

Construction Costs

The single large cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. According to construction indicators, overall construction costs increased 30% nationwide over the past decade, with rising energy costs a significant contributor. Typical residential construction costs range from approximately \$71 to \$164 per square foot for the Southern California Region.⁹ The average is perhaps \$93 per square foot for most standards homes throughout Southern California; however, labor and material costs can vary substantially based upon the time of the year, complexity or uniqueness of the project, good or bad economic times, jobsite conditions, regional markets, the unemployment rate, local building codes, construction moratoriums, zoning laws, covenants and restrictions, availability of supplies and workers, weather conditions, natural disasters, public or private water and sewer, and several hundred other factors.

Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials; b) availability of skilled construction workers who will work for less than union wages; c) use of manufactured housing, such as mobile homes and modulars. However, because these costs are all market driven (including labor), it is very difficult to control the costs or reduce them.

An additional factor related to construction costs is the number of units build at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

The other factor in construction is profit and overhead. Developer profits average 10-20% depending on the quality of the home. Larger homes generally have a larger profit margin. The actual rate is market driven and influenced by the availability of competing construction firms, the demand for housing, and supply.

Land Costs

Residential land costs also vary depending on the cost of grading and infrastructure associated with proposed development of the site. According to City surveys of local developers, residential-zoned land averages between \$17 to \$21 per square foot.

Financing

Home mortgage interest rates are currently relatively low. A fixed rate 30-year loan for a new home has an interest rate from 5.75% to 6.75%. Lower rates are available through Graduated Payment Mortgages, Adjustable Rate Mortgages, and Buy-Down Mortgages. The availability of this financing affects a person's ability to purchase a home and make improvements to their home.

⁹ Saylor.com. 2004.

Current interest rates are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Baldwin Park, subject to normal underwriting standards. However, a more critical impediment to home ownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, ten to twenty percent down is required, which can be a considerable constraint to the buyer with today's housing market costs. What's needed, therefore, are flexible loan programs, which can bridge the gap between a reasonable down payment and the homeowner's available funds. Interest rates are determined by national policies and economic conditions. There is little that local governments can do to affect these rates or the terms of the loan programs. Jurisdictions with housing set-aside funds pursuant to Community Redevelopment Law can offer interest rate write-downs to extend home purchase opportunities to lower income households.

The Community Reinvestment Act of 1977 requires banks to lend within low and moderate income communities and to market special credit-related information which allows residents to become more aware of the banks' credit services. Relative to this effort, the Home Mortgage Disclosure Act requires lending institutions to disclose the disposition of home loans and applications. According to the 2003 HMDA report, 45,274 home loan applications were submitted for homes in the City of Baldwin Park. Of these applications, 539 were approved by the banks and accepted by the applicants. The report further indicates that 28% of the applications were denied.

A.5.b. Governmental Constraints

Actions of the City can have an impact on the price and availability of housing in the City. Land use regulatory controls, site improvement requirements, building codes, fees, and other local programs to improve the quality of housing may serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

Though planned in the Housing Element, the City has yet to conduct a comprehensive evaluation of multifamily development standards. However, the City is committed to revising the Zoning Code and addressing other zoning issues such as density issues and lot size.

The City has utilized other land use incentives for affordable housing. Under the Density Program, the City has utilized the specific plan process to offer significant increases in density, as well as other regulatory relief for affordable housing. For example, the recently completed 71-unit Thomas Safran housing project was processed under a specific plan.

The City has also adopted a Planned Development Overlay zone to address the problems associated with flag lots, landlocked lots, and lots with narrow and deep

dimensions. The PD Zone offers relieve from development and design standards by allowing more creativity in residential construction on lots large than one acre.

The Land Use Element of the Baldwin Park General Plan provides for a full range of residential types and densities throughout the City. The Land Use Element has designated 2,145 acres of the City's total land inventory for residential uses, including single family, garden multifamily, multifamily residential, and mixed use residential. As indicated in the table, implementation of the General Plan can result in 20,741 units citywide, which is an increase of 3,311 units over the 2000 housing stock of 17,430.

**Table 28
City of Baldwin Park
Residential Sites Inventory**

Land Use Designation	General Plan Area in Acres	Avg. Density Plan Density	General Plan No. of Units
Single Family Residential	1795	7.8 du/ acre	12,690
Garden Multi Family	173	10.8 du/ acre	3,392
Multi Family Residential	169	18 du/ acre	4,409
Mixed Use	8	30 du/acre	250
TOTAL	2,145 acres		20,471 du

Single Family Residential: This type of housing allows for traditional single-family homes, with one dwelling permitted per legal lot. Homes are detached with private yards. Religious, education, group homes, community care facilities and parking lots for adjacent commercial use are included in this category.

Garden Multi-Family: This type of housing provides for moderate density housing either attached or detached with usable private and common open space. Additional uses appropriate for this housing include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial or industrial uses, provided any such use meets development and use criteria as set forth by the City.

Multi-Family: This type of housing allows for units similar to Garden Multi-Family but at higher densities. Usually, they consist of condominiums. These can also include religious and educational institutions, group homes, community care facilities, and parking lots for adjacent commercial or industrial uses.

Residential Building and Development Standards

All residential development within Baldwin Park whether rehabilitation or new construction is regulated by the City's Building Code, Development Standards, and Design Review Guidelines. These standards and codes regulate structural, architectural, landscaping and other aspects of residential development. In some cases, these regulations can become a significant constraint to development.

The current building code is based upon the 1994 Uniform Building Code, 1994 Uniform Plumbing Code, 1994 Uniform Fire Code, 1993 National Electrical Code, 1994 Mechanical Code, and Title 24 and 25 of the State Energy Insulation Regulations. The codes are necessary to protect public health and safety and ensure the safe construction of housing units. The City has not enacted more stringent guidelines; thus, the building codes are not considered a constraint to development.

Residential development standards and design guidelines are provided ensure the best possible appearance and quality of neighborhoods. The standards and guidelines apply to all single family and multifamily units, except for additions of less than 600 square feet, which do not involve an addition to the second story of a building or accessory structures.

The codes are summarized in the following table. In recent years, the City enacted more restrictive standards for several reasons. Much of the City was built before incorporation and was regulated by the County. After incorporation, changes were not quickly forthcoming. The City recognizes the need to improve the appearance of neighborhoods and thus has imposed greater restrictions. However, the City recognizes the importance of being flexible so as to promote needed reinvestment and rehabilitation in residential areas. Two mechanisms—the Planned Development

Overlay Zone and the Administrative Adjustment process help maintain flexibility in the development and design of units in the City.

**Table 29
City of Baldwin Park
Development Code
Development Standards
Characteristics of Lot, Location, and Height**

Districts	Maximum Height	Minimum Lot Size	Max Lot Coverage (Building)	Min Lot Dimensions (Width/Depth)	Front Yard Setback	Side Yard Setback	Rear Yard Set Back
Low Density Residential	27 Feet	5000 sq ft Interior lot	50% Floor area ratio	50-55 ft width 50 ft depth Interior lot	15-20 ft	5-15 ft	5 ft
Medium Density Residential	27 ft	6500 sq ft Flag lot 5000 sq ft	N/A	15 ft width 50 feet depth Flag lot 50-55 ft width	15-20 ft	10-20 ft	10-20 ft

Very High Density Residential				N/A Depth		
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Development Fees

The Baldwin Park development impact fees for both single and multifamily residential development are summarized below. State law authorizes cities to charge development-related fees for building-related activities. Service fees and development fees are collected to offset the costs of providing city services and to offset the future impact of development upon city services. If the fees are excessive, they can deter the production of affordable housing. Neither the service fees nor the development fees are considered to be a constraint in Baldwin Park. The fees do not exceed the estimated reasonable costs of providing services; nor do they exceed the appropriateness of fees in regard to the specific determination of a project. The following table illustrates typical development fees in the City of Baldwin Park for a ten (10) unit apartment complex with 6, 3-bedroom units and 4 4-bedroom units. Assumptions shall include that all off-site infrastructure is existing and the total floor area for the complex is 12,000sf.

**Table 30
City of Baldwin Park
Typical Development Fees for a Ten Unit Apartment Complex**

Service Provided	Fee
Building Plan Check/ Inspect	\$3,774
Building Permit	\$3,019
Other Permits	\$2,000
Engineering Fee	\$5,000
Construction & Debris	\$10,000 deposit
Sanitation Connection	\$5,000
Development Impact	\$8,500
School Impact	\$25,680
Planning Fees	\$1,360
Storm Drain Fee	\$6,300
Traffic Impact Fee	\$470
Public Art Fee	\$9,648
Quimby Fee	\$65,000

Local Processing and Permit Procedures

The evaluation and review process required by City procedures can contribute to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. To mitigate this possibility, the City of Baldwin Park provides an expedited permit process, which is fairly straightforward and designed to be completed within 30 days. Applicants are able to submit permit requests, four days a week, Monday through Thursday. Staff is available for technical assistance. Once received, the applications are assigned to a lead staff person, who will monitor the progress of the

project until completion. Staff members utilize resources such as the Geographic Information System to locate the projects and expedite project reviews.

Approval time is contingent on the project's type and scale. Generally, for building residential housing units, plans are submitted to the Building Division. If the project has less than 5 single family units, a parcel map and a zoning review will be required. If there are more than five single-family units, a tract map and design review will be required. Upon submittal, the Engineering Division reviews the maps and assigns various site improvements such as drainage. Once the changes are made, the Building

Division either signs off on the construction plans or returns the plans to the developer for further corrections.

A committee of department staff provide project zoning and design review. This process is informal, but integral to ensuring that projects meet the basic zoning and development requirements. Often, the Committee will find minor deviance to the City's development standards; however, a variance may not automatically be required because of the deviance being minor. Usually, the applicant applies for an administrative adjustment from the Zoning Administrator to expedite the process.

A typical multi-family project under this process is completed within 30 days of the submittal of an application. Staff work with the applicant to make necessary amendments during the process. If resubmittal is necessary, the second review will also require 30 days. After approval from the planning review committee, the Building Division and the County Fire Department conduct a Plan Check, which can take approximately 15 to 30 days. Taking this into account, the design review process can require up to 90 days.

Projects with discretionary approvals may take 45 to 60 days with the Planning Commission. An amendment to the General Plan can take 60 to 90 days at the Planning Commission level and another month before City Council approval. With the Administrative Adjustment process, however, Planning staff can modify development standards such as height, setbacks, open space, and parking. This process eliminates the requirement for a zone variance and associated discretionary approvals. The City also provides concurrent processing, which allows projects to be scheduled for Planning Commission review while undergoing plan check. In addition, the City has priority review for projects with an affordable housing component.

A.5.c. Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure – major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting—which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The costs of these facilities are eventually passed on to the homebuyer or property owner in the form of higher prices for new homes.

In Baldwin Park, dedications are generally in the form of street dedications. The costs to a developer for such dedications are usually low, consisting primarily of the County's recording fee of \$25. Civil engineering services and their costs are sometimes necessary to prepare a legal description of the land; however, these cases are seldom.

A.6. Fair Housing

The City of Baldwin Park contracts with the Fair Housing Council of the San Gabriel Valley for fair housing services. Services provided includes distribution of literature, arbitration of complaints, conducting workshops, and rental referral. During the 2003-2004 program year, the Fair Housing Council of the San Gabriel Valley provided assistance to 408 households in the City of Baldwin Park.

Per Federal Regulations for CDBG, the City is required to conduct an Analysis of Impediments to Fair Housing Choice (AI). Pursuant to the AI conducted in 2003, there was discrimination against the mentally and physically disabled in the housing market in the City of Baldwin Park. The report indicated that in many cases, landlords were not willing to accommodate people who have special needs relative to their disability. This presents a problem relative to achieving a housing market free of discrimination in which everyone regardless of background or status should be treated equally. The City will continue its outreach and educate landlords of their responsibilities to the tenants to ensure that discrimination is eliminated in the community.

In addition to discrimination, the Analysis of Impediments identified that Baldwin Park residents find it difficult to find housing. The average scouting time was four months to secure housing. When asked about discrimination, 25% of the respondents indicated that they experienced racial discrimination; 25% indicated that they experienced gender discrimination; 54% indicated that they experienced familial discrimination; 17% indicated that they experienced discrimination based on their national origin; and 4% indicated that they experienced discrimination based on age.

A strategy to address these impediments is provided in this Consolidated Plan. The strategy includes various workshops, educational activities, surveys, testing, and other actions to overcome impediments. The City of Baldwin Park intends to continue or maintain this strategy until a new analysis is completed some time during the planning period.

B. Community Development Needs

The following section of the needs assessment describes the City's CDBG eligible non-housing community development needs, including:

1. Public Housing Non-Housing Needs
2. Economic Development
3. Infrastructure
4. Parks and Recreational Facilities
5. Community Services

On November 20, 2004, a Community Forum was conducted at the Esther Snyder Community Center to serve as a catalyst for long range goals for the CDBG and HOME programs. In addition, the Forum was provided to assist in the development of projects aimed at improving the quality of life of Baldwin Park's residents.

The Baldwin Park Community Forum was conducted in English with Spanish translation. Staff encouraged the participation of local churches, retailers, schools, and community service providers. Specifically,

- City Commissioners were requested to attend.
- Flyers were distributed at Neighborhood Watch meetings, City Hall, Community Center, Family Service Center, Senior Center, Skate Park, and Public Library.
- Flyers were placed in grocery bags.
- Local businesses and churches were requested to assist in handing out flyers.
- All students throughout the district received flyers.
- Parent booster meetings were attended to encourage attendance at the Community Forum.
- Members of the BRIDGE Committee were invited to attend.
- Pursuant to the Citizens Participation Plan, a public notice was published two weeks prior to the Community Forum.

Approximately 50 residents attended the November 20th meeting. The brainstorming of issues resulted in the following NEED areas:

- **Communication:**
 - Greater communication between the City and the District.
 - Better access to City Hall.
 - More information regarding proposed departmental projects.
 - More outreach to Spanish speaking residents.
 - More marketing of City's programs.
- **Economic Development**
 - Business Loans too stringent.
 - Not enough business and restaurants.
 - Not enough shopping areas.
 - Business hours too short.
- **Housing**
 - Too much multi-family housing resulting in overcrowded conditions.
 - Not enough housing for low income residents.
 - Discrimination against large families.
 - Gang and drug use impacting home values.
 - Housing too dense.
 - Not enough landscaping on properties.
 - No opportunity to transfer a renter into a homeowner.

- **Neighborhood Revitalization**
 - More park and open space projects.
 - More police.
 - More speed limit signs.
 - Improvement to residential areas near freeways.
 - Homeless support programs to reduce the presence of homeless.
 - Poorly maintained vacant/ underutilized lots.

- **Public Improvement**
 - More responsiveness to customers.
 - Public and private parking lots need cleanliness.
 - Architectural barriers to persons with disabilities.
 - Storm drain flooding hazards.
 - Commercial rehabilitation needed.
 - Crosswalk signals needed.
 - Street sign improvements.
 - City entrances improvements.
 - Potholes/ street maintenance.
 - Traffic signals needed.

- **Public Safety**
 - More police.
 - Neighborhood Watch Program.
 - Rehabilitation Center.
 - Public phones and cameras.
 - Drug and gang awareness.
 - Conflict resolution.

- **Youth**
 - More information on existing programs.
 - Graffiti prevention programs.
 - Positive interaction between Police and youth.
 - Programs for children with disabilities.
 - Programs for children living in poverty.
 - Sports activities.
 - Youth Job training.
 - Conflict resolution.
 - Drug and gang education programs.
 - Transportation.

These needs were reviewed during a subsequent Community Forum for CDBG, conducted on February 26, 2005. Approximately 20 residents attended the meeting to further elaborate on the identified needs and/or assist in the development of programs designed to meet the community's needs. After reviewing and inventorying many of the City's existing programs, residents expressed general satisfaction with the City's efforts

to address community development. However, residents indicated that more program marketing and more coordination among service providers were necessary to increase program outcomes and provide additional benefits to the community.

Inquiries and concerns regarding other community matters outside the realm of City Hall (i.e., education) were forwarded to the appropriate agency for action and discussion. In addition, the City Council received a detailed summary of the issues and recommendations expressed by the residents that attended the meetings.

B.1. Public Housing Non-Housing Needs

According to HUD regulations for the use of federal funds, the City must address the non-housing needs of public housing residents. Such needs include the revitalization of neighborhoods surrounding the public housing project, drug elimination, and anti-crime strategies at public housing projects, and other supportive services.

The Robert McNeil Manor is Baldwin Park's only public housing project. This project is dedicated to senior residents; thus, many of their needs relate to the removal of architectural barriers for accessibility, tenant security, transportation and supportive services for seniors. There are currently no plans for major renovation to this property, except for accessibility improvements, as needed. Transportation is facilitated through the Dial A Ride Program and Baldwin Park Transit, police patrol and crime prevention are provided through the Baldwin Park Police Department, and support services are provided by case managers and staff at the Julia McNeil Senior Center.

The City recently implemented a Neighborhood Revitalization Program to encourage property owners and tenants to become stakeholders in areas in need of revitalization and reverse the decline of distressed neighborhoods. At the request of the tenants, the Robert McNeil Manor is represented by the Housing Authority. The Housing Authority will help determine if revitalization efforts are necessary surrounding the Public Housing unit through its participation in *a feasibility analysis for neighborhood revitalization strategy*.

B.2. Economic Development

In November, 2002, the City of Baldwin Park adopted the Economic Development Element, which guides economic development planning and initiatives, consistent with other Elements of the General Plan. Under this Element, the economic factors affecting the City are identified, including rapid population growth and a low per capita income.

The Economic Development Plan focuses on four primary areas impacting the fiscal health of the City. These areas have been affected by recurring economic recessions, leading to a general state of fiscal instability that the City continually works to overcome. The areas include:

- Northern Industrial Area
- The Auction Village Area

- Central Business District
- 1-10 Freeway Corridor

The City's six redevelopment areas are also incorporated into the Element to raise investment in the project areas, promote residential revitalization, and encourage development and business growth and reverse declining conditions. The six Redevelopment Areas include: San Gabriel River, Central Business District, Sierra Vista, West Ramona Blvd., Puente/ Merced and Delta. These redevelopment areas may be expanded or new ones established.

The City has established five goals in the Element to help revitalize the City's economy. These goals reflect the City's response to current and future economic conditions and are intended to maintain and enhance the community's existing commercial, retail, and industrial development and to explore ways to foster new economic development.

- Increase General Fund Revenues
- Facilitation Revitalization of Targeted Areas.
- Diversify the City's Job Base.
- Maintain Economic Competitiveness.
- Improve Public Services and Infrastructure.

To accomplish these goals, the City relies on a proactive attitude toward attracting businesses that will solidify its economic base and provide jobs for the community. This attitude includes strong customer service, a pro-active stance and a pro-business approach in the development process and in business attraction, retention and expansion. The following is a summary of these efforts.

Baldwin Park Marketplace

This 260,000 square foot retail center is anchored by Walmart (opened May 19, 2004). Other tenants include Farmer Boys Hamburgers, Panda Express and Long John Silver's. The center is located north of the I-10 freeway, at the intersection of Merced and Big Dalton Avenues.

Baldwin Park Towne Center, located at Puente Avenue and the I-10 Freeway, is anchored by the 130,000 square foot Home Depot and the remodeled Marriot Courtyard Hotel. It also includes Starbucks, Verizon, Guadalajara Grill, McDonald's, Quizno's and Denny's. Home Depot opened in December, 1999, creating many new jobs in our community.

The Sierra Center, anchored by Target Department Store, was completed in June, 1997. It is located at the intersection of Francisquito Avenue and Baldwin Park Boulevard, near the I-10 Freeway. Other nationally recognized businesses include Office Max, Food 4 Less, Hollywood Video and Payless Shoes. Eating establishments at the Sierra Center include Jack in the Box, Taco Bell, Pizza Hut and McDonalds. The overall size of the center is 222,000 square feet.

Commercial Loan Program

Since the inception of the Baldwin Park Commercial Loan Program in 1980, more than 140 commercial loans have been issued amounting to more than \$4 million dollars. Funds are used to start-up, retain and expand local businesses. Over 500 private-sector jobs have been created or saved in Baldwin Park through our Commercial Loan Program.

The goal of the program is to promote economic development in Baldwin Park by expanding commercial activity and create new jobs in the community. The Commercial

Loan Program offers Baldwin Park businesses a maximum loan amount of \$75,000 at a 5% interest rate. Terms are 10 years maximum for repayment.

B.3. Infrastructure

While infrastructure improvements are CDBG-eligible activities, expenditure of CDBG funds on such improvements can only take place in income-eligible areas. The CDBG program defines income eligibility as any block group or census tract with 51 percent or more of its population earning income less than or equal to 80 percent of the Area Median Family Income. The City is currently using CDBG funds for Street Rehabilitation, Sidewalk Program, and Street Lighting Improvements.

Street Improvements

The City's Public Works Department is responsible for maintenance of the local street system, including all sidewalks, curbs and gutters, and the local in-street storm drain facilities. The Department is also responsible for street construction not otherwise completed by developers or through improvement districts.

An important infrastructure need in Baldwin Park is its streets. The City's asphalt-concrete streets have performed well over the years because of the City's maintenance efforts. However, new overlay and hardscape repair are necessary to ensure many more years of service. .

Street improvements also include sidewalk improvement and curb cuts to meet ADA requirements. These improvements generally deal with access to public facilities such as schools, parks, and public offices. The City's focus is on the construction of access ramps and walkways in the public right of way.

Flood Prevention/Drainage Improvements

Flooding in Baldwin Park has the potential to result in property damage. Rapid storm water and debris runoff can create flood conditions. In the past, flooding occurred in both commercial and residential areas. Many of these areas were recently corrected, however, through massive and expensive public works projects. Despite the improvements, some areas continue to flood; however, the severity is less. Drainage improvements in areas prone to minor flooding, therefore, will continue to be a priority for the City during the five-year planning period.

Sewer Improvements

Underground sewer lines in Baldwin Park appear to be sufficient to carry sewage to County facilities. Although some sections are aging and need repair, these deficiencies are usually the result of normal use.

Water System Improvements

Baldwin Park is served by three water companies: Valley County Water District, San Gabriel Valley Water company, and Valley View Mutual Water Company. Each of these suppliers has been operating in Baldwin Park area for many years before the City incorporated. These suppliers meet State and Federal standards for water quality and supply all of their water from groundwater wells.

Baldwin Park is located in one of the four San Gabriel Valley superfund sites with areas of soil and groundwater contamination underlying a portion of the City. Wells in Baldwin Park have been found to contain high concentrations of trichloroethatene (TCE) and perchloroethylene (PCE). TCE and PCE had been used since the 1940s as cleaning solvents, especially at machine shops and dry cleaning plants. Water utilities have been able to continue to provide their customers with clean water by shutting down wells in contaminated areas, installing "wellhead" treatment systems, blending contaminated water with clean water to meet drinking water standards, and by obtaining water from neighborhood utilities.

In March 1994, EPA selected a cleanup plan for the Baldwin Park area. The selected remedy, now in the design stage, calls for large groundwater pump and treat systems. EPA is working with local agencies to reach agreements to implement a joint clean up/water supply project that would satisfy EPA cleanup goals, and help meet regional water supply goals by transporting treated groundwater to areas in Southern California dependent on imported surface water.

B.4. Parks and Recreational Facilities

According to the City's Open Space and Conservation Element, the highly urbanized community of Baldwin Park contains limited parks and open space resources. The Open Space and Conservation Element focuses on managing existing parks, open space and recreational areas and programs and the preservation of natural and historical resources.

A total of 530 acres of land are identified in the Element as open space. However, very little open space is actually park land available for recreational uses. The City has established goals and policies to provide enhancements to existing park facilities and recreational programs and pursue funding to support these enhancements. There are currently six parks throughout the City, providing approximately 27 acres of open space. In addition, there are also 17 joint use park/recreational facilities at elementary and high schools. According to the National Recreation and Parks Association, it is recommended that the City have a minimum of 2.5 acres of park space per 1,000

residents. The City's 2000 population of 75,837 persons clearly indicates that there are not enough park facilities in the City to meet the needs of its residents.

The Baldwin Park Department of Recreation is currently working toward the completion of a new multi-purpose recreation facility including restrooms, new playground apparatus with rubberized flooring, picnic areas, spray pool, water fountains and refurbishment of the basketball courts at Barnes Park. The project includes the development of a parking lot, and exterior landscape. This project benefits the surrounding portion of the community, which is considered low-income populated.

Baldwin Park's shortage of parks is alleviated by the presence of community centers, which aid in the provision of services for every age group. These facilities, under the management of the Department of Recreation and Community Services, provide a comprehensive range of programs and services, which aid in meeting the recreational, social, cultural, physical, and educational needs of residents.

The City owns and operates four recreational facilities: the Teri G. Muse Family Service Center, the Esther Snyder Community Center, the Julia McNeill Senior Center, and the Baldwin Park Teen Center and Skate Park. The City has recognized the need for an additional facility-- a Civic Arts Center. Efforts are currently underway for the renovation of the City's Civic Auditorium/Cultural Art Center. The project includes the abatement of lead and asbestos, plans and specifications as necessary, and seismic retrofitting. .

Located in Morgan Park, the Esther Snyder Community Center offers a variety of recreations programs and services at no charge or low cost. In 1995, the facility had a major renovation and expansion, which facilitated an aquatics center, youth and adult sports facilities, a childcare facility, an amphitheater, and classrooms.

The Family Service Center is a centralized facility where residents can obtain 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, agencies that offer utility and transportation vouchers. In addition to referrals, the Family Service Center offers various self-help classes and programs. The City is currently working towards the rehabilitation of the Teri Muse Family Service Center. The family service center was damaged during the recent rainstorms. Funding allows for rehabilitation and an addition to the building.

The 15,000 square foot Julia McNeill Senior Center offers a wide range of activities for senior citizens, including social, health, and recreational programs. A shuttle is available from the TELACU housing facilities where many seniors live. The facility serves as the meeting center for Baldwin Park's Senior Citizen Club.

The Baldwin Park Teen Center and Skate Park, which opened its doors in November 2003, provides exciting recreational and educational programs for teens of Baldwin

Park. These programs bring new experiences to local youth and provide a positive impact to the community.

The City of Baldwin Park is currently considering the acquisition of Masons Lodge for use by the Parks and Recreation Department as another community center/ public facility. Discussions are underway for purchase during the 2005-06 program year. The source of funding for the acquisition of this project has not been identified; however, CDBG funds have been mentioned. CDBG funds may also be utilized for improvements to the facility, if necessary, to accommodate accessibility and meet the recreational needs of low and moderate income residents.

Accessibility of Facilities

Persons who are physically disabled, including blindness, and persons who suffer from brain impairments due to diseases or resulting from birth defects, often face accessibility issues.

The Americans with Disabilities Act (ADA), which went into effect July 1991, provides comprehensive civil rights protection to persons with disabilities in the areas of public accommodation, employment, state and local government services, and telecommunications. The design, implementation, and maintenance of all park facilities must comply with ADA; persons of all abilities must have the opportunity to participate in recreation activities.

In compliance with ADA, the City of Baldwin Park completed an ADA Transition Plan for public facilities to evaluate their accessibility. CDBG funds may be used to make improvements to public facilities in order to comply with ADA requirements.

B.5. Community Services

Handicapped Services

A range of services and facilities are already in place to serve the disabled population in Baldwin Park. Services for the mentally ill are available region-wide through the Los Angeles County Department of Mental Health Services (LACMHS) and its contracting agencies. These agencies provide services for the persistently and chronically mentally ill. Services are divided into 24-hour crisis services, crisis walk in-services, child and adolescent screening, and non 24-hour services (frontline crisis services and senior outreach). The County Department of Mental Health operates a facility in Baldwin Park as well as in nearby communities including El Monte, La Puente, and Pomona.

San Gabriel/Pomona Regional Center for the Developmentally Disabled is a state-funded, non-profit agency serving individuals with mental retardation, cerebral palsy, epilepsy, and autism. The agency functions primarily as a diagnostic and testing center to determine eligibility for state funded services. Additional services include genetic counseling to person who have or may be at risk of having a child with a developmental

disability. The Center is responsible for planning and developing services for persons with developmental disabilities to ensure that a full continuum of services is available.

Substance Abuse Services

A number of organizations are unavailable in Los Angeles County to provide treatment of Baldwin Park residents with alcohol and drug problems. The following organizations provide a variety of services including counseling, short and long-term housing, and testing:

- Los Angeles County Health and Human Services Department provides substance abuse treatment through residential programs as well as outpatient programs and support groups
- Alcoholics Anonymous meets at the Baldwin Park Family Service Center
- Narcotics Anonymous meets at the Baldwin Park Family Service Center
- Baldwin Park Counseling Center provides therapy for drug and alcohol abuse
- Community Health Projects in Baldwin Park provides chemical dependency services
- CEH Recovery Center provides residential, transitional housing and outpatient drug and alcohol treatment programs.

Transportation Services

The Foothill Transit Agency and the Los Angeles County Metropolitan Transportation Authority (MTA) provide local-serving and regional bus lines for the City of Baldwin Park. To ensure that bus transit services continue to meet diverse transportation needs, the City is committed to maintaining a local bus system and Dial-a-Ride or similar transit-on-demand services.

The Baldwin Park train station just southeast of city hall provides an important stop for the Metrolink San Bernardino commuter line. Weekday train service between San Bernardino and Los Angeles' Union station allows commuters to disembark for places of employment in Baldwin Park, and for Baldwin Park residents to travel easily to jobs in other communities along the line.

Health Services

The following health services are provided in Baldwin Park. The Family Service Center provides referrals to health services as well as various self-help classes and programs.

- Referral Opportunities: The Family Service Center has extensive informational resources available including addresses and telephone numbers to local medical clinics, 24-hour urgent care locations, and County Health Clinics.

- Women's Cancer Screenings: FREE Cancer screenings are offered to women over the age of 40, who are un-insured, and able to prove they are low-income. Pacific Coast Medical Services and YWCA of Glendale bring screenings to the
- Family Service Center quarterly. The screenings include a Mammogram and Pap-smear, as well as education on self-breast exams.
- GEMS Program-Get Enrollment Moving: Every Monday from 9:00am to 3:00pm, a representative from the GEMS program at Queen of the Valley Hospital visits the Teri G. Muse Family Service Center to register and answer questions about Medi-Cal and Healthy Families. The cost of this program is free and walk-ins are welcome.
- Child Health and Disability Prevention Program: A CHDP mobile unit visits Morgan Park to provide a variety of preventative healthcare services to children 0 to 18 years of age, as well as register children for temporary Medi-Cal. The mobile unit has a Medical Doctor and nursing staff on site.
- Project BRIDGE Resource Directory: The Project Bridge Resource Directory offers valuable information from job training, mentoring services, substance and alcohol abuse counseling, education and tattoo removal. This guide will help you or loved one establish a positive path towards leading a gang free lifestyle. One such program that is listed in the directory is Pride Platoon. Pride Platoon is a special program provided by the Baldwin Park Police Department that is geared for middle and high school age youth who are at-risk of joining a gang or becoming involved in criminal activity.

Counseling

- Grupo Apoyo: Counseling sessions are provided to allow parents to share experiences and interact with other parents.
- N.A.: Narcotics Anonymous is a non-profit support group that assists with common problems associated to narcotics.
- Parents Anonymous: The Family Service Center offers a support group for families who have children under 18 years of age. Parents Anonymous is dedicated to strengthening families through innovative strategies that promote mutual support and parent leadership.
- Women's Domestic Violence Spanish Speaking Support Group: A Spanish-speaking women's domestic violence support group meets at the Family Service Center.

Youth Programs

Given the large number of youth in Baldwin Park, the need for youth services is high. The City of Baldwin Park, Department of Recreation and Community Services, in conjunction with a variety of public and nonprofit agencies, provides a wide range of services for the City's youth population:

- Kids Care Fair: The Department, in conjunction with the American Red Cross, Kaiser Permanente, and the Baldwin Park Unified School District, hosts a children's health fair. The purpose of Kids Care Fair is to provide free health screenings, immunizations and a link to available health care for children, with an overall mission to stop the spread of preventable diseases.
- USDA Free Summer Lunch Program: Meals are served from mid-June through early September at schools and parks. Under this program which complements school lunch programs, meals are served to all attending children under the age of 19 years.
- Sports Scholarship Program: The Department offers financial assistance for recreational and sports registration fees. Scholarships can be applied to offset fees for youth sports programs offered by associations or for City-sponsored youth programs. This scholarship program is funded through the CDBG Program.
- Educational Enhancement Program: These summer classes provide children with opportunity to link up to the internet and explore cyberspace. The program is designed to introduce children between the ages of 8 and 17 years, to computers.
- Aquatics Program: The Baldwin Park Aquatic Center and Sierra Vista High School Pool provide swim lessons and recreational swimming throughout the summer.
- Teen Center and Skate Park: The Baldwin Park Teen Center and Skate Park offers a variety of classes and programs aimed at providing positive experiences for Baldwin Park's youth.
- Kaiser Permanente Educational Outreach Program: These services are available at no charge to children between the ages of 10 and 14 years. Activities take place in the Family Service Center after school and on Saturdays. All programs are offered in English and Spanish.
- After School Assistance Program: Students currently attending 5th-8th grade can participate in a homework assistance/study skills/academic skill development program.

- Time to Read: Students currently attending 5th-8th grade can participate in a reading improvement program. The programs were developed by Time Publications, and are co-sponsored by Warner Brothers. High school students and adults are trained to be tutors/mentors.
- Summer Learning Program: A six-week educational program is offered during summer months. This program offers assistance in math, science, computers and arts and crafts for children between the ages of 11 and 13 years.
- Federal Educational Talent Search Cal State Los Angeles: The Federal Education Talent Search program is committed to helping students discover and achieve their academic and career goals. The program is offered through Cal State Los Angeles and operates during the summer time. Students who participate in the program learn about attending college and what skills are needed to succeed.

Senior Services

In general, service needs of the elderly include: adult day care, basic needs and resources, crime/victim and legal services, education services, employment and training, emergency services, financial aid and benefits, health information and services (inpatient and outpatient), housing services, in-home services, mental health services, protective and placement services, and transportation services.

The Julia McNeill Senior Center offers a variety of social, health and recreational programs for senior citizens:

- Monthly meetings of the Senior Club discuss issues affecting seniors.
- The Senior Center provides preventive health screening services by public health nurses.
- The Baldwin Park Senior Nutrition Program serves well-balance hot meals in the dining room of the Senior Center.
- Case management services are also available at the Julia McNeill Senior Center.
- Assistance is provided in completing forms for social security benefits, retirements and other social services.

Child Care

Affordability of childcare services is a concern for lower income households. Overall, the cost of infant care is substantially higher than the costs for other age groups. Often, a low income household would need to spend over 30% of their income on child care if they have an infant. A few agencies in the County provide affordable childcare for

lower income residents. However, the number of subsidized childcare slots is typically significantly below the need.

- **Baldwin Park Unified School District-Head Start Program:** This agency administers five federally funded Head Start centers serving four-year-old children. One of their programs is located in the City of Baldwin Park.
- **Before and After school Extended Recreation Program:** This program is staffed by the City of Baldwin Park, Department of Recreation and Community Services, and is available at specified schools.
- **Child Care Subsidy Program:** The City of Baldwin Park offers financial assistance for child care. Eligible residents may use this subsidy at any licensed child care center or city sponsored day care program. The program is funded through the City's CDBG Program.
- **Options-Child Care and Human Service Agency:** Located in Baldwin Park, this is a state-funded resource and referral for child care and subsidized child care, respite care for children and subsidized handicapped child care.

Anti-Crime Programs

The City of Baldwin Park operates its own police department. The Department maintains staff and equipment available to provide patrol services, crime prevention and public information about safety issues. The City of Baldwin Park is committed to the Community Policing and Problem Solving concept. Many programs have been implemented to provide communication and accessibility between the Police Department and the community, a key component of Community Based Policing.

- **Foot and Bike Patrol:** Baldwin Park Police Department maintains a Bike and Foot Patrol in various parts of the community. Bike patrols have increased communication and accessibility between the community and the Department.
- **Baldwin Park Explorers:** Explorers are assigned to shopping centers, parks, and other pedestrian environments for foot patrol. Paired Explorers carry police radios and are encouraged to act as extra eyes and ears on the street. Explorers are discouraged from initiating activity of confrontations.
- **Neighborhood and Business Watch Programs:** Neighborhood and Business Watch Programs are sponsored by the Baldwin Park Police Department to increase communication between the community and Police Department.
- **Clergy Council and Chaplain Program:** These programs were recently implemented by the Baldwin Park Police Department to bring the Department closer to the community and to offer chaplain, or liaison services between the

Department and members of the church and community. Most of the churches in the City participate in this program.

- Police Chief's Forum: This is a quarterly meeting within the community that gives the Baldwin Park Chief of Police a chance to communicate with residents regarding local concerns.
- Graffiti Removal Program: This program works to remove graffiti in less than 24 hours of the report of the offense. The Police Department takes reports and forwards clean-up requests to the Public Works Department which maintains a two-person graffiti removal crew.
- TRAP and LA Impact: The Baldwin Park Police Department participates in the California Highway Patrol sponsored TRAP and La Impact programs which address vehicle thefts and narcotics from a regional perspective.

III. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

The Strategic Plan section of the Consolidated Plan is the City's five-year work plan and/or blueprint for meeting the City's housing and community development needs. The Strategic Plan establishes the City's general priorities for allocating funds geographically and among the needs identified in the Needs Assessment and states the City's anticipated accomplishments. The Strategic Plan also identifies more specific actions and implementation considerations, including institutional structure, agency coordination, and other resources that may be used for assisting the community's households. The Plan includes an antipoverty strategy, a strategy for addressing lead-based paint hazards, and other non-housing community development needs which require federal funds including public facility improvements, social services, accessibility, economic development, code enforcement, and planning.

By law, the strategy must be designed to achieve the following:

- Provide decent housing;
- Promote a suitable living environment; and
- Expand economic opportunities.

The plan must also address:

- Eliminations of slum and blight.
- Elimination of conditions that are detrimental to health, safety, and public welfare.
- Conservation and expansion of housing stock.
- Expansion and improvement of the quantity and quality of community services.
- Better utilization of land and other natural resources.
- Reduction of the isolation of income groups within communities/ geographical areas.
- Alleviation of physical and economically distressed areas.

The Priority Needs Summary Table attached to the Strategic Plan provides gross estimates of the total dollars needed to completely address the community's needs. These priorities are given a High, Medium, or Low priority by the jurisdiction to facilitate the decision-making process when allocating funds.

HUD defines a community's priority need levels as follows:

High Priority: Activities to address this need will be funded by the City during the five-year period.

Medium Priority: If funds are available, activities to address this need may be funded by the during the five-year period. Also, the City may take other actions to help this group locate other sources of funds.

Low Priority: The City will not directly fund activities using funds to address this need during the five-year period, but other agencies' applications for federal assistance might be supported and found to be consistent with this plan.

No Such Need: The City finds there is no need or that this need is already substantially addressed. The City will not support other entities applications for federal assistance for activities where no such need has been identified.

Baldwin Park's Strategic Plan addresses the goals, policies, and quantified objectives of community residents, the City's General Plan, Housing Element and Redevelopment Plan as well as other planning and policy documents. The goals and objectives established therein and in the Consolidated Plan provide a practical and workable framework in which the City can take action and affect the housing and neighborhood conditions of the community.

The Baldwin Park Consolidated Plan Strategy is organized as follows:

- Affordable Housing, Homeless, and Other Special Needs Strategy
- Non-Housing Community Development Strategy Plan
- Summary of Eligible Housing and Non-Housing Community Development Block Grant Activities
- Anti-Poverty Strategy
- Reduction of Barriers to Affordable Housing
- Institutional Structure and Intergovernmental Cooperation
- Public Housing Improvements

A. Resources for Housing and Community Development Activities

A variety of local, state and Federal programs are available cities to help them achieve their housing and community development goals. Many of these programs are competitive and contingent on the demographics or low-income status of the community. The following chart summarizes these programs.

Program	Description	Eligible Activities
Federal Programs: Formula and Entitlement		
Community Development Block Grant	Formula-based grants for housing and community development activities.	<ul style="list-style-type: none"> • Public Services • Homeless Assistance • Home Buyer Programs • Rent Subsidies • Home and Commercial Improvement • Economic Development • Code Enforcement • Acquisition • Infrastructure

		<ul style="list-style-type: none"> Improvements Public Facilities
Federal Programs: Competitive		
HOME	Grants with emphasis on the housing market, inadequate housing, poverty and housing production costs.	<ul style="list-style-type: none"> Rental Housing Assistance Home Ownership Property Acquisition Site Improvements Other Affordable Housing Activities
Section 8 Rental Assistance/ Housing Certificates and Vouchers	Rental assistance to owners on behalf of very low and moderate-income families.	<ul style="list-style-type: none"> Rental Assistance
Section 202/ 811 Housing for Elderly or Handicapped Housing	Loans to nonprofit organizations and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Rental Assistance Support Services
Section 108 Program	Loan guarantees from CDBG to benefit low and moderate income persons, aid in the elimination of slum and blight, and meet urgent needs.	<ul style="list-style-type: none"> Economic Development Rehabilitation Construction Reconstruction Relocation Clearance or installation of public facilities Payment of interest on guaranteed loans Debt service reserves Public services Site Improvements
Youthbuild Program	Competitive grants for public and private non-profit agencies, states, or local housing authorities, or local governments for education, employment skills, and work experience programs for economically disadvantaged youth.	<ul style="list-style-type: none"> Youth Assistance.
Emergency Shelter Grants Program	Grants to improve the quality of existing emergency shelters and increase the number of developing shelters for the homeless.	<ul style="list-style-type: none"> Emergency shelter for the homeless.
Supportive Housing Program (SHP)	Competitive grants authorized by the McKinney-Vento Homeless Assistance Act of 1987, as amended, designed to promote, as part of a local Continuum of Care strategy, the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible.	<ul style="list-style-type: none"> Homeless support programs and housing.
Shelter Plus Care Program	Shelter Plus Care (S+C) is a program designed to provide housing and supportive services on a	<ul style="list-style-type: none"> Tenant-based Rental Assistance (TRA);

	long-term basis for homeless persons with disabilities	<ul style="list-style-type: none"> • Sponsor-based Rental Assistance (SRA); • Project-based Rental Assistance with (PRAW) or without rehabilitation (PRA); and • Section 8 Moderate Rehabilitation Program
Single Room Occupancy Program	HUD enters into Annual Contributions Contracts with public housing agencies (PHAs) in connection with the moderate rehabilitation of residential properties that, when rehabilitation is completed, will contain multiple single room dwelling units. These PHAs make Section 8 rental assistance payments to participating owners (i.e., landlords) on behalf of homeless individuals who rent the rehabilitated dwellings.	<ul style="list-style-type: none"> • Rental assistance for 10 years.
Title V	Title V of the McKinney-Vento Act provides suitable Federal properties categorized as unutilized, underutilized, excess, or surplus for use to assist homeless persons. Properties are made available to States, units of local government, and non-profit organizations. Properties can be used to provide shelter, services, storage, or other uses of benefit to homeless persons.	<ul style="list-style-type: none"> • Properties leased without charge on an "as is" basis.
HOPWA	The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, States, and nonprofit organizations for projects that benefit low income persons medically diagnosed with HIV/AIDS and their families.	<ul style="list-style-type: none"> • Housing assistance and supportive services to persons living with AIDS.
State Programs		
California Housing Finance Agency (CHFA)	Below market mortgage capital through the sale of tax exempt Mortgage Revenue Bonds. Self-help housing programs through non-profit partnerships. Multi-family Rental Housing Mortgage Loan Program for the construction or rehab of units. HELP Program for cities to expand affordable housing.	<ul style="list-style-type: none"> • Low market rate financing • Home Buyer Programs • Acquisition • Construction • Rehabilitation • Low-interest Loans
Cal Home Program	Grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. Direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.	<ul style="list-style-type: none"> • Predevelopment • Acquisition • Rehabilitation • Downpayment Assistance • Mortgage Financing • Homebuyer Asst. • Technical Asst.
Building Equity	Grants to cities, counties, or cities and counties to	<ul style="list-style-type: none"> • Second mortgage loans

and Growth in Neighborhoods Program (BEGIN)	make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> • for downpayment assistance.
Emergency Housing Assistance Program	Facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Each county receives a formula grant allocation.	<ul style="list-style-type: none"> • Housing • Rental Assistance •
Exterior Accessibility Grants for Renters	Grants to help lower income rental tenants with disabilities make exterior modifications to their rental housing to make it accessible	<ul style="list-style-type: none"> • Rental Rehab
Emergency Shelter Grant	Grants to fund emergency shelters, services and transitional housing for homeless individuals and families.	<ul style="list-style-type: none"> • Homeless shelters and homeless services.
Mobilehome Park Resident Ownership Program	Loans to finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.	<ul style="list-style-type: none"> • Acquisition
Low Income Housing Tax Credit Program	Federal tax credits for private developers and investors to set aside affordable housing units.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Multi-Family Housing Program	Loans to finance construction and mortgage loans, as well as capital improvements for multi-family housing.	<ul style="list-style-type: none"> • Construction • Acquisition • Rehabilitation
Predevelopment Loan Program	Provide predevelopment capital to finance the start of low-income housing projects.	<ul style="list-style-type: none"> • Predevelopment costs of projects to construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobilehome parks.
Workforce Housing Reward Program	Provides financial incentives to cities and counties for their issuance of building permits for new housing affordable to very low or low-income households.	<ul style="list-style-type: none"> • Construction or acquisition of capital assets such as traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police or fire stations.
Local Programs		
Baldwin Park Community Development Commission	Redevelopment is a tool created by state law to assist local governments in eliminating blight from a designated area, as well as to achieve the goals of development, reconstruction and rehabilitation of residential, commercial, industrial and retail districts. 20% of set-aside gross tax increment revenues are used in proportion to community's need.	<ul style="list-style-type: none"> • Land for development • Tax increment and issue bonds • Infrastructure investment to attract private enterprise • Affordable housing opportunities

Private Resources		
Federal National Mortgage Association (Fannie Mae)	Low downpayment mortgages for single family homes in underserved low income and minority communities.	<ul style="list-style-type: none"> • Homebuyer Assistance and Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long term debt financing for affordable multifamily rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition

B. Housing Strategy

The goals and policies contained in the Housing Element address Baldwin Park's identified housing needs, which are implemented through a series of housing programs offered through the Baldwin Park Planning Division, Housing Division, and Housing Authority. Housing programs define the specific actions the City will undertake to achieve its housing goals.

PRIORITY 1: Conserve the Existing Supply of Affordable Housing

Rationale: Preservation and rehabilitation of existing housing, particularly housing that is affordable to low and moderate households, is essential to meeting the housing needs of Baldwin Park. The Needs Assessment section of this Consolidated Plan identified the potential risk of losing some of the City's most affordable rental housing programs through the termination of rent subsidies or deed restrictions. It also identified a high priority need for residential preservation and maintenance, based on the age of the City's housing stock, housing overpayment, substandard units, and other prevalent housing issues such as overcrowding. In general, preservation efforts such as code enforcement and housing rehabilitation programs help preserve and protect homes while providing decent and suitable living environments. When the community is able to improve and maintain existing, structurally sound housing units, the housing stock is maintained and new construction efforts are targeted at projects that increase housing stock, rather than replace units lost through neglect.

Goals, Programs and Five-Year Objectives

Goal: *Maintain and enhance the quality of existing residential housing and neighborhoods in Baldwin Park.*

Programs:

1) **Code Enforcement Program:** This code enforcement program works in conjunction with the low-interest Rehabilitation Loan Program and Street Improvements

Program. A vital component of the Code Enforcement Program is the City Prosecutor Program. The City Prosecutor Program enhances the overall effectiveness of code enforcement through legally enforcing the City's Property Maintenance Ordinance.

The Code Enforcement Program takes place in low-income areas of the City that are deteriorated and/or deteriorating or blighted. Many areas of the City are especially impacted because absentee landlords do not invest in improvements and/or use their properties primarily as tax write-offs. The program concentrates on removing blight from these areas through code enforcement activities and through coordination with building inspectors and Housing Authority staff.

Five-Year Objective: Under this program, the City will continue to enforce the Property Maintenance Ordinance with Code Enforcement Officers working in conjunction with the City Prosecutor Program and Residential Rehabilitation Program. CDBG funds will be dedicated toward code enforcement efforts serving CDBG-eligible areas (0-80% MFI) and initiating 15,000 corrective actions over five years.

Priority: High

Funding Source: CDBG and General Fund

Responsible Agency: Baldwin Park Housing Division

2) Home Improvement Residential Program (HIRP): The goal of this program is to offer residents an opportunity to live in a safe and sanitary environment by offering rehabilitation assistance to lower-income single-family households within targeted low-income census tracts. The program provides amortized loans, deferred loans, and a rehabilitation grant program. Households must have incomes at or below 80% of the County median to qualify under HOME funds and 120% of the County Median Income to qualify under Redevelopment Set Aside.

Amortized Loan Program—HOME

The Residential Rehabilitation Amortized Loan Program provides for substantial rehabilitation to very low to low income households for owner occupied properties. The deciding factors include total debt to income ratios and specific repairs needed for the property. Monthly payments are required with Amortized loans and the loan is required to be paid in full when the property becomes a rental, sold, or refinanced. The maximum loan amount is \$35,000 for a maximum of 20 years and the interest rate for an Amortized loan is 3%.

Amortized Loan Program-- Set Aside Funds

The Residential Rehabilitation Amortized Loan Program provides loans for substantial rehabilitation to moderate income households (120% of the County's median income) for owner occupied properties. The deciding factors include total debt to income ratios and specific repairs needed for the property. Monthly

payments are required with Amortized loans and the loan is required to be paid in full when the property becomes a rental, sold, refinanced or title is transferred. The maximum loan amount is \$35,000 and the interest rate for an Amortized loan is 3%.

Deferred Loan Program—HOME

The Residential Rehabilitation Deferred Loan Program provides loans up to \$35,000 for substantial rehabilitation to very low income households, senior citizens, and handicapped or disabled residents for owner occupied properties. No monthly payments are required with deferred loans and the loan is required to be paid in full in 30 years or when the property becomes a rental, sold, refinanced or the title is transferred. The interest for a deferred loan is 1% simple annual interest. Homeowners have the option to make annual payments or allow the interest to accumulate until the loan is paid in full.

Deferred Loan Program—CalHome Funds

The Residential Rehabilitation Deferred Loan Program provides loans up to \$35,000 for substantial rehabilitation to very low to low income households (80% of the County's median income) for owner occupied properties. The deciding factors include total debt to income ratios and specific repairs needed for the property. No monthly payments are required with deferred loans and the loan is required to be paid in full in 30 years or when the property becomes a rental, sold, refinanced or title is transferred. The interest for a deferred loan is 1% simple annual interest. Homeowners have the option to make annual interest payments or allow the interest to accumulate until the loan is paid in full.

Residential Rehabilitation Grants: Grants up to \$5,000 are provided to senior citizens, the handicapped or disabled, and very low income (50% of the County median) single heads of households for owner occupied properties. The grants may be used for insulation, painting, handicapped oriented improvements, roofing, plastering, driveway repairs, sewer line hook-up, electrical, plumbing, heating repairs, termite damage repair, kitchen and bathroom remodeling, water heater replacement, and incidental fencing. Staff is considering that the grants be increased to \$10,000.

Five-Year Objective: Under this program, the City will provide a total of 25 loans/ grants annually or 100 loans/ grants over five years to low-income owner occupants of single-family homes for home improvement.

Income Level: 100 Low Income Households

Priority: High

Funding Source: CDBG, HOME, CalHOME, and Baldwin Park Community Development Commission Housing Set Aside Funds

Responsible Agency: Baldwin Park Housing Division

3) Rental Rehabilitation Program (RRP): The program focuses on investor-owned multifamily rental properties that can be renovated at a modest price. The total loan amount is determined by an inspection report for the property, which details the scope of work required. Twenty-year amortized loans are provided at a 3% interest rate, contingent on the property owner maintaining 51% of the rental units affordable under HUD established market rents over the life of the loan. Other property requirements include long-term property maintenance and the avoidance of overcrowded conditions.

The goal of this program is to improve the City's multifamily rental housing stock while contributing to safe, decent, and sanitary living environments. Implemented in 2001, the program has not received the response expected, because of competing low interest loans available in the open market with less restrictions. The City, therefore, must consider re-evaluating and redesigning the program to generate greater participation among multifamily housing property owners.

Five-Year Objective: The City will redesign the Rental Rehabilitation Program to increase participation in the program among multifamily housing property owners. As a result of the new program, the City will re-market the program throughout the City and to multifamily property owners. A total of 55 lower income multifamily housing units will be rehabilitated as a result of this program.

Income Level: 44 low income households and 11 moderate income households.

Priority: High

Funding Source: CDBG

Responsible Agency: Baldwin Park Housing Division

4) Public Housing Preservation Program: The Baldwin Park Housing Authority administers a project-based public housing program and provides rental assistance payments to property owners that lease their units to eligible extremely low income families and individuals. The Baldwin Park Housing Authority may choose to utilize 15% of its assistance under the Section 8 Rental Certificate Program to implement a project-based program, which uses specific buildings or units developed for the program. This type of rental assistance requires that rental assistance stay with the unit and not with the renter; therefore, families receiving place-based assistance have no right to continued assistance if they leave the assisted rental unit. Eligible households can receive assistance up to 15 years, assuming that the household's low income status does not change. Currently, there are 186 units available under this program; however, the program has a waiting list that exceeds the number of available Section 8 certificates.

As discussed in the Needs Assessment, Clark Terrace, Frazier Park, and Syracuse Park have expiring Section 8 contracts prior to 2010. The City will take the following actions to preserve the 174 low income affordable housing units:

Five-Year Objective: The City will preserve 174 low income (50% MFI) rental units at-risk of converting to market rate through the following measures:

- **Monitor the Status of Section 8 Legislation:** The Section 8 program continues to undergo significant changes which make planning for the preservation of at-risk units difficult. The City will monitor the legislative changes relating to the Section 8 program to adequately prepare for the potential conversion of at-risk projects.
- **Monitor Units At-Risk:** The City will maintain contact with property owners regarding their long-term intentions for the projects. At least twice a year, the City's Housing Authority will contact the property owners to verify their intent for the projects and discuss the preservation options.
- **Work with Potential Purchasers:** The City will contact public and non-profit agencies interested in purchasing and/or managing at-risk units. Technical assistance will be provided if feasible with respect to financing.
- **Conduct Tenant Education:** The City will provide tenant rights and conversion procedure education to tenants of at-risk units. In addition, the City will provide information regarding Section 8 rent subsidies available through the Baldwin Park Housing Authority and information regarding other affordable housing options.

Income Level: 174 Low Income Households

Priority: High

Funding Source: General Fund; HOME; and CDBG

Responsible Agency: Baldwin Park Housing Division

5) Section 8 Rental Assistance Voucher Program: This program addresses housing affordability and alleviates overcrowding by expanding housing choice. The Section 8 Rental Assistance Program provides rental assistance subsidies to very low income households who spend more than 50% of their gross income on housing. The subsidy represents the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program. The Baldwin Park Housing Authority administers and pays the difference between the tenant's payment and the unit's fair market rent to the landlord. This allows the program to be tenant-based rather than project-based, whereby the renter can take their assistance and rent anywhere in the City.

The Baldwin Park Section Rental Voucher Program has a waiting list, which exceeds twice the number of available Section 8 vouchers available to very low income families. Currently, the Baldwin Park Housing Authority has a total of 720 vouchers issued.

Five-Year Objective: The City will continue to encourage apartment owners to list their properties with the Housing Authority as eligible to receive Section 8 tenants. In addition, the City will provide priority assistance to displaced households, households residing in substandard conditions, and households spending more than 50% of their income on housing costs. Overall, the City will continue to provide Section 8 rental assistance to approximately 266 households.

Priority: High

Funding Source: Section 8 Department of Housing and Urban Development

Responsible Agency: Baldwin Park Housing Authority

6) HOME Tenant Based Rental Assistance Program: This new program addresses housing and affordability and alleviates overcrowding by expanding housing choice. The Tenant Based Rental Assistance Program directly 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, whether or not it is HOME-assisted.

Five-Year Objective: The City will provide rental assistance to qualifying households currently on the Section 8 waiting list. Under this program, a total of 50 households will be assisted during the five-year period.

Priority: High

Funding Source: HOME

Responsible Agency: Baldwin Park Housing Division

7) Mobilehome Park Closure Requirements: Baldwin Park has nine existing trailer parks with a total of 292 housing units. Of the nine (9) parks, four (4), with a total of sixty (60) housing units, are considered non-conforming. All four of the parks are within non-residential zones and most are in substandard condition. The remaining five (5) parks have a combined 232 housing units which are conforming and within residential zoning designations.

Five-Year Objective: The City will work closely with the State to ensure that the trailer parks are maintained in adequate condition and pursuant to State Code. Furthermore, the City will follow State Law and require relocation Impact reports to identify affordable replacement housing opportunities.

Priority: Medium

Funding Source: Administrative Funds: RDA, General Fund, CDBG and HOME

Responsible Agency: Baldwin Park Housing Division; Planning Division; and Community Development Commission

8) Neighborhood Revitalization Program: HUD established criteria and provides incentives for the City to determine strategies for revitalizing an area that is among the community's most distressed.

The incentives include the following:

- Job Creation/Retention as low/moderate income area benefit: Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take or are considered for such jobs.
- Aggregation of Housing Units: Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood.
- Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the City's option, be exempt from the aggregate public benefit standards, thus increasing the City's flexibility for program guidelines as well as reducing its record keeping requirements.
- Public Service Cap Exemption: Public services carried out pursuant to the strategy by a Community Based Development Organization (CBDO) will be exempt from the public service cap.

Five-Year Objective: The City will consider conducting a feasibility study to designate a specific neighborhood for this program.

Priority: High

Funding Source: HOME

Responsible Agency: Baldwin Park Housing Department

PRIORITY 2: Assist in the Development of Affordable Housing

Rationale: A key element to addressing Baldwin Park's housing needs is expanding the supply of affordable housing through new construction or rehabilitation. However, the

high cost of housing, particularly in Los Angeles County, makes it extremely difficult for many households to find safe, sanitary, and decent housing at an affordable rate. During the past 20 years, the housing prices in Los Angeles County have steadily outpaced residents' incomes. In 1996, the average home price was \$163,370. In 2004,

the average home price increased by 120% to \$359,500, which consequently reduced the number of households able to afford a home in Los Angeles County. Although incomes have increased in the County and for-sale housing prices have been lower in Baldwin Park than in surrounding communities, homeownership among low and very low-income households remains difficult.

Baldwin Park's data on cost burden demonstrates that there is an insufficient supply of affordable housing. The City recognizes the need for more housing construction; however, the City is limited by the lack of available land for construction and by the market constraints of financing housing projects. The City, therefore, relies on three primary approaches: supporting the activities of non-profit housing developers and the Baldwin Park Housing Authority; incentives such as density bonus to stimulate production; and direct assistance or home acquisition subsidies to households who cannot afford the market rate costs of housing.

Goals, Programs and Five-Year Objectives

Goal: *Assist in the development of housing affordable to low and moderate income households.*

Programs:

9) Homebuyer Program: The Baldwin Park Homebuyer Program was implemented in 1995 to encourage the transition of low to moderate income renters into long-term homeowners. The Homebuyer Program provides low to moderate income families the opportunity to purchase a home through the use of gap financing and down payment assistance. Both new and existing housing within established maximum purchase prices are eligible.

HOME First Time Homebuyer Program: The program offers homeownership assistance to lower income households (80% MFI) for the purchase of a home within the established price anywhere in the City. The loan provides gap financing and is structured as a silent second. The homebuyers is required to provide 3% of the purchase price as the down payment and the pay all closing costs. Repayment of the loan principal is due in fifteen years with interest forgiven or when the property is sold or transferred. The maximum loan amount is \$140,000.

Set-aside Funds – First Time Homebuyer Program: The program offers homeownership assistance to moderate income households (120% MFI) for the

purchase of a home within the established price anywhere in the City. The loan provides gap financing and is structured as a silent second. The homebuyers is required to provide 3% of the purchase price as the down payment and the pay all closing costs. Repayment of the loan principal is due in fifteen years with interest forgiven or when the property is sold or transferred.

Down Payment Assistance: The loan assists low to moderate income households at 120% of the median income and is not restricted to first time homebuyers. The program lends 7% of the purchase price of the home to be used as a down payment and closing cost. The program is funded through the Independent Cities Lease Finance Authority of which the City is a participant.

Lease to Purchase Program: Lease to Purchase program is a "lease-to-own" home ownership program that may be used in conjunction with the City programs that offers assistance to homebuyers up to 140% of the County's median income limits. Immediate occupancy of the homes selected under an affordable six-year lease-option program, with no down payment requirement and 100% financing at 6.9% fixed 30-year term.

Five-Year Objective: During the five-year planning period, the City will provide homebuyer assistance to 60 low to moderate-income families (12 annually) for the purchase of a home. Of these, a total of 30 households shall be from minority households.

Income Level: 20 low income households and 10 moderate income households.

Priority: High

Funding Source: HOME, Independent Cities Lease Finance Authority, Redevelopment Housing Set Aide Funds

Responsible Agency: Baldwin Park Housing Division

10) Mortgage Credit Certificate Program: Since 1993, the City of Baldwin Park has been a program participant in the Los Angeles County Mortgage Credit Certificate Program. This program offers the first time home buyer a federal income tax credit, which reduces the amount of federal taxes the holder of the certificate would pay and/or reduces the housing expense ratio needed to qualify an applicant for a home loan. A qualified applicant who is awarded an MCC may take an annual credit against federal income taxes of up to 20% of the annual interest paid on the applicant's mortgage. The MCC Program encourages more owner-occupied housing and provides greater home ownership opportunities for families in Baldwin Park, particularly those that are low and moderate income.

Five-Year Objective: The City will continue to offer information on the first time homebuyer program and refer interested and qualified families to the County. Under this program, an estimated 25 households are expected to be served during the five-year planning period.

Funding Source: Federal Income Tax Credit and State of California

Responsible Agency: Baldwin Park Housing Division and Los Angeles County Community Development Commission

11) Density Bonus/ Development Incentives Ordinance: The City's Municipal Code allows for density bonus for residential developments of not less than 25% above the base zoning density if the developer agrees to construct at least: 1. 20% if the total units of a housing development for lower income households; 2. 10% of the total units of a housing development for very low income households; or 3. 50% of the units for qualifying senior residents. In addition, the City may also provide additional incentives to ensure that the housing will be produced at reduced cost or other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum of 30 years.

Five-Year Objective: The City will continue to promote density bonus provisions for residential development projects. Density bonus will provide incentive for needed affordable housing projects. The City will distribute literature and information at public counters and to development applicants.

Funding Source: General Fund

Responsible Agency: Baldwin Park Planning Division

12) Land Assemblage and Write Down: The City of Baldwin Park can utilize CDBG, HOME, and Redevelopment funds to write down the cost of land for development of low and moderate income housing. The program reduces land costs so that it becomes economically feasible to build affordable units. As part of the land write down program, the City may also assist in the acquiring and assembling property and in subsidizing on and off-site improvements.

The City has traditionally allocated a portion of HOME funds toward housing development projects undertaken by Community Housing Development Organizations (CHDO's) and by other non-profit housing developers. Under the HOME program, housing development project of five units or more are required to have a minimum of 20% of units set aside for low income households earning below 50% MFI.

The City will continue to address the housing challenges of the region through the possible development of new multifamily housing units where feasible by the availability of funds and through the support of non-profit and for-profit developers.

Five-Year Objective: As appropriate and necessary, the City will continue to provide land write-downs for affordable housing developments. The City will assist in the construction of approximately 40 affordable housing units for seniors and low income families during the five year period.

Funding Source: Redevelopment Housing Set Aside Funds, HOME, and CDBG

Responsible Agency: Baldwin Park Community Development Commission and Baldwin Park Planning Division

PRIORITY 3: Provide Adequate Housing Sites

Rationale: The City's 2001 Housing Element provides two programs for the provision of adequate housing sites: the Land Use Element and Sites for Homeless Shelters. A key element to satisfying the housing needs for all segments of the community is the provision of all types, sizes, and prices of housing. The City's General Plan and the City's Zoning Ordinance provide for Baldwin Park's housing needs and identify the land available to obtain it.

Goals, Programs and Five-Year Objectives

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

Programs:

13) Land Use Element: The Baldwin Park 2020 General Plan Land Use Element provides additional sites for housing development in the City, providing for an increase in over 3,300 units at densities ranging from 8 to 30 units per acre. New opportunities for housing will occur primarily in areas designated Mixed Use, in expanded areas designated Garden Multi-Family along Ramona Blvd, and on vacant parcels.

These opportunities for growth will more than adequately fulfill the City's share of regional housing needs for 475 units during the planning period. In terms of housing to address the need for 200 lower income households, the Land Use Element provides for an increase of over 1,300 dwelling units at densities up to 20 units per acre, and an additional 25 units in areas designated Mixed Use at densities up to 30 units per acre.

Five-Year Objective: Due to the scarcity of land remaining in Baldwin Park, the City can play an important role in providing information to prospective developers on sites suitable for residential development. The City will maintain and update the residential sites inventory developed as part of the 2020 General Plan and will provide this information to residential developers.

Funding Source: General Fund and CDBG

Responsible Agency: Baldwin Park Planning Division

14) Sites for Homeless Shelters: The City of Baldwin Park provides homeless assistance by supporting non-profit agencies including the East San Gabriel Valley Coalition for the Homeless and through the provision of emergency housing vouchers. According to records provided by the East San Gabriel Valley Coalition for the Homeless, the agency provided assistance to approximately 1,090 homeless individuals during 2003-2004.

The City's Zoning Ordinance permits transitional housing in appropriate residential zones and emergency housing in commercial and industrial zones, contingent on a Conditional Use Permit. The CUP sets forth conditions aimed at encouraging and facilitating the development of transitional housing and emergency shelters, as well as enhancing the compatibility of such facilities with the surrounding neighborhood or commercial district.

Five-Year Objective: The City will continue to permit transitional housing in appropriate residential zones and emergency housing in commercial zones, subject to a conditional use permit.

Funding Source: General Fund

Responsible Agency: Baldwin Park Planning Division

PRIORITY 4: Remove Governmental Constraints

Rationale: Both the public and private sector can affect housing affordability in the community. While there is little a City can do with respect to market and labor control, there are governmental policies, land use controls, building codes, fees and other local programs that can have an impact on the pricing and availability of housing. The goal for the City of Baldwin Park is to reduce barriers to affordable housing production without jeopardizing the quality of Baldwin Park's housing units or neighborhoods.

Goals, Programs and Five-Year Objectives

Goal: *Mitigate governmental constraints to housing production.*

Programs:

15) Land Use Controls: The City's Housing Element provides flexibility in residential development standards as a means of reducing the costs of development and enhancing affordability.

Five-Year Objective: The City will continue to utilize the Administrative Adjustment Process as a means of providing flexibility in height, setback, open space, and parking requirements, as well as Planned Development Overlay for single family development on parcels greater than one acre in size. The City will also re-evaluate its multi-family residential standards, particularly for mixed use development in the Downtown area.

Funding Source: General Fund

Responsible Agency: Baldwin Park Planning Division

16) Development Fees: The City has various fees and assessments for processing permits and providing services and facilities to projects. While the City's fees are comparable to other jurisdictions and/or justified by the City's actual costs, fees contribute to the cost of housing production and may constrain the development of affordable housing.

Five-Year Objective: The City will consider options for fee reductions for affordable housing developments.

Funding Source: General Fund, HOME, CDBG, Set Aside Funds.

Responsible Agency: Baldwin Park Planning Division

17) Expedited Project Review: To expedite the processing of project permits and entitlements, the City assigns project staff, provides permit process information and fees, responds quickly to deficiencies and provides guidance, tracks the permit and entitlement process, assists the applicants, and completes all checks within the time limits established by State law unless there are delays caused by the applicant.

This evaluation and review process for housing projects can contribute to the cost of housing because they are holding costs incurred by developers, which eventually impact the unit's selling price. The City will prioritize the review of affordable housing projects to minimize such holding costs.

Five-year Objective: The City will continue to offer a streamlined development process, which includes pre-submittal multi-departmental meeting with the project applicant to help guide the applicant through the process, thereby avoiding unnecessary delays; design review committee findings within ten days of application filing; concurrent

processing of applications; and priority scheduling of affordable housing projects for public hearings.

Funding Source: General Fund

Responsible Agency: Baldwin Park Planning Division

PRIORITY 5: Promote Equal Housing Opportunity

Rationale: Everyone has a right to housing without discrimination or other limitations. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the pricing or financing of housing, reasonable accommodations in rules, practices and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.

The Department of Housing and Urban Development requires “actions” to affirmatively further fair housing of all jurisdictions who receive funds through the Consolidated Submission. HUD requires each jurisdiction to certify that it will engage in fair housing planning.

The City of Baldwin Park recognizes the effects that discrimination can have on housing choice and equal opportunity in renting, selling, and financing housing. To address any potential discrimination, Baldwin Park has developed a Fair Housing Program.

THE LAW: The Department of Housing and Urban Development enforces the Fair Housing Act and other laws that prohibit discrimination and the intimidation of people from their homes. The laws cover virtually all housing in the United States—private homes, apartment buildings, and condominiums—and nearly all housing transactions, including the rental and sale of housing and mortgage loans.

Civil Rights Act of 1866: The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act: The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act: Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act: The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws: State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law. California's Department of Fair Employment and Housing enforces laws designed to protect persons from illegal discrimination and harassment in housing. The most common violations include refusal to rent, lease, or sell housing; sexual harassment; discriminatory policies, practices, and conditions; creating property documents; denial of a home loan or insurance; failure to provide reasonable accommodation; and refusal to permit reasonable modification. In addition, it is illegal for cities, counties, or local government agencies to make zoning or land use decisions or policies that unlawfully discriminate against persons based on the categories described herein.

Goals, Programs and Five-Year Objectives

Goal: Promote equal opportunity for all residents to reside in the housing of their choice.

Programs:

18) Fair Housing Program: Fair Housing is a citywide program that provides assistance to Baldwin Park residents to settle disputes related to violations of local, State, and federal housing laws. Also, Fair Housing provides an education program concerning housing issues for tenants and landlords. Baldwin Park contracts with the Fair Housing Council of San Gabriel Valley for these services. In June 2003, the City conducted an Analysis of Impediments (AI) to Fair Housing which concluded the unfavorable treatment of persons with disabilities (through phone tests) and no evidence of redlining lending practices. Between 1996 and 2001, a total of 11 discrimination complaints were filed with the Fair Housing Council of the San Gabriel Valley. Four were referred for litigation; four were conciliated or mediated; and three were closed for lack of evidence.

The housing discrimination in Baldwin Park can be addressed through education and outreach activities for specific populations. In addition, litigation and sales testing programs can redress violations of the law and bring attention to housing discrimination. The City will follow these and other fair housing practice recommendations provided by the AI.

Education: The City provides outreach and education services including programs and workshops in Baldwin Park at centrally located sites and in collaboration with local programs and services. Fair Housing Council Staff develops and distributes materials

in the City that describe how housing injustices arise, the applicable laws that protect against housing discrimination and ways to prevent housing injustices.

The materials and programs are distributed to a wide audience, including landlords, property managers, and realtors, tenants, prospective homebuyers, and other non-profit organizations. Materials and presentations are often translated into Spanish or Chinese or other languages, depending on the community's need.

Counseling: Counseling is provided to low and moderate-income residents, minorities, seniors, and persons with disabilities in the areas of housing and landlord/ tenant

complaints. The City provides residents with a wide range of actions that they can take to enforce landlord and/or tenant responsibilities.

Litigation: The City's fair housing provider has an in-house litigation department, which has strategies in place to help clients and communities defeat housing discrimination. Using investigators and testers, the Fair Housing Council is able to successfully litigate fair housing and unfair business practice cases.

Project Place Program: Project Place is a monthly listing of available apartments and homes in the community. The listing assists persons in securing affordable, safe, and decent housing in Baldwin Park.

The City of Baldwin Park is committed to ensuring the rights of all persons in obtaining housing without discrimination and limitations. To this end, the City monitors the progress of its Fair Housing Program through quarterly assessments and focuses in areas where discrimination appears most prevalent.

Five-Year Objective: The City will continue to implement the recommendations of the AI. Furthermore, the City will refer fair housing and tenant/landlord complaints to the Fair Housing Council of San Gabriel Valley and will assist in program outreach through placement of program brochures in both English and Spanish at the public counter, City library, post office, and other community locations. In addition, the City will update the AI during the planning period pursuant to HUD requirements.

Priority: High

Funding Source: CDBG

Responsible Agency: Baldwin Park Housing Division

19) Property Management Workshops: The Baldwin Park Housing Department, through support from the Code Enforcement, Police and Housing Departments, provides community workshops to promote effective property management practices. Services provided include education on landlord and tenant rights and responsibilities; seminars on effective property marketing and advertising, tenant screening, rent

collection, eviction procedures, and dealing with tenants; information on property maintenance standards and code compliance; and resource information on property management.

Five-Year Objective: The City will provide 8 property management workshops citywide throughout the five year period.

Priority: High

Funding Source: General Fund, CDBG and HOME Funds

Responsible Agency: Baldwin Park Housing Department and Code Enforcement Division

C. Non-Housing Community Development Strategy

<p>PRIORITY 6: Improve Infrastructure and Neighborhood Conditions and Expand and Maintain Community Facilities for the Benefit of Low and Moderate-Income Persons</p>
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Rationale: The provision of a suitable living environment is the goal of CDBG. Adequate community facilities and infrastructure must be available to serve all residents, including those that are low and moderate-income.

As articulated in the non-housing community development needs assessment, there are areas of the City that have deteriorating public infrastructure, particularly deteriorating streets and sidewalks. The delay of infrastructure improvements can affect the community in several ways. Public safety issues, blight conditions, poor accessibility, are not uncommon. While infrastructure improvements are CDBG-eligible activities, expenditure of CDBG funds can only take place in income-eligible areas. The City is currently utilizing CDBG funds for street rehabilitation, sidewalks, storm drains, and street lighting improvements.

In addition, because there are not enough public facilities available in Baldwin Park to address the recreational and social needs of the community, the City's existing facilities are overutilized and in need of constant rehabilitation or improvement. The City may use CDBG funds to assist in the construction, expansion, and/or rehabilitation of community facilities serving low and moderate-income households as well as persons with special needs. Special needs populations include youth, elderly, and frail elderly, persons with disabilities, low-income families with dependent children, and low and moderate-income households in general.

A Park Master Plan is currently underway by the City to adequately identify and address the existing and future needs of the Baldwin Park population. This Master Plan will

serve as an action plan for future park and facility development, which address the needs of residents citywide, but also focus on the needs of low and moderate income neighborhoods. Currently funded (partially) through CDBG, the Park Master Plan and its strategy are expected to be an important community development focus during the five-year planning period.

Programs and Five-Year Objectives

20) Infrastructure Improvements: This project includes public right of way improvements, hardscape improvements, local street resurfacing; major street resurfacing; traffic signals; sidewalks; storm drains, and street lights in income-eligible areas. Hardscape improvements include ADA improvements or curb cuts and wheelchair ramps which are necessary to remove architectural barriers for people with disabilities.

Five-Year Objective: The City will continue to utilize the capital improvement planning process to identify and prioritize street improvements, street lighting, sidewalks, storm drains, traffic signals, and other capital infrastructure projects for funding. Over five years, the City will install 110 streetlights, construct 2,000 linear feet of sidewalks, reconstruct 68 miles of street segments, and install 1 new storm drain.

Priority: High

Funding Source: General Fund and CDBG, Prop C, Maintenance Funds, SB821 and Storm Water Pollution Mitigation Fee

Responsible Agency: Public Works Department

21) Parks and Community Facilities: This project provides for the acquisition of open space, the construction of new facilities, and the refurbishment and maintenance of existing facilities, which operate for the benefit of low and moderate income persons. The City owns and operates the following facilities: the Teri G. Muse Family Service Center, the Esther Snyder Community Center, the Julia McNeill Senior Center, the Baldwin Park Aquatic Center, and the Baldwin Park Teen Center and Skate Park. In addition, the City maintains and operates six parks, comprising approximately 27 acres of open space. As identified in the Needs Assessment, these facilities are not sufficient to adequately address the needs of the population.

Pursuant to the City's Open Space and Conservation Plan, strategies for Baldwin Park include the creation of new mini parks and the provision of additional joint-use playground facilities, as well as the enhancement of existing facilities and recreational programs. These efforts not only maintain opportunities for recreation and leisure, but also enhance the community's aesthetics and character.

Five-Year Objective: The City will continue to utilize the capital improvement planning process and the Park Master Plan Update and Open Space and Conservation Plan to identify and prioritize community facilities and parks-related capital projects for funding. The City will pursue the construction of a Cultural Arts Center, adjacent to the Baldwin Park Teen Center; the renovation and expansion of the Julia McNeill Senior Center; and the renovation and historic preservation of the City's Civic Auditorium.

Priority: High

Funding Source: CDBG, General Fund, Park Dedication Fees, and State Park Bond Funds

Responsible Agency: Public Works Department

22) ADA Improvements: In compliance with the Americans with Disabilities Act, the City has developed a list of public facilities which require removal of architectural barriers in order to provide equal access to persons with mobility limitations. The City will continue to use CDBG funds to provide needed modifications to its public facilities in order to address the accessibility needs of the disabled.

Five-Year Objective: The City will make ADA improvements to 2 public and community facilities over five years.

Priority: High

Funding Source: CDBG

Responsible Agency: Public Works Department

23) Graffiti Removal: This program provides for the removal of graffiti from eligible residential and commercial properties. The program assists with the elimination of blight, which is often accompanied by crime. Proactive graffiti removal, which consists of sandblasting, painting and cleaning, addresses approximately 12,000 locations (average) per year. The program provides eradication services to both public and private properties where graffiti is visible from the street.

Five-Year Objective: The City will remove graffiti from 80,000 eligible residential and commercial properties.

Priority: High

Funding Source: CDBG, General Fund, Gas Tax, and Proposition C.

Responsible Agency: Public Works Department

PRIORITY 7: Provide Needed Public and Community Services for Low and Moderate-Income Persons and Those with Special Needs

Rationale: Community services are important to the City of Baldwin Park, particularly among low and moderate income households who tend to be unaware of services designed to respond to their special circumstances and among special needs groups who may have difficulty with enrollment and eligibility procedures.

The City of Baldwin Park will continue its efforts to fund public service programs offered by the City and other nonprofit public service organizations to meet the needs of the low and moderate-income families and individuals. Those served by these programs include youth, illiterate persons, senior citizens, people with disabilities, battered spouses and homeless persons.

Programs and Five-Year Objectives

24) Community Services: CDBG funds may be utilized for a variety of community services including, but not limited to, supportive services for the disabled, substance abusers and troubled youth and families, mental health services, senior services, services for victims of domestic violence and employment training. The City currently helps fund, through CDBG, public services such as youth mentoring, youth employment, subsidized child care, subsidized recreation, social services, domestic violence prevention, drug and alcohol prevention, mental health services, and programs for seniors and the disabled. These services provide an array of services aimed at alleviating the emotional, financial, environmental, familial, and physical challenges that may be affecting individuals and families.

Five-Year Objective: The City will utilize the annual Action Plan process to evaluate the potential use of CDBG funds to provide and improve community and special needs services. The City will provide funding to public service projects that address the needs of low and moderate-income persons and special needs groups. Over a five-year period, the City will serve an estimated 21,300 persons through public service projects as follows:

- Provide recreational, educational enhancement, affordable child care, and employment opportunities to an estimated 8,000 children and youth.
- Provide counseling to seniors through the Julia McNeil Senior Center, serving 500 seniors.
- Assist an estimated 200 persons with disabilities with independent living skills and supportive services.
- Assist 600 victims of domestic violence with shelter, counseling, and supportive services over five years.

- Provide affordable social services to 12,000 persons via the Family Services Center or other social service providers.

Priority: High

Funding Source: CDBG, General Fund and Private

Responsible Agency: Baldwin Park Recreation Department

25) Planning and Administration: This program ensures the effective use of limited CDBG and HOME funds, per the community's priorities and federal regulations. Up to 20% of CDBG funds may be used toward the administration of the program.

Administration activities include the preparation of the Consolidated Plan, Action Plan, and Annual Performance Report, and continuous outreach to address the changing needs of the community. Staff are trained on CDBG requirements and future program development.

During the five-year planning period, and beginning in year one, staff will address the September 2003 HUD-issued notice, which encourages the development and use of a local performance measurement system. This performance measurement system has two critical components: productivity and program impact. Productivity reflects the level of efficiency (quantity, quality, and pace) and program impact reflects the desired outcomes in the community or in the lives of persons assisted.

The City's performance measurement system will utilize HUD's Program Outcome Model, which collects an array of data, including priority, activity, funding source and amount spent, strategy, goals, and annual and long-term accomplishments. In addition, a performance indicator for each activity is defined. The performance indicators help the City identify if goals are being met and/or if outcomes are being produced. Generally, the performance indicators are people, housing units, public facilities, and jobs. This process will help the City better examine the relationship between the accomplishments and the resources invested in them.

This matrix will be attached to the City's Consolidated Annual Performance Evaluation Report. The matrix is expected to yield the following outcomes over a five-year period:

- Improve the quality of life for CDBG-program participants and low and moderate-income persons.
- Increase property values.
- Increase homeownership, particularly among minorities.
- Increase the percentage of housing units that are standard.
- Increase business sales volumes in targeted neighborhoods.

Five-Year Objective: The City will implement the CDBG program in compliance with federal regulations. The City will review the implementation of the Consolidated Plan and submit an Action Plan and Performance Report (with measurable outcomes).

Priority: High

Funding Sources: CDBG

Responsible Agency: Baldwin Park Community Development Department

D. Homeless Strategy

This section identifies the priorities for allocating assistance to address the needs of homeless persons in the City of Baldwin Park.

The East San Gabriel Valley Consortium on Homelessness and the City of Covina conducted an enumeration of homeless persons in the East San Gabriel Valley region in March, 2003. This report concluded that approximately 2,703 adults and children are homeless in the region every day. Approximately 4% of this population, however, is suspected to be homeless in Baldwin Park.

The top priority for providing funding homeless programs in Baldwin Park is through the Continuum of Care model. According to experts, the best approach for alleviating homelessness is through a community-based approach that provides a comprehensive response to the different needs of homeless individuals and their families. The City of Baldwin Park participates in the Los Angeles Continuum of Care process to address the needs of the homeless. The County's Continuum of Care model includes: prevention, outreach intake assessment, emergency shelter, transitional housing, permanent supportive housing, and supportive services.

The Los Angeles Homeless Services Authority is the lead agency that coordinates the planning and strategy for the County's Continuum of Care. In addition, LAHSA is the co-sponsor of the Strategic Plan to End Homelessness in Los Angeles County. Planning and implementation efforts made by LAHSA include regional meetings, public hearings, technical assistance training, a homeless management information system, business planning, homeless enumeration, and the creation of partnerships for addressing the needs of the homeless.

Gaps in the Continuum of Care system, as identified by LAHSA, indicate that there are a number of unmet needs in the region. These gaps, which are unique to the East San Gabriel Valley Area (SPA #3), are provided to assist communities in the San Gabriel Valley with the prioritization or funding of homeless-related projects.

1. Permanent Housing
 - A. Individuals/ Families with disabilities.
 - B. Multiple diagnosed individuals/ Elderly.
 - C. Mentally ill individuals.
 - D. Emancipated foster Youth
 - E. Substance abusers.
 - F. Individuals/ Families with Disabilities.

2. Transitional Housing
 - A. Individual/ Families with general needs
 - B. Domestic Violence
 - C. Multiple Diagnosed
 - D. Mentally Ill
 - E. Elderly.

3. Emergency Housing
 - A. Individuals/ Families with general needs.
 - B. Domestic Violence
 - C. Multiple Diagnosed/ Mentally Ill
 - D. Emancipated Foster Youth
 - E. Parolees

4. Supportive Services
 - A. Street Outreach.
 - B. Case Management
 - C. Housing Placement/ Housing Advocacy, including Housing Availability and Tenant Landlord Relationship
 - D. Homeless Prevention
 - E. Psychiatric/ Counseling Services.

The City will continue to coordinate with LAHSA in building a continuum of care system for the homeless in the San Gabriel Valley area. The City will continue to consider the Continuum of Care gaps when allocating funds for homeless projects. In addition, the City will consider use of funds towards LAHSA's ten-year strategy components to end homelessness in Los Angeles County. The strategy—Bring LA Home— includes the following key approaches:

- Decrease the number of people on the streets and in shelters.
- Improve the health of homeless adults, youth and children.
- Preserve and increase the supply of affordable housing.
- Increase employment and job training of homeless persons and at-risk individuals.
- Reduce and prevent homelessness by integrating, redesigning, and improving the service delivery system.

- Increase community resources to implement the plan.
- Increase coordinated municipal lobbying efforts at the State and Federal level.

The City will continue to participate in regional efforts and/or regional meetings conducted by the East San Gabriel Valley Consortium on Homelessness. The Consortium is a collaborative effort of approximately 40 direct service providers who meet to discuss and address the housing and supportive needs of the homeless in the San Gabriel Valley region. The forum provides opportunity for agencies to share resources, avoid duplication, and maximize outcomes for the homeless.

PRIORITY 8: Assistance to the Continuum of Care

Rationale: The City of Baldwin Park recognizes the importance of providing housing programs and supportive services to serve the needs of the homeless. Not only are there indications or evidence of homeless persons living in Baldwin Park, but also many persons are at-risk of becoming homeless as a result of living in poverty, poor health,

disability, and other conditions, which negatively impact their income and/or their ability to maintain decent housing.

Programs and Five-Year Objectives:

26) Teri G. Muse Family Service Center: The City currently provides support services to homeless persons in need. The Family Service Center is a centralized facility where residents can obtain information on free or low cost health and social services. The Center offers referrals to homeless shelters, substance abuse counseling, food banks, legal aid, counseling services, medical care, support groups, as well as agencies that offer transportation tokens.

Five-Year Objective: The City will continue to serve the needs of the homeless through support services provided at the Family Service Center. A total of 12,000 persons will be assisted during the five-year performance period.

Priority: High

Funding Source: CDBG and General Fund

Responsible Agency: Baldwin Park Recreation Department and Housing Division

27) Emergency Shelter: This program provides emergency shelter to homeless individuals and their families. The City currently provides funding to the East San Gabriel Valley Coalition for the Homeless for emergency shelter motel vouchers for homeless persons. The Coalition also implements the Winter Shelter Program for the San Gabriel Valley region, whereby 110 beds are provided to homeless persons during inclement weather conditions.

Five-Year Objective: The City will support emergency shelter to individuals and their families, who are threatened with homelessness or who have become homeless. Efforts include referrals and information for other supportive services. An estimated 5000 persons will be assisted through emergency shelter.

Priority: High

Funding Source: CDBG

Responsible Agency: Baldwin Park Planning Department and Housing Division

28) Transitional Housing: This form of housing facilitates the movement of homeless individuals into permanent within two years. Transitional housing is combined with supportive services to enable individuals to acquire the skills and resources to live as independently as possible.

The City currently provides transitional housing through Community Care Facilities throughout the City. In addition, the City funds public service projects that provide transitional housing services. The City has provided funding to the East San Gabriel Valley Coalition for the Homeless and the Citrus Valley Health Foundation and other similar organizations such as domestic violence programs, which provide transitional and permanent housing placement programs.

Five-Year Objective: The City will continue to support transitional housing programs. A total of 75 persons over the course of five years will benefit from transitional shelter placement and support services.

Priority: Medium

Funding Source: State and Federal Grants, Private Investment, and CDBG

Responsible Agency: Baldwin Park Planning Department and Housing Division

PRIORITY 9: Provide for the Economic Development Needs of the Community

Rationale: The City of Baldwin Park updated the Economic Development Element for the Baldwin Park 2020 General Plan in November, 2002. The Economic Development Element identifies economic factors affecting the City, presents the City's economic development goals and policies, and identifies how the Plan will help the City achieve its goals.

Pursuant to the Economic Development Element, the City will provide primary attention regarding economic development to four specific areas: Northern Industrial Area; the Auction Village Area; Central Business District; and the I-10 Freeway Corridor. These

areas are identified because they are presumed to have significant impact on the City's fiscal health. The economic development strategy formulated around the focus areas include the following goals:

- Increase General Fund revenues.
- Facilitate revitalization of targeted areas.
- Diversify the City's job base.
- Maintain economic competitiveness.
- Improve public services and infrastructure.

The City's economic development goals with regard to these areas require substantial investment on behalf of the City. To this end, the City funds economic development activities with Community Redevelopment funds (tax increment) under guidelines established by the California Community Redevelopment Law Reform Act of 1993.

Under the designation of redevelopment project areas, both commercial and residential revitalization are possible.

In addition, the City funds economic development efforts through a revolving loan and loan guarantee program under HUD's Section 108 Program. These loans provide for the expansion and retention of Baldwin Park-based business.

The following projects summarize the City's focus during the five-year planning period:

- **Baldwin Park Marketplace**

One of the most exciting and important projects currently underway is the Baldwin Park Marketplace, developed by Lewis Investments. Located on a 24-acre site with I-10 Freeway exposure at the northwest corner of Puente and Merced Avenues, this new retail center is anchored by Walmart (opened May 19,2004). In addition, there will be six satellite pads for restaurants and shops and a gas station. The total area of the improvements is planned at 260,000 square feet. The project value upon completion has been estimated at \$17.8 million. It is expected that this new retail center will result in 300 new jobs for area residents and approximately \$500,000 in new, annual sales tax revenue to the City.

- **Sierra Expansion Project**

This commercial retail project will be located on the north side of Baldwin Park Boulevard, between Francisquito Avenue and Tracy Street. The site comprises approximately 4 acres and will be developed with roughly 50,000 square feet of new retail. Proposed tenants include Smart & Final, CVS Drugs, IHOP and Starbucks. The developer is M & A Galoase, LP.

The City is currently developing a conceptual development plan for the Central Business District, which will address the elimination of blight in the downtown area. The

planning document is provided to serve as a catalyst for the future development of the City's downtown through specific location and concept design.

Five-Year Objective: To achieve the City's goal of promoting economic revitalization and development opportunities, the City will pursue a number of activities over the five-year period. These are described as follows:

- Provide economic development initiatives.
- Coordinate with Caltrans on the I-10 expansion.
- Expand the Baldwin Park Internet site.
- Allocate resources to targeted areas.
- Promote a pedestrian-friendly Central Business District.
- Expand or establish new redevelopment areas as appropriate.
- Monitor sales tax trends by focus area.
- Identify and offer support to declining businesses or to business considering relocation.
- Establish effective communication with the business community.
- Formulate additional tools to finance business development.

Priority: High

Funding Source: Baldwin Park Community Development Commission and HUD Section 108

Responsible Agency: Baldwin Park Community Development Commission

E. Anti-poverty Strategy

Poverty data provide an important method for evaluating the area's economic well-being. In addition, it provides insight on the types of services needed to alleviate poverty in the area. For instance, if a high number of female headed families experience poverty, the jurisdiction might consider programs to address the needs of female-headed households.

The 2000 Census estimated that approximately 18.2% of the City's population (13,541 persons) were living below the poverty level in 1999. This includes 2,323 (15.4%) families and 853 female householders (29.6%) living below poverty in Baldwin Park. Compared to Los Angeles County (17.9%) and the nation (12.4%), Baldwin Park is consistent with County; however, higher than what the nation experienced.

Poverty is defined as the minimum income an individual or family needs to survive at a given point in time. Although there are many variables that affect poverty, some of the most prevalent include: low earning capability, low educational attainments and job skills; discrimination; and personal limitations such as drug abuse, disabilities, and mental illness.

There are two slightly different versions of the federal poverty measure:

- The poverty thresholds, and
- The poverty guidelines.

The poverty thresholds are the original version of the federal poverty measure. They are updated each year by the Census Bureau (although they were originally developed by Mollie Orshansky of the Social Security Administration). The thresholds are used mainly for statistical purposes — for instance, preparing estimates of the number of Americans in poverty each year. For 2003, the poverty threshold for one person was \$9,393 and for a four-person family, \$18,810.

The poverty guidelines are the other version of the federal poverty measure. They are issued each year in the *Federal Register* by the Department of Health and Human

Services (HHS). The guidelines are a simplification of the poverty thresholds for use for administrative purposes — for instance, determining financial eligibility for certain federal programs. For 2004, the poverty threshold for one person was \$9,310 and for a four person family, \$18,850.

According to experts, a fundamental way to reduce poverty is through job creation and enhancement. There are a number of local, state and Federal programs that focus on job creation and retention. The most notable is the State of California's welfare reform plan, known as CalWORKS. CalWORKS is designed to move welfare recipients from dependency to self-sufficiency through employment, and to divert potential recipients from dependency. Job related education and training are provided through the County of Los Angeles, Department of Public and Social Services.

The County's Department of Public and Social Services also administers various programs that provide cash aid and other benefits and services to individuals and families in need. These programs are designed to alleviate hardship and promote family health, personal responsibility, and economic independence. According to the County, the majority of persons who seek these programs are primarily in need of medical assistance and in-home support services. These and other County programs are summarized as follows:

- **CalLearn:** This program is a mandatory program assisting CalWorks participants who are under 19 years of age, pregnant or parenting, and have not yet completed their high school education. The program uses a case management approach and financial incentives and penalties to encourage youth to return and stay in school.
- **Food Stamps:** This program helps eligible low income households, including homeless persons and battered women and children, meet their basic nutritional needs.

- **General Relief:** This program provides monthly financial assistance to indigent adults who are ineligible for federal or State programs. Assistance is provided for a period of nine months for employable participants. Unemployable participants, with one or more medical conditions, may also receive benefits with no time limits.
- **Cash Assistance Program for Immigrants:** This program provides assistance to persons who are aged, blind, and disabled legal non-citizens ineligible for Supplemental Security Income due to their immigration status.
- **Supplemental Security Income Assistance Program:** This program assists physically and mentally disabled persons.
- **Refugee Cash Assistance:** This program provides temporary cash assistance, medical care, and employment services to refugees for a period of 8 months.
- **Greater Avenues for Independence (GAIN):** This program helps persons prepare and find work. Services include job finding workshops, job search, vocational assessment, remedial education, vocational skills training, work experience, and mental health, substance abuse, and domestic violence services. In addition, GAIN provides post-employment services to help persons retain their jobs and seek job growth.
- **General Relief Opportunities for Work:** This program provides employment and training services to employable persons.
- **MediCal:** This program provides comprehensive medical benefits to low income families with children, pregnant women, and disabled individuals.
- **Other Medical Programs:** The Department of Public Social Services assists in the application process and refers clients to other federal and state sponsored programs, including: Health Families; Child Health and Disability Program; Access for Infants and Mothers; Women, Infants and Children; California Children's Services; and California Kids.

The City's Recreation Department refers many persons to the County's anti-poverty programs described above. The City will continue this endeavor during the five-year planning period.

The City of Baldwin Park will also continue to subsidize child care programs, recreation programs and other social service programs for low income families, particularly for female-headed households who experience the greatest rates of poverty in Baldwin Park.

In addition, under the economic development objectives of the City, the City plans to foster employment growth through the expansion and rehabilitation of commercial

centers located in the four focus economic development areas throughout the City. These activities will enhance the economic vitality of the City and work to attract and retain employment opportunities for Baldwin Park's residents.

The City will continue to coordinate efforts with public and private organizations providing economic development and job training opportunities. Some of these are summarized as follows:

- Los Angeles County Workforce Investment Board
- California Trade and Commerce Agency- Team California
- California Employment Development Department
- Los Angeles County ROP

In addition, as described in the housing priorities, the City will continue with efforts to preserve, rehabilitate, and expand affordable housing. Maintaining and expanding affordable housing improves the quality of housing and neighborhood involvement, particularly for households in poverty. Programs include the Residential Rehabilitation Program and Section 8 Rental Subsidy. Further, the City will work with the Baldwin Park Housing Authority to implement the Family Self Sufficiency Program. This program is intended to assist families in gaining financial self-sufficiency through participation in employment training programs.

F. Lead-Based Paint Reduction Strategy

Since 1978, lead-based paint has been banned in the United States, so there is practically no risk in newer homes, except from older painted furniture. Homes built between 1950 and 1978 are likely to have lead-based paint, while ones built before 1950 almost certainly have lead-based paint. Exposure appears especially prevalent among low-income households because these homes do not generally have the financial means to eliminate the problem.

Lead tends to build up in the body causing a wide variety of mental and physical health problems. The risk is greatest for children under six and for pregnant women, but lead is bad for everyone. In fact, more ill effects are being discovered all the time.

The Los Angeles County Department of Public Health monitors and addresses cases of elevated blood levels in Baldwin Park and elsewhere throughout the County. In the last five years, the County notes a total of 2 reports of elevated blood levels in Baldwin Park.

The Residential Lead Based Paint Hazard Reduction Act of 1992 emphasizes prevention of childhood lead poisoning through housing-based approaches. This requires jurisdictions to focus on implementing practical changes in older housing to protect children from exposure. One long-term strategy for minimizing the problem is to maintain all painted surfaces so that older paints don't get a chance to crack and peel.

An assessment of Baldwin Park's housing stock indicates that there are perhaps 1,956 low and moderate-income households that may be at-risk for lead exposure. This constitutes approximately 11% of the City's housing units.

The Los Angeles County Department of Public Health, Childhood Lead Poisoning Prevention Program, has implemented a six-year strategy to end lead base paint poisoning in Los Angeles County. One of the County's objectives includes working with the County's 88 cities and the County of Los Angeles Public Works Department to enforce the use of lead safe work practices in all permitted work for pre-1979 units. In addition, the County seeks to enforce prevention, raise awareness, and increase screening as a means to reduce lead base paint exposure.

The City of Baldwin Park recognizes the hazards that lead base paint poses on young children. The City's strategy focuses on two key elements to reduce lead-based paint hazards: 1) Determining the number of Baldwin Park homes with potential LBP hazards; and 2) Establishing a means of providing information to residents regarding the hazards of lead base paint. The planning and implementation of this strategy will require the City to continue working with the County in the reduction and prevention of lead base paint hazards.

LBP actions specifically intended by the City during the five-year period include:

- Monitor the lead-poisoning data maintained by the Los Angeles County Department of Health Services.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screenings for elevated blood levels.
- Disseminate information in Spanish and English through the City's Rehabilitation Programs, Section 8 Housing Choice Voucher Program, and property management workshops.
- Administer a number of Rehabilitation Programs which provide financial assistance to low and moderate income households to make necessary improvements and correct code violations.
- Integrate LBP requirements into the City's Rehabilitation Programs. A City Housing Inspector, who is lead safe certified, will ensure proper testing and abatement.
- Attend HUD training on lead based paint reduction requirements and continue to evaluate City programs to address lead hazards.

G. Institutional Structure

This section describes the institutional structure through which the City of Baldwin Park will carry out its housing and community development strategy.

Public agencies, private organizations, and various departments within the City all play a part in the execution of the Consolidated Plan.

G.1. City

Programs and activities associated with the housing and community development strategy are carried out by several City Departments.

City Manager's Office

The City Manager is the Chief Executive Officer, who oversees all municipal activities. The City Manager, under the direction of the City Council, provides general direction relative to the Consolidated Plan and manages the activities of the Community Development Department, Recreation Department, Public Works Department, Police Department, Finance Department, and Community Development Commission.

Community Development Department

The Housing Division of the Department of Community Development manages the Community Development Block Grant Program and HOME including the filing of grant applications and administration of funds made available for City and Agency programs. The Housing Division also supervises the Section 8 program administered by the Baldwin Park Housing Authority.

The Planning Division of the Department of Community Development performs the development review for residential subdivisions, apartment projects, mobile home parks, group quarters, and second units. Together with the Building Division, the Planning Division oversees the permitting process and regulates compliance with

zoning and building codes. The Planning Division is also responsible for long-range planning, which includes preparation of the City's Housing Element, and conducting updates to the Element at least every five to eight years. Finally, the Planning Division implements the density bonus program required by state law.

Public Works Department

The Public Works Department evaluates and implements many of the infrastructure needs of the City including streets, trees, traffic signals, parks and facilities.

Recreation Department

The Department offers programs to residents that reflect the interests, needs and demographics of the residents of the community. These services include senior services, community recreation programs, and social service programs, which address the health, economic, and family needs of the community.

Baldwin Park Community Development Commission

Pursuant to State Redevelopment Law, the Baldwin Park Community Development Commission sets aside 20 percent of the tax increment generated from within the redevelopment project areas for low and moderate income housing. Funds must be used to increase, improve, and preserve the City's supply of low and moderate income housing available at affordable housing costs to persons and families of low and moderate income. The Agency is responsible for implementation of inclusionary

housing, replacement housing, and tenant relocation requirements of State Redevelopment law.

Baldwin Park Housing Authority

The Baldwin Park Housing Authority administers Section 8 programs for four neighboring cities: Baldwin Park, Monrovia, South El Monte, El Monte and West Covina. The Housing Authority is supervised by the Housing Division of the Community Development Department.

G.2. County of Los Angeles

Housing Programs and Section 8 Program

The Los Angeles County Community Development Department administers various housing programs, including first-time home buyer programs.

Lead Poisoning

The Los Angeles County Department of Public Health, Child Lead Poisoning Prevention Program, receives funds for various educational and outreach activities regarding lead-based hazards and abatement. The Community Development Department will coordinate with the County to ensure information and resources are available to the community.

Homeless

LAHSA administers the Continuum of Care for the homeless in Los Angeles County. LAHSA serves as the lead agency for County homeless issues, including enumeration, case management, housing opportunities, and support services.

The East San Gabriel Valley Consortium on Homeless operates under LAHSA's guidance and strategy to end homelessness in Los Angeles County. The Consortium is a coalition representing over thirty public and private social service providers, city governments, and local agencies committed to implementing a region-wide continuum of care system for homeless individuals and families. The Consortium meets quarterly or as commissioned to address the vital needs of the East San Gabriel Valley region. One of the agency's most recent efforts includes an enumeration of the homeless population in the area. In addition, the agency facilitated the implementation of a homeless support center in West Covina.

G.3. Non-Profit Organizations

Community Housing Development Organizations

As part of the HOME program, the City seeks to work with Community Housing Development Organizations (CHDO's) in delivering housing opportunities to low and moderate income persons.

Supportive Housing and Special Needs Organizations

There are various support organizations that provide services essential to individuals and families with special needs. The Special Needs population includes seniors, people with disabilities, illiterate persons, victims of domestic violence, and persons with AIDS and related diseases, families living in poverty, the homeless and those at risk of homelessness. Descriptions pertaining to these agencies have been included in the Needs Assessment and inventory of services. In addition, fair housing services are offered as an important component to the Housing and Community Development Strategic Plan.

G.4. Private Industry

The City will continue to partner with affordable housing developers and lenders to encourage the development of new and affordable housing opportunities.

G.5. Delivery System Gaps and Strategy to Overcome Gaps

Like most communities, the limited availability of public funding sources represents a significant gap to Baldwin Park's housing delivery system. Land is scarce and construction costs are too high to adequately encourage affordable housing construction and development. Without the appropriate governmental subsidies to entice private developers, affordable housing is practically unobtainable. Non-profit groups or community-based organizations are also not be able to participate in affordable housing projects without appropriate financial support.

The lack of qualified Community Housing Development Organizations is a major obstacle to affordable housing in Baldwin Park. As required, the City reserves 15% of its annual HOME allocation for housing development by CHDO's; however, the City has been unable to identify qualified CHDO's to assist with affordable housing projects. The City will continue to work with the Southern California Association of Non-Profit Housing to attract a qualified CHDO to the Baldwin Park area.

During the five-year planning period, the City will continue to seek partnerships in the private and non-profit sectors in order to leverage its limited financial resources and to bring additional sources of funds to the community in order to successfully meet the needs of the residents. In addition, the City will continue to pursue grants from state and local resources to enhance opportunities for residents. For example, in 2003-2004, the City successfully received \$500,000 in CalHOME to expand the City's home rehabilitation program.

In addition to these efforts, the City will remain actively involved with outside agencies and regional governmental entities, particularly in relation to the City's economic development goals. Expanding the City's economic base will provide the additional sources needed to adequately address the needs of the community.

H. Coordination

The City will engage in the following activities to enhance its coordination with other agencies.

- The City will continue to coordinate with Los Angeles County and other social service providers and non-profit organizations to provide needed housing and community services for its residents.
- The City will encourage the cooperation and participation of property owners, public agencies, and community organizations in the planning of programs or projects and in their implementation to promote community development and address the needs of Baldwin Park's residents.
- The City will encourage private sector investment in Baldwin Park.

I. Public Housing Resident Initiatives

The City of Baldwin Park owns one public housing complex. The project was developed in 1987 and contains 12 one-bedroom units for seniors, including 1 unit for the physically disabled. Given the small size of the project and the fact that all the tenants are elderly, the tenants have selected to leave the management activities of the complex to the Baldwin Park Housing Authority. There has been no desire on behalf of the tenants to become owners of the public housing units.

The needs of the public housing project are managed by the Housing Commission. The Commission meets on a monthly basis to receive input and recommend action. The members of the Commission are residents of Baldwin Park and two members are

Section 8 Housing Choice program participants. The City will continue to evaluate the needs public housing units and resident initiatives through this Commission and the public meeting process.