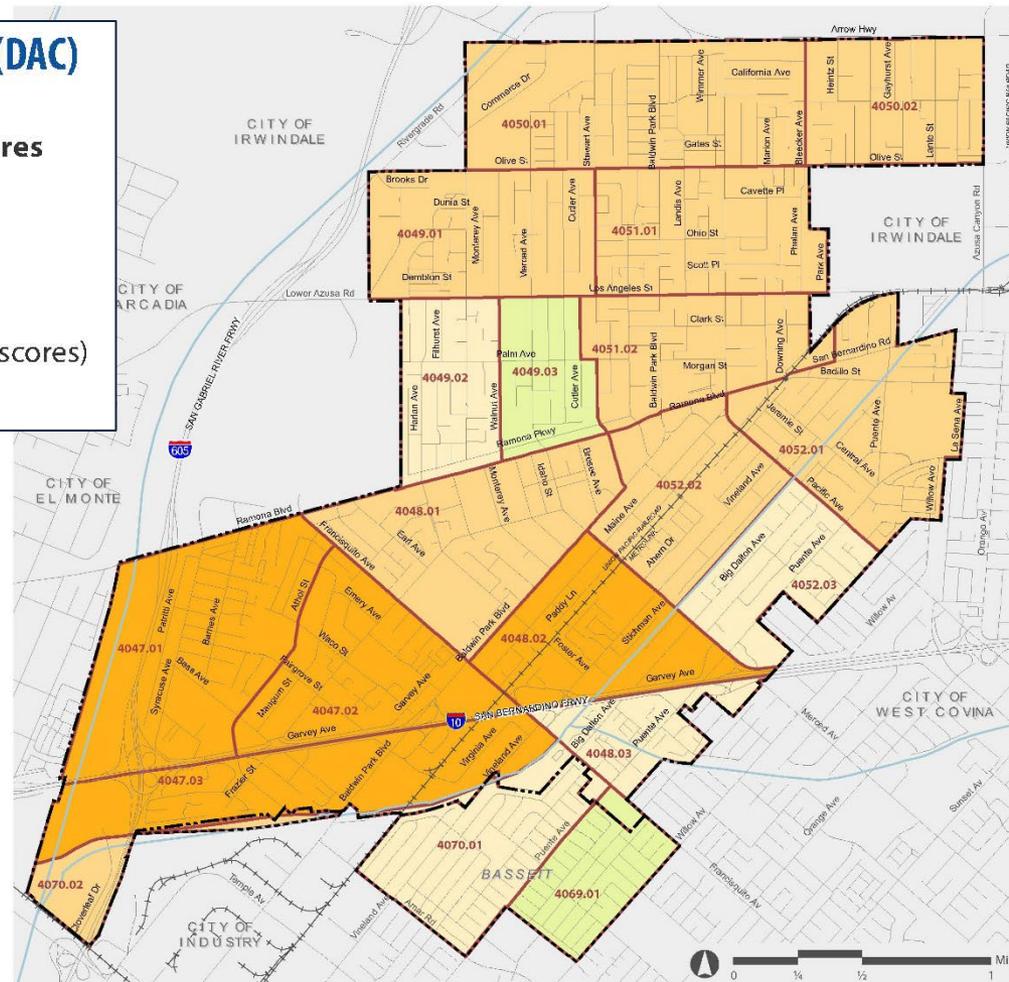
## Disadvantaged Communities (DAC)

### CalEnviroScreen 3.0 Percentile Scores



#### Base Map Features

- City of Baldwin Park Boundary
- Sphere of Influence
- Freeways
- Railroads
- Water Channels



September 2020

Sources: California Health Hazard Assessment, Public Health Alliance of Southern California, 2017. CalEnviroScreen 3.0, 2018. United States Census Bureau, Southern California Association of Governments, 2019. City of Baldwin Park, Los Angeles County, Urban Footprint, 2020.

# Safety Element

- Conduct vulnerability assessment identifying risks that climate change poses to Baldwin Park
- Revisions to the existing Safety Element (2002)
  - Consistency with other General Plan elements
  - Compliance with State law



## City of Baldwin Park

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# PUBLIC INPUT RECEIVED

# Process Overview and Public Engagement

Public Input

Public Input

Project Kickoff

August 2020

Community Engagement

October 2020 – May 2021



- Housing Element Workshop
- Environmental Justice Workshop
- Community Surveys
- Joint Study Sessions
- Public Hearings

ADMIN/ PUBLIC REVIEW DRAFTS Housing Element

March – June 2021



- Analysis and Evaluation
- Needs Assessment
- Resources and Opportunities
- Constraints
- Goals, Policies, and Objectives

ADMIN/ PUBLIC REVIEW DRAFTS EJ and Safety Elements

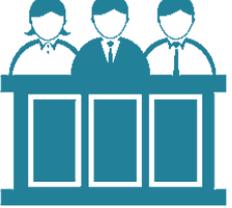
April – June 2021



- Analysis and Evaluation

Environmental Review and Adoption

June – October 2020



- Environmental Analysis
- Final Documents

# Housing Element Workshop #1



**agenda**

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

## City of Baldwin Park HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

### Community Workshop #1: Housing Element

Wednesday, October 28, 2020  
1 PM - 3 PM

#### KEY THEMES



#### HOUSING

*major housing issues and challenges*

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

\$1.1M for rent to build

*opportunities and creative solutions*

affordable units	accommodate fixed income residents - low income	working with housing groups and partner with local organizations
rent caps - localize rent control	outreach with more time to prepare	outreach at all City events/ food drives on Fridays
greater baseline zoning to accommodate density	LIHTC and TCAC awards for large projects	social media posts
allow for zoning modifications for life/safety without variance	convert tenant-based vouchers to project-based vouchers	shorten entitlement window/process
flexible zoning for affordable housing - consider housing overlay	create a local affordable housing trust - incentive/fee in lieu	hire local employees/ construction companies/ etc - developers bring their own teams
developers to have an obligation to build aff housing - develop plan based on population	shared public parking/new development	public private partnerships
	education on needs for our residents	give local neighbors preference for new

\$1,800 for rent is not affordable

Where can new housing be accommodated?

close to parks and open space	create a high density district downtown with lots of different types of housing	close to major transit (rail or bus) centers - high density
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How can City policies best address local housing needs?

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

#### ENVIRONMENTAL JUSTICE

water PFOS etc in all SGV water tables	garden classes through the school district - minimal costs - provide maintenance	noise and pollution from I-10	healthy destin
more community gardens - by 7.11 is private, Kaiser is publicly available	make information more clear about how to be a part of community gardens and garden classes (post COVID closures)	Metro - noise and contamination - grants/ funding for surrounding neighborhoods	Big Dalton Wash bike trail and microparks forthcoming (Prop 68)
			Bike SGV
			bike paths to major locations and green walking space

# Online Community Survey

- **110** respondents
- Spanish and English
- Advertised online and through social media outlets

Language: English Change the language



**City of Baldwin Park**  
HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

What does the next decade hold for the City of Baldwin Park? How will the City change in response to the statewide demand for housing, the quickly evolving ways in which we shop, and the effects of climate change? To address a few of these critical issues, the City has begun the process of updating its plans for housing, public safety, and resiliency to climate change.

This survey focuses on housing issues to be addressed in an update to a plan called the Housing Element (which is one chapter of the City's master plan, or General Plan). The Housing Element update will identify how Baldwin Park can meet demands for future housing needs—housing that will meet the needs of current residents looking to upsize or downsize, young adults who grew up in Baldwin Park and want to return, and new residents wishing to settle in our very desirable community. The Housing Element will also include recommendations for meeting the needs of current residents in terms of home maintenance, equal access to housing, and overcrowding.

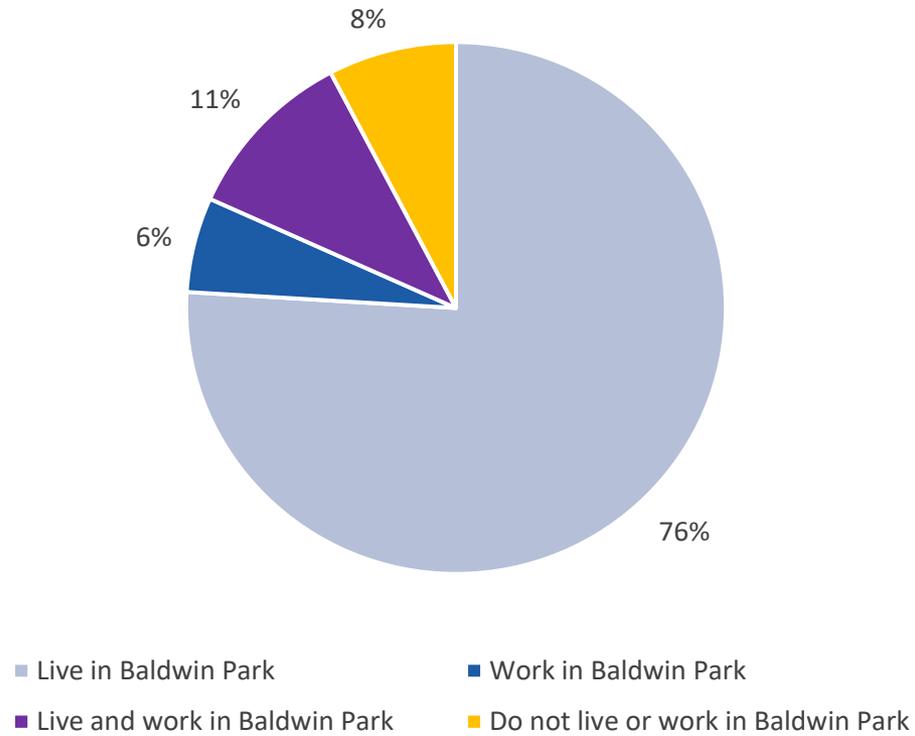
Your comments and ideas are essential to helping address housing needs in Baldwin Park. We encourage you to identify what you believe are the most important issues to address and prioritize over the next five to ten years. Responses must be received by November 30, 2020.

Let's Get Started!

**Next**

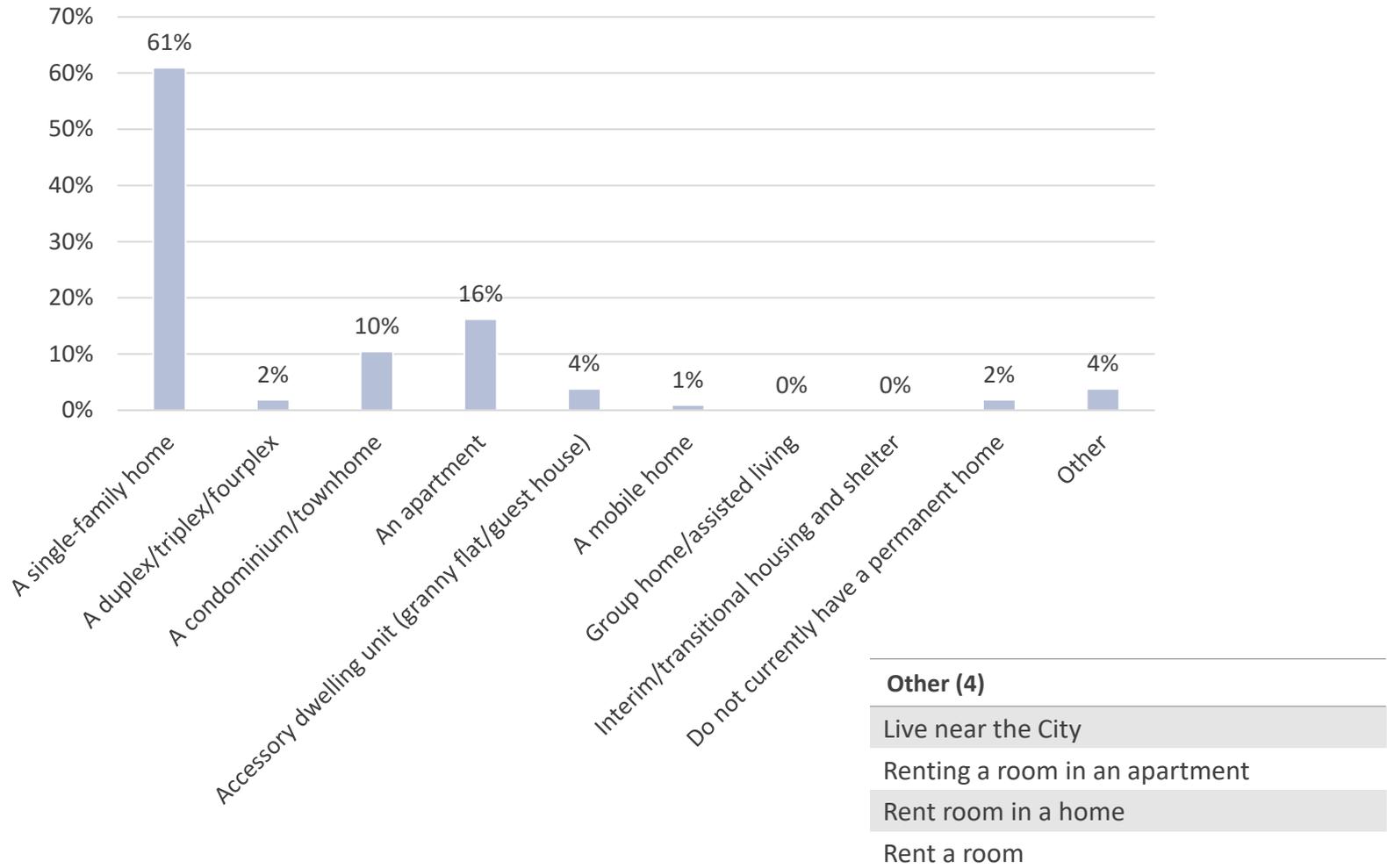
Viviendas para familias y personas que necesitan servicios de apoyo como capacitación laboral y servicios sociales	
Vivienda provisional/de transición para personas que buscan salir de la situación de vivir en la calle	
Unidades de vivienda accesoria (apartamentos para adulto mayor/casas de huéspedes)	

# Who participated:



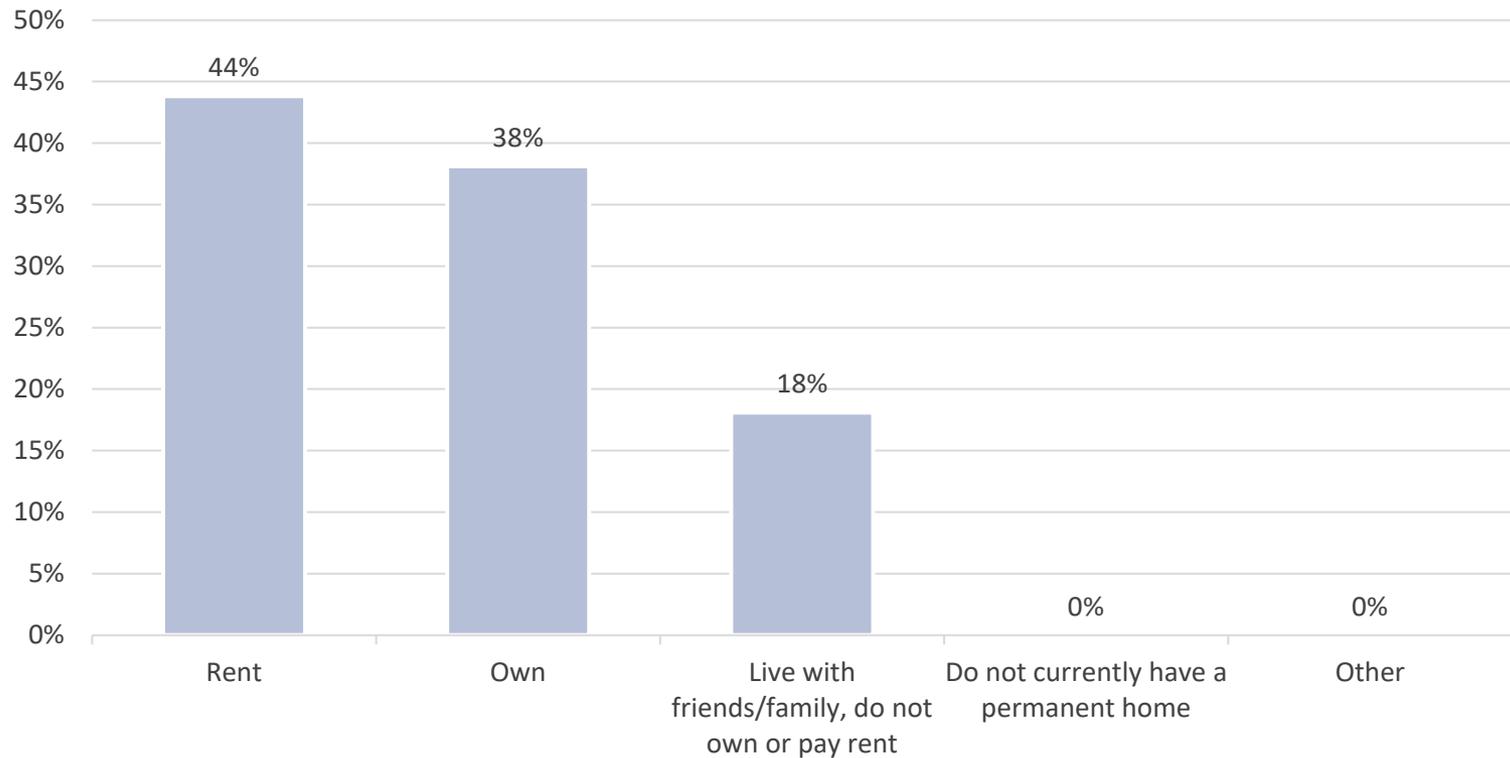
n = 104

# Which best describes your current living situation?



n = 105

# Which best describes your current housing situation?



n = 105

# What types of housing does Baldwin Park need most?

Answer Options	Weighted Score
Single-family homes	1.67
Housing for families and individuals who need supportive services like jobs training and social services	0.67
Homes with 4+ bedrooms	0.58
Senior housing	0.50
Condominiums/townhomes	0.48
Smaller scale apartments (4 units or fewer)	0.46
Larger scale apartments (5 units or more)	0.39
Interim/transitional housing for people looking to transition from homelessness	0.38
Efficiency homes such as studio apartments	0.33
Accessory dwelling units (granny flat/guest house)	0.32
Mobile home parks	0.06

n = 103

# What are the best locations in Baldwin Park for new housing?

Answer Options	Weighted Score
Anywhere in Baldwin Park as long as any impacts to single-family neighborhoods are minimal.	1.78
In motels that can be converted to housing.	1.07
In Downtown.	0.94
In existing multi-family neighborhoods.	0.49
Along North Maine Avenue.	0.45

n = 101

# Tradeoffs are associated with different approaches to providing more housing in Baldwin Park. What is most important to you?

Answer Options	Weighted Score
New housing should be spread evenly across all parts of the city.	1.17
New housing should be located where it will have the least impact on traffic in Baldwin Park.	1.09
New housing should be concentrated near existing and planned public transit.	0.90
New housing should blend in with the character of surrounding neighborhoods.	0.85
New housing should be located with easy access to shops and services.	0.59
New housing should be concentrated in Downtown.	0.25

n = 103

# Indicate the importance of current housing challenges in Baldwin Park:

Answer Options	Very Important	Somewhat Important	Not Important	Don't Know	n = responses
Ensure that children who grow up in Baldwin Park can afford to live in Baldwin Park on their own as adults.	77%	17%	5%	1%	<b>104</b>
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	70%	21%	9%	1%	<b>102</b>
Establish housing for seniors, large families, veterans, and/or persons with disabilities.	67%	21%	11%	2%	<b>102</b>
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	67%	24%	9%	0%	<b>99</b>
Encourage the rehabilitation of existing housing in older neighborhoods.	64%	24%	9%	3%	<b>101</b>
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	63%	18%	16%	4%	<b>102</b>
Streamline the process for new housing construction.	52%	33%	9%	6%	<b>103</b>
Focus new housing near commercial locations, creating “live/work” neighborhoods.	45%	33%	21%	1%	<b>104</b>

# Additional input received...

- Tribal Consultation
- Public Comment Letter: Abundant Housing
  - Estimate likelihood of development and net new units
  - Use HCD approved methodology for forecasting future ADU production
  - Prioritize affordable housing in areas with transit, jobs, schools, parks
  - Comply with no net loss requirements

# City Website and Facebook

The screenshot shows the City of Baldwin Park website. At the top, there is a language selection dropdown and a 'Powered by Google Translate' logo. The main header features the city seal and the text 'Welcome to the City of Baldwin Park'. Below this is a navigation menu with links for Elected, Admin Offices, Personnel, Community Devt., Finance, Public Works, Police, and Recreation. A prominent red text announcement reads: 'The Los Angeles County voter drop-off container is now available at City Hall at 14403 E. Pacific Ave., next to the parking structure located on Bogart Ave.' Below the announcement is a photo of a yellow ballot drop box with the text 'OFFICIAL BALLOT DROP BOX' and 'THIS BALLOT BOX WILL CLOSE AT 8:00PM ON ELECTION DAY'. A Spanish translation of the announcement is provided below the photo. On the left side, there is a 'Web Most Visited' sidebar with links to Public Notices, City Council Agenda/Minutes, Press Releases, Public Records Search, Report Issues, RFPs, Bid Portal, Municipal Code, Yard Sale Info, City Directory, Online Forms, Holiday Schedule, and Public Transit. The main content area features a large article titled 'Not Registered to vote? No Problem.' with a sub-headline 'You can vote!' and details about voter registration for the October 24 election. To the right of this article are two smaller articles: 'Ordinance 1447 - Rent Stabilization Ordinance' and 'Electric LawnMower Rebate Program', both effective January 3, 2020. Further down, there are articles for 'Late Night Friday Night Train on San Bernardino Line' and 'Mandatory Recycling Laws For Businesses'.

The screenshot shows the Facebook profile for the City of Baldwin Park - Gov. The profile picture is a photograph of a Metrolink train (number 655) passing through a station with a 'BALDWIN PARK' sign. The page name is 'City of Baldwin Park - Gov' with a verified badge, and the handle is '@BaldwinParkCAGov - Government Organization'. There is a 'Contact Us' button and the website URL 'baldwinpark.com'. The page has 2,615 likes and 2,885 followers. The 'About' section includes a map showing the city's location at 14403 E. Pacific Avenue, Baldwin Park, CA 91706, and lists contact information: phone (626) 960-4011, email communications@baldwinpark.com, and website https://www.baldwinpark.com/. The 'About' section also states the city was founded in January 25, 1956, and is currently 'Open Now' from 7:30 AM to 6:00 PM. A recent post shows the city updated their cover photo to the same train image. Below the post, there is a comment section with one comment: 'City of Baldwin Park - Gov is in Baldwin Park, California.' The page also features a COVID-19 awareness message in both English and Spanish, encouraging mask-wearing and social distancing.



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# QUESTIONS? COMMENTS?



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