

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

JUNE 3, 2024
MONDAY
6:00 P.M.

The Irwindale **HOUSING AUTHORITY** met in a special meeting at the above time and place.

ROLL CALL: Present: Board Members Manuel R. Garcia, H. Manuel Ortiz;
Vice Chair Larry G. Burrola; Chair Albert F. Ambriz

Absent: Board Member Mark A. Breceda

Also Present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Marilyn Simpson, Community Development Director; and Laura Nieto, Chief Assistant Authority Secretary

AB 2449 DISCLOSURES None.

NEW BUSINESS

ITEM NO. 6A DEVELOPMENT WORKSHOP #2 – 10 ACRE SITE ON ALLEN
DEVELOPMENT DRIVE
WORKSHOP #2 –
10 ACRE SITE ON
ALLEN DRIVE

EXECUTIVE DIRECTOR Executive Director Miranda declared a potential conflict of interest
MIRANDA with this item and exited the Council Chambers at 6:02 p.m.

HOUSING Housing Coordinator Lopez made a PowerPoint presentation and
COORDINATOR presented the verbal report.
LOPEZ

VICE CHAIR BURROLA Vice Chair Burrola noted an area within the 10-acre parcel that had
experienced a slope failure, to which Coordinator Lopez stated that
the area could be remediated with the guidance of the Engineering
Department.

BOARD MEMBER Board Member Ortiz asked whether it has been determined where
ORTIZ the six acres for housing would be situated, to which Coordinator
Lopez stated that, since the slope failure occurred near the northern
section of the site, consideration could be given to construct a
housing development along the middle or lower portion of the site.

COORDINATOR Coordinator Lopez emphasized that six of the 10 acres have been set
LOPEZ aside for housing in the draft Housing Element.

FRED BARBOSA Fred Barbosa asked whether the remaining four acres would be used
for green space. He also asked how many units would be developed
per acre and suggested rezoning the site to R1 and for the Housing
Authority Board to remove the 45-year covenants from housing
programs. He then alleged that Board Member Ortiz received his
house through the Board's housing program, to which Board Member

Ortiz clarified that this was incorrect and that he purchased his home for full market value.

Fred Barbosa stated that Board Member Breceda and Vice Chair Burrola received their homes through the Board's housing program and asked about potentially using the Alpha area for housing. He stated that the city could ask for state and federal funding to remediate the site and dedicate it to housing.

COORDINATOR
LOPEZ

Coordinator Lopez stated reiterated that six acres at Allen Drive have been reserved for housing and noted that the remaining four acres are currently designated for public facilities. Coordinator Lopez then stated that eight housing units would be developed per acre, though Director Simpson then clarified that the draft Housing Element calls for three acres to include eight units per acre (equivalent to R1 zoning), and the other three acres would have 14 units per acre (equivalent to R2 zoning).

DIRECTOR SIMPSON

Director Simpson added that the draft Housing Element does not identify where the housing units would be located.

CARMEN ROMAN

Carmen Roman stated her belief that seven acres of the site had been reserved for housing and requested the date when it was reduced to six. She also spoke against 45-year covenants for housing. She stated that Irwindale housing programs were designed to provide housing to resident youths and the Senior Center for resident seniors. She then expressed her opinion that three acres of the site should be used for green space.

Responding to a question by Carmen Roman, Coordinator Lopez stated that the area with the slope failure could be identified at the next workshop.

DENA ZEPEDA

Dena Zepeda suggested that housing at the site should be situated near Peppertree Lane first, and that ample parking be provided for the residents of the new housing as well as for those along Allen Drive. She also requested green space and the inclusion of single-family houses with yards and a park.

DARYL PICKERING

Daryl Pickering requested a dog park.

FRED BARBOSA

Fred Barbosa requested that all 10 acres be dedicated to residential uses.

ERIN JARAMILLO

Erin Jaramillo also spoke in favor of approving all 10 acres for housing.

ERICKA DOMINGUEZ

Ericka Dominguez stated that she comes from a large family and that only one person from her household was allowed to apply under a

previous housing program and suggested that this requirement be eliminated.

CHAIR AMBRIZ Chair Ambriz stated that program requirements would be discussed at a future workshop.

REBECCA BARBOSA Rebecca Barbosa asked where the first homes would be constructed and whether the block wall at the end of Calle de Paseo would be knocked down.

PAULA FRAIJO Paula Fraijo noted that Peppertree Lane experiences lots of traffic including many speeding motorists and asked that the Board keep this in mind when designing the housing development.

CARMEN ROMAN Carmen Roman asked when the site's zoning would be changed.

BOARD MEMBER ORTIZ Board Member Ortiz reiterated that he purchased his home in the 80's at a market rate price and not as part of any city housing program.

VICE CHAIR BURROLA Vice Chair Burrola stated that the Board is trying to determine how many homes to develop as well as how to best rezone the area. He then asked about 45-year covenants for housing programs, to which General Counsel Guerra advised that the state required 45-year covenants around the early 2000's for housing developments that utilized low- and moderate-income housing funds to subsidize a portion of the project. He added that the Board is looking into ways to amend agreements that contain 45-year covenants to provide options. However, the agency cannot unilaterally eliminate the covenants as required by statute. Additional information on the covenants will be provided at a future workshop.

Vice Chair Burrola asked about funding for the proposed housing development, to which Coordinator Lopez indicated that a future workshop will be held to discuss the feasibility of the development. Additional topics of the workshop include applicable laws and zoning designations.

Responding to a comment by Vice Chair Burrola, Coordinator Lopez advised that housing developers generally have access to different types of grants to help fund projects. Additional funding mechanisms could be presented at the next workshop.

DIRECTOR SIMPSON Director Simpson noted that tonight's meeting is being held by the Housing Authority Board, and that the City Council would be the appropriate agency to identify the two three-acre parcels. Staff could move forward once they have been identified.

BOARD MEMBER GARCIA	Board Member Garcia stated that the project may begin at the southernmost portion of the site and asked whether the soil in that area has been tested. He also asked whether Allen Drive would be widened. He also stated that it may be better to discuss the project parcel by parcel and mix different housing units within them.
BOARD MEMBER ORTIZ	Board Member Ortiz asked whether the number of homes to be developed could be changed to which Director Simpson indicated that any changes to the draft Housing Element would have to be sent to HCD. She added that about 66 units would be developed per the details contained in the draft Housing Element.
	Board Member Ortiz stated that it is important to determine where to place the homes and whether they would be built in phases. He also stated that it would be important to determine funding and the level of available funding in the agency's housing fund.
COORDINATOR LOPEZ	Coordinator Lopez suggested bringing in professionals at the next workshop to ask about funding sources and procedures.
BOARD MEMBER GARCIA	Board Member Garcia requested that renderings of housing options be presented as well.
MAYOR AMBRIZ	Mayor Ambriz also requested that the state's response to the city's draft Housing Element also be presented at the next workshop.
CARMEN ROMAN	Carmen Roman asked whether Board Member Breceda remains a member of the Board.
FRED BARBOSA	Fred Barbosa suggested placing the houses so that they face the park.
DENA ZEPEDA	Dena Zepeda stated her belief that the state-required 45-year covenant was a mandate and was not actually required.
AMANDA CORTEZ	Amanda Cortez asked about housing program requirements, to which Coordinator Lopez indicated that such a program would comply with state and county requirements.
ANGEL BUTLER	Angel Butler asked when construction on the housing development would start.
MARGARITA ACEVEDO	Margarita Acevedo submitted written allegations of improprieties in a past housing development.
VICE CHAIR BURROLA	Vice Chair Burrola stated that he would like to include two-story homes in the project.

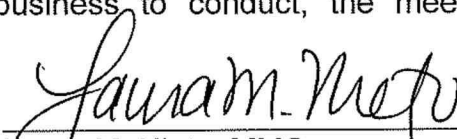
- CHAIR AMBRIZ Chair Ambriz noted that most responses to the housing survey show that they are in favor of single-family houses, which he supports. He recommended beginning development at the southern end of the site, or potentially along Calle de Paseo, but recommended avoiding the area of the sinkhole. He stated his belief that the site would be zoned R1 and mentioned the possibility of placing this matter on a future agenda for further discussion. He also stated that the project should be conducted in phases and indicated that any potential program covenants would be discussed at a future meeting.
- VICE CHAIR BURROLA Vice Chair Burrola mentioned the possibility of widening Allen Drive.
- CHAIR AMBRIZ Chair Ambriz stated that staff needs clear direction on how many acres to develop. He stated that he would agree to six acres for housing now, with the remaining four acres for future housing use. He also recommended phasing the development with single family houses.
- GENERAL COUNSEL GUERRA General Counsel Guerra stated that staff is still receiving direction and that the Board could be presented with a final template with all direction provided, and that the Board could take formal action at that time.
- MARGARITA ACEVEDO Margarita Acevedo submitted written allegations of improprieties in a past housing development.
- CINDY Cindy asked whether new applications would be received for the project, to which Coordinator Lopez indicated that, once a program is developed, an application period would be discussed by the Board prior to release.

**SPONTANEOUS
COMMUNICATIONS**

There were no speakers.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:21 p.m.



Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Approved as presented at the meeting held June 26, 2024.