NOTICE

COMPTON CITY COUNCIL
AGENDA
Tuesday, February 26, 2013
5:45 PM

HEARING(S)

5:50 P.M. - PUBLIC HEARING - RECEIVE COMMENTS ON PROPOSED SUBSTANTIAL AMENDMENT TO REPROGRAM HUD FUNDS (Item #9)

6:00 P.M. - PUBLIC HEARING - CONSIDER A SUBSTANTIAL AMENDMENT TO 2010-2011 ANNUAL ACTION PLAN TO EXPAND TARGET AREA FOR NEIGHBORHOOD STABILIZATION PROGRAM 3

OPENING

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. **POWERPOINT PRESENTATION** - 2006 - 2014 CITY OF COMPTON HOUSING ELEMENT **(Planning Department)**

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

2. FEBRUARY 12, 2013

REPORTS OF OFFICERS AND COMMISSIONS

GENERAL SERVICES

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ORKIN PEST CONTROL AND ISSUE A PURCHASE ORDER FOR PEST CONTROL SERVICES

WATER DEPARTMENT

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE WATERLINE IMPROVEMENT JOB #120 PERFORMED BY JA SALAZAR CONSTRUCTION AND SUPPLY COMPANY SANCTIONING STAFF TO FILE A NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE, AND AUTHORIZING THE RELEASE OF THE CONTRACTOR'S RETENTION

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

UNFINISHED BUSINESS

5. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER XII OF THE COMPTON MUNICIPAL CODE BY ADDING SECTION 12-6.2 (FEE FOR COLLECTION OF DELINQUENT PENALTY PAYMENTS) **Second Reading**

NEW BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES A DEVELOPER PARTNER FOR THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO USA MOBILITY FOR PROVIDING NOTIFICATION/PAGING SERVICES TO THE WATER DEPARTMENT'S STANDBY CREW AFTER WORK HOURS

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ACCEPT THE BID OF LEVERAGE INFORMATION SYSTEMS TO PROVIDE AN ADVANCED SURVEILLANCE AND PROTECTION SYSTEM IN FOUR (4) CITY PARKS AND REPLACEMENT OF AN INOPERABLE PORTION OF THE CURRENT INFRASTRUCTURE

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ADOPTION OF SUBSTANTIAL AMENDMENTS TO THE CITY OF COMPTON'S FISCAL YEARS 2009-10, 2010-11, 2011-12 AND 2012-2013 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLANS BY REALLOCATING UNUSED CDBG FUNDS, ESG FUNDS AND SECTION 108 FUNDS

APPROVAL OF WARRANTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, March 05, 2013 @ 5:45 PM.

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#1.

FEBRUARY 26, 2013

TO: Honorable Mayor and City Council Members

FROM: Robert Delgadillo, Interim Director of Planning and Economic Development

SUBJECT: Draft Housing Element 2006 - 2014

SUMMARY

In accordance with Government Code Section 65585 the City of Compton's draft Housing Element has been certified by the California Department of Housing and Community Development on December 28, 2012. Certification allows for the City Council to review and adopt the draft Housing Element separately or as part of the General Plan 2030 update. Staff has prepared this brief report to inform the City Council of the recent certification and to allow the council the opportunity to review the Housing Element document prior to formal adoption.

Below is a synopsis of key points of discussion in this report and in the Housing Element such as:

- The Legal nature of the Housing Element
- The Purpose of the Housing Element
- Public participation in providing input to staff
- The Goals of the Housing Element
- The Implementing Housing Programs.

BACKGROUND

<u>Legal Requirement to prepare a Housing Element</u>

"State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county….. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires the Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and to report its written findings to the local government"

#1.

PURPOSE AND INTENT OF THE COMPTON HOUSING ELEMENT

The City of Compton Housing Element takes the concerns of the legislature and the four major Housing Element components of section 65585, the demographics and local needs and drafts the goals and programs for the proposed housing element for the 2006-2014 planning period as established by the State legislature.

In the Housing Element there is a discussion on the existing characteristics and conditions that affect the demand, availability, affordability, and development of housing and serves as the foundation for the development of the proposed housing goals and policies.

The Housing Element in addition to addressing the required state components proposes various goals and programs that focus on the following:

- Rehabilitation of substandard housing units
- Conservation of the existing housing stock
- Identification of new housing opportunities
- Provision of new affordable housing units
- Modification of Development Codes
- Maintenance of continued affordable housing units

PUBLIC PARTICIPATION

In addition to the state required components and analysis each Housing Element requires local community input. In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include citizen participation. Since the City began the General Plan update process, the City has conducted extensive public outreach to involve residents and citizen groups in the preparation of the Housing Element. In total more than twenty-five (25) meetings were conducted to ascertain Compton's housing needs. The public outreach spans some six (6) years from 2007 – 2011. In total more than 2,000 Compton stakeholders have provided feedback and comments and throughout the years, the information has been collected, reviewed and incorporated to help shape the policies and objectives of the Housing Element and remaining elements of the General Plan.

The first meetings were held in 2007 with the assistance of the Southern California Association of Governments. The City gathered additional community feedback on housing needs from community meetings held during the Consolidated Plan (CP) process and during community meetings for the Analysis of Impediments to Fair Housing (AI). During the CP process, the City conducted four (4) community meetings, one in each district, to determine the adequately and supply of housing in March 2010. Surveys were collected and the data was compiled and reported in the final CP which was approved by City Council in May 2010.

Above and beyond community meetings for the Consolidated Plan and the Analysis of Impediments, the City held five (5) community meetings in February 2011 to collect input from residents; one in each City Council District. A fifth meeting was held at City Hall during City Council meeting to obtain input and share results with the public of specific housing goals.

Outreach included distributing flyers to each residence, posting the dates of the meetings on the City's website, making announcements on the local cable channel and at City Council meetings, and making flyers available at all public buildings. Spanish speaking interpreters were present at the community meetings to translate to non-English speaking residents and business owners. In addition, surveys were sent to nonprofits funded with City funds and their beneficiaries.

To ensure a cross section of stakeholders, such as the senior population, Spanish speaking residents, children and young adults and the business community. The City then conducted specific community meetings aimed at soliciting feedback from these specific stakeholders. The City conducted two community meetings exclusively for the seniors of Compton at the City's senior center on March 8 and April 14, 2011 respectively. One of the two meetings was requested by the Commission on Aging. Approximately 40 seniors attended the meetings.

Similarly, on March 24, 2011, the City conducted a presentation for the student body government officers of the local high schools, Compton, Dominguez, Centennial and César Chavez high schools. Students met at City Hall to discuss Compton's future on the proposed General Plan 2030 and Housing Element. Students worked in teams by reviewing proposed housing recommendations or offered additional recommendations for housing objectives. This meeting was attended by approximately 25 student leaders and represented the first time that all high school leaders met in more than 20 years.

Draft documents in English and Spanish were available for review by the public. Additional draft documents written in Spanish were distributed to Victory Outreach and Our Lady of Victory for parishioners not in attendance at the second community meeting.

A final community meeting was held for the business community. The City conducted outreach to the entire Compton business community. A community meeting was held in September 2011 at Compton Careerlink Center. More than 100 business and property owners attended the meeting, making it the largest community meeting to date.

Based upon feedback and data from the previous community meetings, the consultant and City staff in conjunction with the community feedback prepared the draft Housing Element goals and policies with corresponding implementation recommendations.

This preliminary draft was then presented to the Department of Housing and Community Development for informal review in early 2012.

#1.

HOUSING ELEMENT GOALS AND IMPLEMENTATION PROGRAMS

The goal of housing preservation is to protect the existing investment in housing and to avoid physical decline that will require larger rehabilitation efforts in the future to restore quality and quantity. Rehabilitation of existing units, *as* well as completion of infrastructure improvements, will help arrest the physical decline of entire neighborhoods and encourage current residents to remain in the communities in which they have invested. The following goals illustrate the Housing Element efforts to upgrade and preserve existing units to create safe, affordable housing opportunities, especially for prospective new owner-occupants.

Housing Goal 1. Develop a program to insure that the City's older housing stock is maintained in compliance with the Zoning and Building and Safety Codes.

Housing Goal 2. Work with the private sector in providing a variety of housing types and an adequate supply of housing to meet the existing and future needs of City residents.

Housing Goal 3. Eliminate conflicts between residential and nonresidential uses.

Housing Goal 4. Increase opportunities for home ownership.

Housing Goal 5. Promote equal opportunity for all residents to reside in the housing of their choice.

Housing Goal 6. Preserve government-assisted low income housing for use as affordable housing for lower income City residents.

Housing Goal 7. Reduce overall housing costs through programs to reduce energy costs.

HOUSING PROGRAMS

The goal of the Housing Programs contained within the Housing Element and listed below are to produce, improve, and protect the City's housing stock utilizing all of the City's Departments including the Successor Agency, Housing Authority, Building and Planning the Economic Development Departments to implement the seven goals listed above and the programs listed below.

The City will continue to operate the following sixteen programs some of which are existing and some of which need to be initiated.

1. Housing Choice Voucher Program
2. Family Self- Sufficiency Program – Compton Housing Authority
3. Housing Choice Voucher Portability – Compton Housing Authority
4. Housing Choice Voucher Homeownership Program – Compton Housing Authority
5. First Time Homebuyers Program (Home Ownership) – Initiated in the early 1990's. Program is continuously ongoing. Produce 75-100 units within next 5 years.
6. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing. Produce 50 units

7. Emergency Assistance Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 30 units within next 5 years.
8. Fix-it Grant Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 100 units within next five years.
9. CHDO Predevelopment Funds – Initiated in the early 1990's. Program is continuously ongoing. Provides funding to non-profit housing organizations that create affordable housing units.
10. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015. Make available 75-125 units within next 5 years.
11. Energy Conservation Program – (City of Compton).
12. Emergency Shelter Grant Program – Grants Division, (City of Compton).
13. Transitional and Supportive Housing Programs
14. Expedited Permit Procedures
15. Zoning Consistency Program - To revaluate existing development standards and to propose the remove development standards acting as governmental constraints
16. Reasonable Accommodation Program

Programs 11 through 16 were developed at the request of the Department of Housing and Community Development. All of these programs are discussed in the Housing Element.

STATEMENT OF THE ISSUE

Present the draft 2006 – 2014 City of Compton Housing Element to the City Council and advise of the recent HCD certification of Compton Housing Element clearing the way for final adoption.

ALTERNATIVE

There is no other alternative to adoption of the 2006 - 2014 Housing Element. Government Code section 65585 requires state certification and local adoption of the Hosuing Elment for each planning peroid. This Housing Element is for the 2006 – 2014 period. No adoption would mean the City would be prohibited from approving any new discretionary commercial or residential projects.

FISCAL IMPACT

The is no direct fiscal impact to the General Fund at this time. This report is for Receive and File only.

RECOMMENDATION

Receive and File

Robert Delgadillo
Interim Director of Planning and Economic Development

Approved for Forwarding
G. Harold Duffey
City Manager

#1.

#1.

WILLOW WALK TOWNHOMES

RESIDENTIAL NEIGHBORHOOD

HOUSING ELEMENT
DRAFT COMPTON GENERAL PLAN 2030

Poster Art Courtesy of xxxxxx student of xx elementary School Compton California

#1.

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#1.

1. INTRODUCTION TO THE HOUSING ELEMENT

ORGANIZATION OF THE ELEMENT

The Housing Element consists of the following sections:

- *Introduction to the Element* provides an overview of the Element's scope and content.
- *Housing Element Background Report* discusses a wide range of existing characteristics and conditions in the City of Compton that affect the demand, availability, affordability, and development of housing. This section also identifies the progress Compton made in achieving its quantified housing goals and identifies whether previous goals and policies will carry forward into the next Housing Element.
- *Housing Plan* identifies the City policies related to housing issues along with those programs that will be effective in implementing the policies.

AUTHORITY OF THE ELEMENT

The Housing Element establishes City policy as it applies to housing and is applicable to the 2006-2014 planning period as established by the State legislature. As indicated in the Introduction to the General Plan, the Housing Element is one of the seven State-mandated elements. The Housing Element outlines strategies and programs that focus on the following:

- Rehabilitation of substandard housing units
- Conservation of the existing housing stock
- Identification of new housing opportunities
- Maintenance of affordable housing units

The State Legislature recognizes the role of local general plans, and particularly the Housing Element, in implementing statewide housing goals to provide decent and sound housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups. The major concerns of the Legislature regarding housing elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals.
- Preparation and implementation of the City's Housing Element which coordinates with State and Federal efforts in achieving State housing goals.
- Participation by local jurisdictions in efforts required to attain State housing goals.
- Cooperation between local governments to address regional housing needs.

These concerns can be summed up with the idea of "regional fair share." Every city and county in the State of California has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For the City of Compton, the regional housing need is determined by the Southern California Association of Governments (SCAG), and is based upon an overall regional housing need goal established by the State.

The Housing Element must identify strategies, programs, and potential development sites that will enable Compton to meet its assigned Regional Housing Needs Assessment (RHNA) requirements. For the 2006-2014 planning period, the City's RHNA requirement includes the following:

- *Extremely Low Income -* 8 units
- *Very Low Income -* 8 units
- *Low Income -* 10 units
- *Moderate Income*[1] - 13 units
- *Above Moderate Income –* 30 units

The City of Compton has a RHNA goal of 69 units during the current planning period. A substantial amount of new housing has been contructed, entitled, or is in the planning process. Approximately 446 units have been constructed or approved. This includes the newly developed Season's At Compton, a 84-unit low-income Senior Housing Development for physically disabled seniors. The City provided gap financing assistance to META Housing Development Corporation to ensure feasibility of the development. Construction was completed on the development in 2011. Willow Walk Townhouse Phase I was completed in 2008 and phase II was completed in 2011. It consists of 128 units, 33 units were marketed to first time homebuyers, 12 qualifying as low income households and 21 as moderate income households and the remaining 95 were sold at market-rate.

Housing Definitions: Income Limits

Median Household Income: The middle point at which half of the City's households earn more and half earn less.

Income limits as defined by California Housing Element law are:

Very Low Income Households: Households earning less than 50% of the median household income
Low Income Households: Households earning 50-80% of the median house hold income
Lower Income Households: Households earning less than 80% of the median income for a family of four.
Moderate Income Households: Households earning 80-120% of the median income
Above Moderate Income Households: Households earning over 120% of the median house hold income

The most recent HCD income limits can be accessed online at http://www.hcd.ca.gov.

RELATIONSHIP OF THE ELEMENT TO THE GENERAL PLAN

The Compton General Plan serves as the blueprint for planning and development in the City and indicates the community's vision for the future. This long-range planning document describes goals, policies, and programs to guide decision-making. Once the general plan is adopted, all development-related decisions in the City must be consistent with the Plan. State law also requires a community's General Plan to be internally consistent. This means that the Housing Element, although updated more frequently, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

The Housing Element is most directly related to the Land Use Element since it is the latter element that designates the location and extent of residential neighborhoods throughout the City. This is reflected in *Land Use Goal 5: The City of Compton will work to rehabilitate and conserve the existing neighborhoods in the City while evaluating opportunities for new residential development.*

The Compton General Plan Guiding Principles related to housing are excerpted below.

- *Provide high quality, accessible housing which gives people choices.*

[1] This target was increased to 13 to balance the total RHNA requirement of 69.

- *Maintain Compton's affordability and continue to provide assistance for first-time home buyers.*

- *Preserve and enhance Compton's unique urban agricultural district.*

BACKGROUND REPORT

The Housing Element Background Report discusses a wide range of existing characteristics and conditions in the City of Compton that affect the demand, availability, affordability, and development of housing. The background information included in this section serves as the foundation for the development of housing goals and policies.

The development patterns in the City have been established through the long-term implementation of the City's General Plan and Zoning regulations. Commercial land uses generally extend along the major arterial roadways in the City with residential neighborhoods located in the interior areas behind the commercial frontages. Residential development is the predominant land use and is scattered throughout the City. The land area located within the City's corporate boundaries is 6,511 acres (10.2 square miles).[2] Of this total area, residential development accounts for 2,689 acres or more than 44% of Compton's total land area. Compton has just the right amount of residential mix to ensure that the City's tax base is diverse. Residential land uses in Compton generally consist of the following types of development. The location and extent of existing residential development in Compton is illustrated in Exhibit 3-1.

- *Single Family Residential.* Land uses and development included in this category are characterized by single-family homes. The majority of the parcels found within the City remain developed as single-family residential development. Typically 4 to 8 dwelling units per acre.
- *Low Density Multifamily Residential* includes duplexes and smaller multifamily residences. Lower density multifamily residential land uses are generally found within the central portion of Compton with parcels that were originally developed with small bungalows or that were previously developed as single-family and have been redeveloped with small multifamily buildings. Typically 8.1 to 17 dwelling units per acre.
- *Medium Density Multifamily Residential* is characterized by higher density residential development that includes town-homes, condominiums, and apartments. These uses are generally found along key arterials as well as the central portion of the City. Typically 17.1 to 34 dwelling units per acre.

BIRTHING A NEW COMPTON

The City of Compton's motto is "Birthing a New Compton". The City's vision for Housing is to utilize Smart Growth principles to provide affordable housing for all income groups within pedestrian-friendly neighborhoods with services within walking or transit distance.

POPULATION CHARACTERISTICS

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, age characteristics, race and ethnicity, and employment characteristics combine to influence the type of housing needed and the ability to afford housing. This section details the various population characteristics affecting housing needs.

Population Growth

According to the State of California Department of Finance (DOF) estimates, Compton's population as of January 2009 was 99,431, a change of 5,938 persons or 6.3% over the population in the 2000 Census. Table 1 documents the City's population and housing unit growth over the past three decades.

[2] University of Southern California. Center for Economic Development. Land Use Survey Data collected in May 2008.

Population growth has increased in the last nine years but housing growth has not kept pace. Most of the population growth was absorbed by existing households. Compton's average household size increased from 3.78 persons per housing unit in 1980 to 4.39 persons per housing unit in 2009 (compared to 3.1 for Los Angeles County). Table 2 illustrates that although the largest cluster of residents is between the ages of 18 – 65 years old has increased to 58 percent in 2007, the median age for the City is a younger average at 26 years old.

Family
A family consists of all persons related by blood or marriage who live as a household unit and occupy a single housing unit.

Housing Unit
A housing Unit is a house, an apartment, a trailer home, or a group of rooms.

Separate Living Quarters
Separate living quarters are those in which the occupants live and eat separately from other persons in a building and which has direct access from the outside of a building or through a common hall.

Household
A household includes all persons who occupy a housing unit as their place of legal residence.

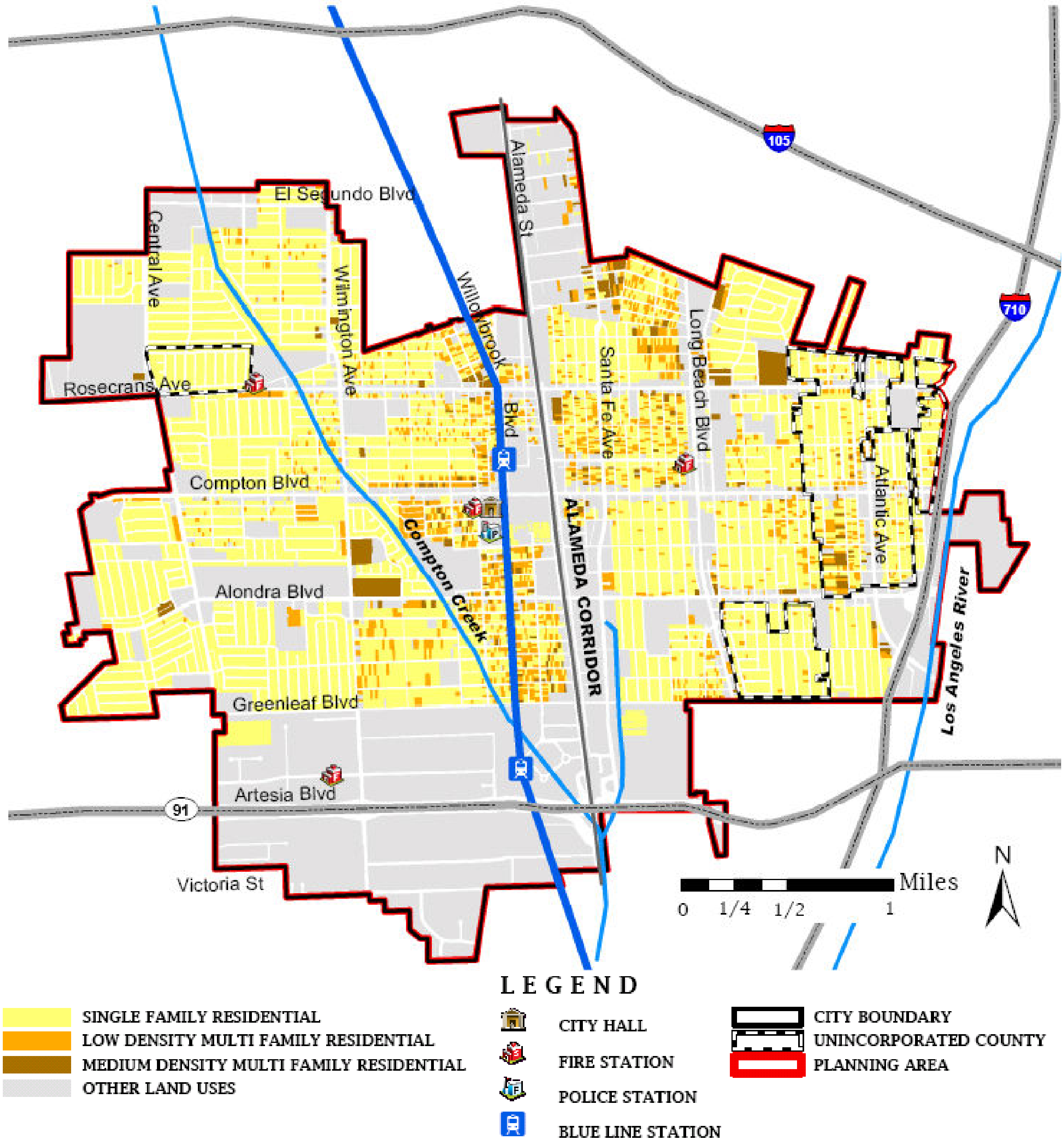
Table 1
Population and Housing Unit Growth in Compton 1980 – 2009

Year	Population	Population Percentage Change	Housing Units	Housing Percentage Change
1980	81,230		22,447	
1990	90,500	11.4%	23,239	3.5%
2000	93,493	3.3%	23,780	2.3%
2009	99,431	6.3%	24,177	1.7%

Source: U.S. Census Bureau, 1980, 1990 and 2000 Census and California Department of Finance 2009

#1.

EXHIBIT 1
Existing Residential Land Uses



Population by Age

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Compton's population profile is younger than the average in Los Angeles County. The median age in Compton is 25.9 year which is older than it was in 2000, but is still younger than the median age of Los Angeles County at 32 years. The age profile of the City is summarized in Table 2. The 2000 Census profile is compared with more recent estimates drawn from the Census Bureau's American Community Survey (ACS).

The under 5 population has decreased slightly as a percent of the total since 2000. However, the decrease in the 5 to < 18 population is more dramatic. This suggests that the increase in household size is not due to an increase in family size, but due to the number of unrelated people living in the same household.

Table 2
Population by Age in Compton

Variable	2000		2007	
	No.	Percent	No.	Percent
Total Population	93,493	--	97,299	--
Under 5 years	9,736	10.4%	9,603	9.9%
5 to <18 years	29,404	31.5%	25,165	25.9%
18 to <65 years	47,916	51.3%	55,944	57.5%
65 years and >	6,437	6.9%	6,587	6.8%
Median Age	25.0	--	25.9	--

Sources: U.S. Census Bureau, 2000 Census and 2007 American Community Survey

Race and Ethnicity

The racial and ethnic composition of a population affects housing needs based on the unique household characteristics of different groups, and household size in particular. The U.S. Census collects information on the race and ethnicity of the U.S population. There are five racial categories identified by the U.S. Census, White, Black or African American, Asian, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander. There is one ethnic category, Hispanic or Latino which is defined by the U.S. Census as a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.

Table 3 compares the racial and ethnic characteristics for the City for the year 2000 and the 3-year estimate for 2006-2008. The number and percent of Latinos has increased in the past 7 years while the number and percent of African-Americans has decreased. To the extent that these two groups have different housing preferences, this population shift has implications for the type of housing needed.

The ongoing demographic shift from majority African American to majority Latino residents is important to defining housing needs in Compton because typically, for a variety of reasons, Latinos often have larger household size and more recent Latino immigrants tend to have lower incomes than those residents who have resided in the United States for a longer period of time.

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Table 3
Population by Race and Ethnicity in Compton

Race/Ethnicity	2000		2006-2008	
	No.	%	No.	%
Latino, any Race	53,143	56.8%	63,179	64.9%
Non-Latino:				
African American	37,263	39.9%	30,947	31.8%
White	954	1.0%	566	0.6%
Pacific Islander	953	1.0%	522	0.5%
2+ races	721	0.8%	1,746	1.8%
Asian	189	.2%	136	0.1%
Am. Indian	170	0.2%	57	0.1%
Other	100	0.1%	147	0.2%

Sources: U.S. Census Bureau, 2000 Census and 2006-2008 American Community Survey 3-year Estimates

Table 4:
Population by Occupation in Compton

Occupation	Total Persons	Percent of Total
Office/Admin Support	4,849	15.9%
Transportation/Moving	4,542	14.9%
Production	4,216	13.9%
Sales/Related	2,419	8.0%
Building Grounds Maint	1,988	6.5%
Construction/Extraction	1,967	6.5%
Personal Care/Svc	1,507	5.0%
Food Prep/Serving	1,385	4.6%
Maintenance Repair	1,111	3.7%
Edu/Training/Library	1,024	3.4%
Management	1,020	3.4%
Protective Svcs	897	3.0%
Healthcare Support	809	2.7%
Health Practitioner/Tec	740	2.4%
Community/Soc Svcs	583	1.9%
Business/Financial Ops	566	1.9%
Arts/Entertain/Sports	271	0.9%
Computer/Mathematical	155	0.5%
Architect/Engineer	134	0.4%
Farm/Fish/Forestry	100	0.3%
Legal	86	0.3%
Life/Phys/Soc Science	60	0.2%
Total	30,429	100%

Source: Claritas 2010 estimates

PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include a citizen participation process and the process must be documented. The City has conducted extensive public outreach to involve residents and citizen groups in the preparation of the Housing Element. In total more than twenty-five (25) meetings were conducted to ascertain Compton's housing needs. The public outreach spans some six (6) years from 2007 – 2011. In total more than 2,000 Compton stakeholders have provided feedback and comments and throughout the years, the information has been collected, reviewed and incorporated to help shape the policies and objectives of the Housing Element and remaining elements of the General Plan.

Initially, community outreach was conducted in partnership with the Southern California Association of Governments through their Compass Blueprint 2% Strategy. The first of a series of meetings took place in 2007 and continue through 2009. At the heart of the 2% Strategy are the Opportunity Areas. These are key parts of the region for targeting growth, where projects, plans and policies consistent with the Compass Blueprint principles will best serve the mobility, livability, prosperity and sustainability goals of the region's Growth Vision. Compton represents an Opportunity Area because it contains two stations of the Metro Blue Line light rail. This outreach activity culminated with the preparation of a vision document that included broad goals and preferred land development patterns expressed by the community to guide the General Plan update. The resulting guiding principles represent a "checklist" of community values to be used to guide public decision-making. They represent the collective values and ideals of a diverse mix of people representing residents from renters to homeowners, business owners, and nonprofits.

The City gathered community feedback on housing needs from community meetings held during the Consolidated Plan (CP) process and during community meetings from the Analysis of Impediments to Fair Housing (AI). During the CP process, the City conducted four (4) community meetings, one in each district, to determine the adequately and supply of housing in March 2010. The time period for the CP is five years (2010 – 2014). Participants generally included community leaders, block clubs, elected officials, students and business owners. All participants were issued a questionnaire regarding housing needs and other related services. Surveys were collected and the data was compiled and reported in the final CP which was approved by City Council in May 2010. Within the CP, the City outlined several goals and recommendations to achieve housing goals. In addition to surveys, participants reviewed a PowerPoint presentation that outlined specific housing goals and participated in a facilitated discussion led by the City of Compton Planning and Economic Development Department. The housing priorities identified at these meetings were:

- Preservation of existing housing
- Provision of new single-family housing
- Elimination of blight in residential neighborhoods
- Increased opportunity for home ownership
- Preservation and enforcement of equal housing opportunity
- Preservation of low-income housing
- Energy conservation

Similarly, for the preparation of the AI, housing professionals and City staff led a discussion with participants to identify impediments and barriers to Fair Housing, to share instances of discrimination and to make recommendations to change public policies that limit housing choices for people of various incomes. Supplemental interviews were conducted with various community and industry representatives to obtain information from those unable to attend the sessions. A summary of the AI factors and remedial solutions were included in the final document and have been appropriated added to the Housing Element in the pages to follow.

Above and beyond community meetings for the CP and the AI, the City held five (5) community meetings in February 2011 to collect input from residents; one in each City Council District. A fifth meeting was held at City Hall during City Council meeting to obtain input and share results with the public of specific housing goals. Outreach included distributing flyers to each residence, posting the dates of the meetings on the City's website, making announcements on the local cable channel and at City Council meetings, and making flyers available at all public buildings. Spanish speaking interpreters were present at the community meetings to translate to non-English speaking residents and business owners. In addition, surveys were sent to nonprofits funded with City funds and their beneficiaries. The purpose of these efforts was to identify the priority needs of the City. Additionally, the City of Compton conducted a significant public outreach to various segments of the community to obtain comments, and suggestions on the proposed General Plan and Housing Element. These outreach efforts consisted of the following actions:

- The City posting the EIR Notice of Preparation (NOP) for the required 45 day public review period at City Hall and on the City web site Home Page in April 2011.

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- The City placed several 24 by 36 inch color posters at various locations throughout the City and at City Hall beginning in March of 2011 for several months prior to the adoption of public hearings to solicit input on the Housing Element.

- The City made available hard copy draft General Plan document, including the Housing Element, to the public. Copies were provided in English and Spanish and were available for review at the Planning and Economic Development counter on April 2011.

- The City posted the proposed General Plan on the City's website in English and Spanish April 2011.

- The City provided an email address specifically set up to received additional feedback and comments regarding the draft General Plan in April 2011.

- The City distributed over 100 draft General Plan CDs to various stakeholder in March 2011.

Based upon feedback and data from the previous community meetings, City staff synthesized and incorporated community feedback into the draft Housing Element with corresponding implementation recommendations. To ensure a cross section of stakeholders, the City identified stakeholders underrepresented at previous community meetings. These included the senior population, Spanish speaking residents, children and young adults and the business community. The City endeavored to create specific community meetings all aimed at soliciting feedback from these specific stakeholders. The City conducted two community meetings exclusively for the seniors of Compton at the City's senior center on March 8 and April 14, 2011 respectively. One of the two meetings was requested by the Commission on Aging. Approximately 40 seniors attended the meetings.

Similarly, on March 24, 2011, the City conducted a presentation for the student body government officers of the local high schools, Compton, Dominguez, Centennial and César Chavez high schools. Students met at City Hall to discuss Compton's future on the proposed General Plan 2030 and Housing Element. Students worked in teams by reviewing proposed housing recommendations or offered additional recommendations for housing objectives. One student from each high school reported out by summarizing modified or new recommendations. City staff incorporated recommendations into the Housing Element and other recommendations into specific elements of the General Plan. This meeting was attended by approximately 25 student leaders and represented the first time that all high school leaders met in more than 20 years.

> Quote from Community Member
>
> Provide affordable housing through the city, i.e. develop more housing in areas of the city with extreme blight (large wasted lots)
>
> Compton Resident
> District 2

The City also engaged the elementary and middle schools to participate in Compton's 2030 vision by creating posters and by submitting essay Vision 2030 essays. For elementary students, participants were encouraged to illustrate what Compton should look like by 2030. Students prepared their artwork using paint, pencils and print cutouts. Middle school students provide a two-page essay identifying how the City should evolve over the next 20 years. Both elementary and middle school students' contributions will be incorporated into the final General Plan document.

Additional community meetings were also held for Compton's Spanish speaking community. According to the 2000 census, approximately 60 percent of Compton residents were Latino and a large number of them do not speak English as a second language. The first meeting was held during Planning Commission on March 9, 2011. A Spanish speaking interpreter was present at the Planning Commission meeting and translated the entire General Plan discussion in Spanish. The Planning Commission meetings are routinely shown on the City Cable station Channel 36 and it allowed Spanish speaking residents an opportunity to learn about the draft Housing Element and General Plan if they were not in attendance at the first community meeting. For the second meeting, City officials sent flyers to Spanish all Spanish speaking church congregations and placed an ad in the local Spanish newspaper. The second community meeting took place in August 2011 at Victory Outreach, one of Compton's most active church congregations. City staff and Spanish speaking interpreters were on-hand to facilitate the meeting. Draft documents in English and Spanish were available for review by the public. Both English and Spanish verison will remain on the website. Additional draft documents written in Spanish were distributed to Victory Outreach and Our Lady of Victory for parishioner not in attendance at the second community meeting.

A final community meeting was held for the business community. There are hundreds of businesses located on arterial roadways throughout Compton. The City conducted outreach to the entire Compton business community. A community meeting was held in September 2011 at Compton Careerlink Center. More than 100 business and property owners attended the meeting, making it the largest community meeting to date. While many business owners had concerns about proposed land use changes, many provided comments regarding housing related issues. Among the most prevalent comments were to provide funding to encourage mixed use development along the major transit corridors in Compton and to provide financial assistance to qualified residents to maintain residential and commercial properties. City staff presented a presentation to the business community and focused a great deal of time on the Housing Elements. After the presentation, staff was on hand to meet with individual business owners to discuss specific business needs and housing objectives. A collective summary of recommendations from all targeted stakeholders are listed below:

- Creation of more affordable housing
- Development of a reuse plan for existing vacant commercial properties for residential and commercial use
- Better code compliance to bring older residences into compliance with building and zoning codes
- Purchase homes that are abandoned and sell them to investors private or public to be renovated and sold at an affordable price to low income individuals.
- Limited development opportunities for high density apartments
- Provide more affordable housing in the city, i.e. develop more housing in areas of the city with extreme blight (large wasted lots).
- Restricting the development of more low income housing
- Perception that the supply of affordable housing is inadequate and the cost to purchase homes or to rent housing continues to soar beyond the range affordable to many local area residents.
- Poverty is on the rise severely impacting housing choices for the lowest income households.
- Concerns were voiced for the City to place a greater emphasis on financial assistance to acquire housing suitable to meet the needs of the citizens.

In addition to ascertaining input regarding housing related issues, the City's public outreach efforts a variety of other issues including the following:

- Better Code Compliance to bring older residences into compliance with building and zoning codes.
- Development of a reuse plan for existing vacant commercial buildings.
- Better maintenance /repair of City streets and sidewalks
- The development more parks in the City.
- Increased law enforcement activities to make the City safer.
- Creation of more recreational buildings and youth activities.
- Improvement of the coverage of local bus service
- The need for a Senior Citizen's Complex for Rehabilitation – Convalescent Hospital.

- Inclusion of the youth in the 2030 General Plan process.

All these concerns raised were discussed at the meetings and will be further addressed through implementation of each of the Housing Element and other related elements. Moreover the future adoption of the proposed zoning consistency ordinance will further address the concerns of the residents through regulation and design guidelines.

Employment

An assessment of the prospective need for market rate housing must take into consideration the type of employment held by residents of the City. Blue collar occupations are held by 39% of the residents, white collar occupations by another 39% and the remaining 22% hold service and farm occupations. The three top occupations are held by 45% of Compton residents. The top three occupations are Office/Administrative Support, Transportation/Moving, and Production. Occupations held by Compton residents are shown in Table 4.

The 2009 annual average unemployment rate for the City was 19.6% compared to 11.6% for the County and 9.3% for the nation[3][4]. The City's 2009 labor force is estimated to be 37,100 persons with 29,800 persons employed and 7,300 persons actively seeking work.

2. HOUSING PLAN

INTRODUCTION TO THE HOUSING PLAN

The Housing Plan identifies the City's goals for 2008 through 2014 related to existing and future housing and sets the policies and programs for achieving them. The Plan consists of the following components:

- *Housing Element Policies* indicates those policies that will be applicable over the course of the planning period governed by this Element
- *Regional Housing Needs Assessment* provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need
- *Housing Element Programs* indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints
- *Adequate Sites Inventory* indicates those specific sites that are available to accommodate the City's RHNA allocation
- *Fair Housing Analysis* ensures that the availability of housing is obtainable to all residents regardless of race, ethnicity, income or age.

[3] United States Department of Labor, Bureau of Labor Statistics, Economic News Release, Regional and State Unemployment, 2009 Annual Average Summary

[4] State of California Employment Development Department. *Monthly Labor Force Data for Cities and Census Designated Places (CDP).* March 10, 2010.

HOUSING GOALS AND POLICIES

The goals and policies of the Housing Element were developed in response to housing issues identified in the technical background report and on issues and opportunities identified in community workshops that were conducted as part of a comprehensive outreach program.

Housing Issue – Housing Conservation

The goal of housing preservation is to protect the existing investment in housing and to avoid physical decline that will require larger rehabilitation efforts in the future to restore quality and value. Also, sound housing reduces potential hazards such as electrical fires, poor sanitary conditions, and exposure to asbestos. In Compton, the existing single-family housing stock represents a significant resource which would be impossible to replace due to existing construction costs. Rehabilitation of these units, *as* well as completion of infrastructure improvements, will help arrest the physical decline of entire neighborhoods and encourage current residents to remain in the communities in which they have invested. The following goal and supporting policies underscore the City's resolve to upgrade and preserve existing units to create safe, affordable housing opportunities, especially for prospective new owner-occupants.

Housing Goal 1. Develop a program to insure that the City's older housing stock is maintained in compliance with the Zoning and Building and Safety Codes.

Housing Policy 1.1. The City of Compton will use the City's code enforcement program to bring all substandard housing units and mobile homes into compliance with City codes and to improve overall housing conditions in Compton.

Housing Policy 1.2. The City of Compton will enforce health and safety and building code regulations applicable to mobile home parks.

Housing Policy 1.3. The City of Compton will strengthen existing rehabilitation programs which provide financial and technical assistance and incentives to property owners and tenants to correct housing deficiencies.

Housing Policy 1.4. The City of Compton will provide assistance to allow the private sector to replace severely deteriorated units with sound, quality, affordable housing which meets the needs of residents.

Housing Policy 1.5. The City of Compton will work with federal housing authorities to facilitate resale and re-occupancy of FHA foreclosed units, and investigate ways in which vacant units may be occupied until resale occurs.

Housing Goal 2. Work with the private sector in providing a variety of housing types and an adequate supply of housing to meet the existing and future needs of City residents.

Housing Policy 2.1. The City of Compton will increase its efforts with private housing developers of housing to increase the availability of market rate housing for both homeowners and renters.

Housing Policy 2.2. The City of Compton will implement land use policies which allow for a range of residential densities for single-family homes, town homes, and apartments and condominiums.

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Housing Policy 2.3. The City of Compton will encourage private sector production of for-sale and rental housing for special needs groups – lower income households, the elderly, disabled persons, large families, female and male -headed households, and the homeless.

Housing Policy 2.4. The City of Compton will promote the development of senior and low and moderate income housing by providing density bonuses and other incentives described in Section 65915 of the California Government Code.

Housing Policy 2.5. The City of Compton will assist residential developers in identifying land suitable for new housing development.

Housing Policy 2.6. The City of Compton will continue to expand Housing Choice Voucher opportunities by encouraging participation by owners of units located outside areas of poverty or minority concentration and informing Housing Choice Voucher Program participants of all available rental areas, both inside and outside the Housing Authority's jurisdiction.

Housing Policy 2.7. The City of Compton will encourage development of residential units accessible to disabled persons or adaptable for conversion to residential use by disabled persons.

Housing Policy 2.8. The City of Compton will when possible locate higher density residential development in close proximity to public transportation, municipal services, and recreation.

Housing Policy 2.9. The City of Compton will work with local social service providers meeting the needs of the City's homeless population, giving attention to homeless men.

Housing Goal 3. **Eliminate conflicts between residential and nonresidential uses.**

Housing Policy 3.1. The City of Compton will relocate non-conforming residential uses from abutting or adjacent incompatible industrial land uses.

Housing Policy 3.2. The City of Compton will require new residential projects adjacent to commercially and industrially zoned properties to incorporate adequate buffers into site plan design.

Housing Policy 3.3. The City of Compton will perform thorough environmental review of all industrial development proposals planned near residentially zoned land.

Housing Policy 3.4. The City of Compton will assist business owners adjacent to residential neighborhoods to convert existing buildings into more "green-friendly" buildings.

Housing Goal 4. Increase opportunities for home ownership.

Housing Policy 4.1. The City of Compton will explore strategies to allow the private sector to rehabilitate FHA foreclosed units with the intent of reselling the units to first-time homebuyers and moderate income owner-occupants.

Housing Policy 4.2. The City of Compton will provide favorable house purchasing options to moderate income households, such as interest rate write-downs, down payment assistance, and mortgage revenue bond financing.

Housing Policy 4.3. The City of Compton will increase financial literacy for residents to help them qualify to purchase a home.

*Housing Policy 4.4.*The City of Compton will encourage alternative homeownership options, such as shared equity and limited equity cooperatives.

Housing Policy 4.5. The City of Compton will assist owners in converting rental properties into homeownership opportunities for renters.

Housing Goal 5. Promote equal opportunity for all residents to reside in the housing of their choice.

Housing Policy 5.1. The City of Compton will enact all recommendations in the Fair Housing Analysis of Impediments Study to combat barriers to achieve housing opportunities in the city.

Housing Policy 5.2: The City of Compton will cooperate with the Fair Housing Congress of Southern California through the Fair Housing Foundation to enforce fair housing laws.

Housing Policy 5.3. The City of Compton will work to link the deposit of City funds in local banks and financial institutions to those businesses' fair lending practices in Compton.

Housing Policy 5.4. The City of Compton will support programs that provide emergency funds to affordable housing homeowners and recipients of federally funded programs to keep them housed.

Housing Goal 6. Preserve government-assisted low income housing for use as affordable housing for lower income City residents.

Housing Policy 6.1. The City of Compton will preserve restricted low-income housing in the City so that there may be a pool of units for low income and special needs residents.

Housing Policy 6.2. The City of Compton will assist current tenants of subsidized rent restricted buildings that are being converted to normal market rate units to explore ownership and management options and provide relocation assistance if necessary.

Housing Goal 7. Reduce overall housing costs through programs to reduce energy costs.

Housing Policy 7.1: The City of Compton will require new residential construction to comply with State and local building code insulation and energy conservation standards.

Housing Policy 7.2: The City of Compton will identify opportunities to improve energy conservation in older, existing housing units through the residential re-sale inspection program.

Housing Policy 7.3: The City of Compton will inform City residents of the benefits of energy conservation.

Housing Policy 7.4: The City of Compton will encourage use of alternative energy sources including active and passive solar features, and fuel cells in new residential construction.

reduced and thereby provide additional income to residents.

3. HOUSING NEEDS ASSESSMENT

Household characteristics provide useful information for understanding the growth dynamics and changing housing needs in the community. The Census Bureau defines a household as all persons living in a housing unit, which may range from a family related by marriage and birth to a single person living alone to unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Presently the City of Compton Zoning Code does not provide a definition of family. The new proposed Zoning Code will include many new definitions including Family. Until the Zoning Code adopts a definition of "Family", the City will use Census Bureau definition of Household.

Household Composition

Compton is a family-oriented community with a much higher percentage of family households in 2000 than Los Angeles County as shown in Table 5. Families are defined as people residing in the same house related through blood or marriage. The higher concentration of families is consistent with the higher household size seen in Compton and suggests a need for larger homes.

Table 5
Household Type: Compton and Los Angeles County, 2000

Households	Compton		Los Angeles Co.	
	No.	%	No.	%
Families	18,613	83.4%	2,136,977	68.2%
Non-Families	3,714	16.6%	996,797	31.8%
Total	22,327	100%	3,133,774	100%

Source: U.S. Census Bureau, 2000

Household Size

Household size is an important indicator of housing need since it may suggest an increase in the number of large families, but it may also point to a general rise in overcrowding. For example, a city's average household size over time if there is a trend toward larger families. In communities where the population is aging, the average household size may decline.

Compton's average household size increased from 3.78 persons per housing unit in 1980 to 4.39 persons per housing unit in 2009 (compared to 3.1 for Los Angeles County). There is a substantial difference in the average household size for the City and the County. According to the 2006-2008 American Community Survey 3-Year Estimates, the average household size for owner-occupied units was 4.29 persons per household compared to 4.16 persons per household for the renter occupied units, a minor difference.

Overcrowding

Overcrowding is an indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy. However, cultural factors may also play a role in overcrowding. The Census defines overcrowded households as households with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

The incidence of overcrowding in Compton is significant and has worsened since 1990 as shown in Table 6. When a household has greater than 1.51 persons per room, it is considered severely overcrowded. Table 7 identifies the frequency of overcrowded housing units by tenure and degree based on data from the 2006-2008 American Community Survey 3-year estimates. Overcrowding is more prevalent in rental than in ownership housing, particularly for the severely overcrowded units.

Table 6
Overcrowding Trend in Compton

Occupied Units	Overcrowded Units - 1990		Overcrowded Units - 2000	
	No	Percent	No	Percent
Overcrowded	7,872	35.3 %	8,670	38.9 %
Total	22,323	100 %	22,303	100 %

Source: U.S. Census Bureau, 1990 and 2000

Table 7
Overcrowded Units By Tenure in Compton

Category	Owner-Occupied	Rental
Overcrowded Units (1.01-1.50 persons/room)	13.8%	19.1%
Severely Overcrowded Units (1.51 > persons/room)	5.1%	14.2%
Total Overcrowded Units	2,490	3,205

Source: U.S. Census Bureau, 2006-2008 American Community Survey 3-Year Estimates

Household Income

An important factor in housing affordability is household income. While upper income households have more disposable income to spend on housing, low and moderate income households are more limited in the range of housing they can afford. According to the 2000 Census, the overall median household income for the City of Compton was $48,474 while the median family income was $55,111. The median income for owner-occupied households was $48,537 while the median income for renter households was $28,640, Table 8. On average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners, and thus face greater financial obstacles in securing decent, affordable housing.

Table 8 Household Income (2000 Census)	
Median household income	$48,474
Median family income	$55,111.
Median income for owner-occupied	$48,537
Median income for renter	$28,640

Table 9 indicates the income limits established by HUD for extremely low income households, very low income households, and low income households for the year 2000 and 2008 for various household sizes (one person households up to households containing eight persons).

Table 9
HUD Household Income Limits - In Dollars

HH Size	Extremely Low	Very Low	Low
2000 Census Data			
1	10,950	18,250	29,200
2	12,500	20,850	33,350
3	14,050	23,450	37,500
4	15,650	26,050	41,700
5	16,900	28,150	45,000
6	18,150	30,200	48,350
7	19,400	32,300	51,700
8	20,650	34,400	55,000
2008 (HUD MFI)			
1	15,950	26,550	42,450
2	18,200	20,300	48,500
3	20,500	34,100	54,600
4	22,750	37,500	60,650

5	24,550	40,950	65,500
6	26,400	43,950	70,350
7	28,200	47,000	75,200
8	30,050	50,050	80,050
Source: U. S. Dept. of Housing and Urban Development			

As Table 10 indicates, Compton has a higher percentage of very low and low income households than Los Angeles County as a whole. This disparity has important implications for multiple housing issues, such as affordability, type, and tenure.

Table 10
Lower Income Households in Compton and Los Angeles County (2000)

Income Group	Households			
	Compton		Los Angeles Co.	
	No.	%	No.	%
Very Low	8,299	37.2%	766,551	24.5%
Low	4,637	20.8%	487,235	15.6%
Total	12,936	58.0%	1,253,786	40.1%
Source: Calculations based on HUD & Urban Decisions Systems, HUD: CHAS				

TABLE 11
PERCENTAGE OF LOW-INCOME HOUSEHOLDS OVERPAYING FOR HOUSING

Owner-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
3,757	3,757	54.8
Renter-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
5,086	5,086	63.9

TABLE 11 A
OVERCROWDED HOUSEHOLDS

	Owner		Renter		Total Overcrowded	
Persons per Room	Households	Percent	Households	Percent	Households	Percent

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1.00 or less						
1.01 to 1.50		13.8		19.1	8,670	33.9
1.51 or more		5.1		14.2		19.3
TOTAL						
% Overcrowded by Tenure						

Housing Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities such as food, clothing, utilities, and health care. Upper income households are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.

Distinguishing between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of a home purchase, the owner has the option of downsizing into the rental market. Renters on the other hand, are limited to the rental market and are generally required to pay the rent established in that market.

Table 11
Lower Income Households Paying More Than 30% of Income for Shelter: City of Compton (2000)

Income Group	Owner Occupied		Renter	
	No.	%	No.	%
Very Low	2,460	61.8%	4,432	74.3%
Low	1,297	45.1%	654	32.9%
Total	3,757	54.8%	5,086	63.9%

Source: SCAG Regional Housing Needs Assessment, November 2000

Housing affordability is a major problem for lower income households in Compton as demonstrated in Table 11. More than half of all lower income owner households and almost two-thirds of all lower income renter households pay more than 30 percent of their incomes for housing.

Housing affordability is particularly bad for very low income households, whose incomes are less than half of the county median. More than 60 percent of very low income owner households and almost 75 percent of very low income renter households pay more than 30 percent of their income for housing. The distribution of families living under the defined poverty thresholds are illustrated in Exhibit 3-2.

Cost Burden for Housing

According to the 2006-2008 American Community Survey 3-Year Estimates, 7,443 owner-occupied households paid 30% or more of their monthly income for housing. This figure represents 56% of the total owner-occupied housing units in the City. Renter households paying 30% or more of their monthly income for housing totaled 5,581 households or 58% of the total renter households in the City.

Table 12 City of Compton Housing Affordability Standards (in dollars/month), 2008			
Unit Type	**Very Low**	**Low**	**Moderate**
Owner-Occupied Units			
1 Bedroom	$521	$730	$1,338
2 Bedroom	$586	$821	$1,505
3 Bedroom	$651	$912	$1,672
4 Bedroom	$703	$984	$1,805
5 Bedroom	$756	$1,058	$1,939
Renter-Occupied Units			
1 Bedroom	$521	$626	$1,147
2 Bedroom	$586	$704	$1,290
3 Bedroom	$651	$782	$1,433
4 Bedroom	$703	$844	$1,547
5 Bedroom	$756	$907	$1,662
Note: Updated annually			

Table 12 provides a breakdown of the following income categories:

- *Very-Low* incomes refer to those household incomes that are 50% of the County median adjusted for household size

- *Low* incomes refer to those household incomes that are between 51% and 80% of the County median adjusted for household size

- *Moderate* incomes refer to those households that are between 81% and 120% of the County median household income adjusted for household size

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes less than 30% of the County median (the Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of $8.00 per hour (as of January 1, 2008). The annual wage figure cited previously assumes full-time employment.

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdiction to prepare its Consolidated Plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions.

Table 12 A HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME					
Owner-Occupied Units: SF3- H97					
Total Households	**% of Total Households**	**0-20% of HH Income**	**20-29% of HH Income**	**30-34% of HH Income**	**35+% of HH Income**
10636	42	1427	2228	1117	5864
Renter-Occupied Units: SF3- H73					

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9668	39	1809	1694	1029	5136

Source: U.S. Census, 2010

Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

The CHAS data concerning overpayment for housing in the City of Compton is summarized below in Table 13A . The data indicates the overpayment for extremely low income households (≤30% of the County median), very low income households (>30% to ≤50% of the County median), low income households (>50% to ≤80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

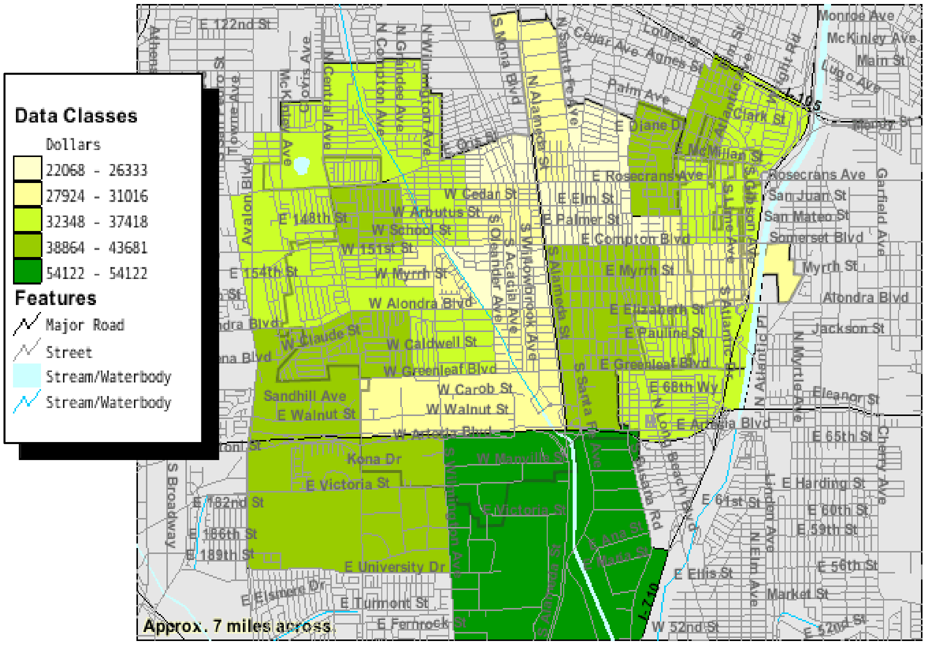
TABLE 13
HOUSING PROBLEMS FOR ALL HOUSEHOLDS CHAS DATA BOOK (CENSUS 2010)

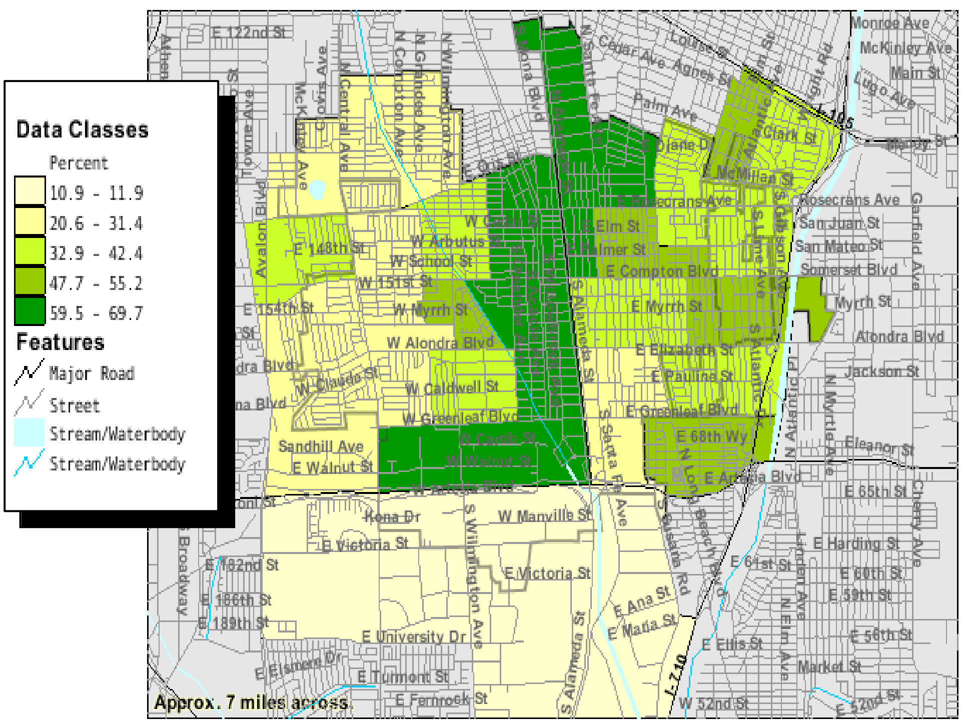
	Total Renters	Total Owners	Total Households
Household Income <=30% MFI/ELI	2,354	1,294	4,648
% Cost Burden >30%	78.4	81	79.2
% Cost Burden >50%	64.3	71.9	66.4
Household Income >30% to <=50% MFI/VLI	2,024	1,627	3,651
% Cost Burden >30%	73.1	73.6	73.3
Household Income >50% to <=80% MFI	2,150	2,487	4,637
% Cost Burden >30%	27.6	58.8	44.3

Source: U.S. Census, 2010

EXHIBIT 2
INCOME AND POVERTY IN COMPTON (2000)
SOURCE: U.S. CENSUS BUREAU

Median Household Income





#1.

Table 13 A Overpayment For Housing in Compton									
Household by Type, Income, & Overpayment	Renters				Owners				Total House Holds
	Senior	Large Family	All other	Total Renters	Senior	Large Family	All Other	Total Owners	
Extremely Low Income	373	1,164	407	3,354	629	312	104	1,294	4,648
% Cost Burden >30%	70.8	85	68.3	78.4	76.2	86.2	72.1	81	79.2
% Cost Burden >50%	49.3	70	62.4	64.3	62.8	81.7	72.1	71.9	66.4
Very Low Income	150	779	180	2,024	478	654	83	1,627	3,651
% Cost Burden >30%	83.3	67.9	69.4	73.1	55	84.7	75.9	73.6	73.3
% Cost Burden >50%	46.7	18.5	47.2	28.9	43.7	61	71.1	57.6	41.7
Low Income	93	1,049	193	2,150	583	990	140	2,487	4,637
Cost Burden >30%	41.9	19	62.2	27.6	41.7	63.1	78.6	58.8	44.3
Cost Burden >50%	0	5.2	5.2	3.7	19.6	19.2	39.3	22.3	13.7
All Others	84	809	335	2,103	869	2,695	575	7,263	9,366
% Cost Burden >30%	4.8	1.7	7.5	6.6	15.5	16.5	37.4	21.9	18.5
% Cost Burden >50%	0	0	0	0	4	0.7	6.1	2.4	1.9
Total Households	700	3,801	1,115	9,631	2,559	4,651	902	12,671	22,302
% Cost Burden >30%	61.7	45.5	49.1	50.3	43.8	40.7	51.3	41.8	45.5
% Cost Burden >50%	36.3	26.7	31.3	29.3	29.4	18.6	24.8	20.5	24.3
Source: CHAS Data Book 2000 (for Compton, California)									

Special Needs Groups

Government Code section 65583(a)(7) requires "An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households and families and persons in need of emergency shelter.

Certain segments of the population may have more difficulties in finding decent, affordable housing due to their special needs. In Compton, these "special needs" groups include the elderly, disabled persons, large households, female-headed households, farm workers, and the homeless. Below is a table that illustrates the number of special interest population/groups targeted for assistance.

Table 14 identify a number of special needs groups who have situations often leading to less income to cover the cost of housing.

Table 14 Summary of Special Needs Groups: City of Compton (2000) S			
Special Needs Group	Persons	Households	Percent
Large Households		8452	37
Seniors	6562*		7%
With a Disability	3434		51
Senior Households		3259	22.4%
Persons with a Disability	13,539		26
Persons with AIDS	476*		
Single Parents	4708		
Mothers with Children		3672	16.4%
Fathers with Children		1036	4.6%
Farm Workers	100*		.4%
Homeless Persons	15,879*	N/A	15

Large Households

Large households are consist of 5 or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large homes is especially* evident among rental units where the number of units over three bedrooms is extremely small. Large households often live in overcrowded conditions due to both the lack of large enough units and insufficient income to afford available units of adequate size.

The City of Compton as a general rule has a larger than average household and family size than is typical of Los Angeles County as a whole. The average household size in Compton is 4.16 and the average family size is 4.45 persons. Although these numbers do not reach the established threshold of 5 persons per household, the data shows that Compton residents have a need for larger than average homes. According to the most recent 2000 Census figures, there were 8452 households that contained five or more persons per household. This figure translated into 37.percent of the total households in the City in 2000.

Senior Households

Elderly households include those *family* householders containing persons 65 years of age or older as well as *non-family* householders (persons living alone) where the individual is 65 years of age or older.

The total senior population in Compton is 6,562 which accounts for 7 percent of the total population. Seniors head about 15% of all households (22,368) in Compton. The elderly have a number of special needs including housing, transportation, health care and other services. Rising rents are a particular concern to seniors who live on fixed incomes. Nine hundred seniors or 14% fall below the poverty line. Additionally, 1,027 seniors serve as the primary caregiver to grandchildren under 18 years of age.

The CHAS databook documents that of the 3,259 senior households 1,630 or 50% of the senior households have incomes less than or equal to the median family income for Los Angeles County. This indicates a need for assistance for seniors in securing safe decent housing in Compton.

Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses.

For those seniors that live on their own many have physical limitations both of which may inhibit their ability to maintain their homes or perform minor repairs. Moreover they may require the installation of grab bars, ramps, kitchen modifications or other physical modifications to the interior of the unit to render the unit more suitable for an elderly resident.

Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes.

Single Parent Headed Households

Single parent households frequently have special needs for such services as childcare. Single parent households also typically have lower incomes which limits housing options and childcare opportunities. The Census reports that there are 4,708 single parent households in Compton. The majority of these households are female headed with 3,672 and 1036 households headed by males. The number of both female and male headed households bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households.

The City offers assistance to single parents in need of financial assistance with housing costs through the Housing Choice Voucher Program discussed on Page 47 which provided monthly rental assistance to private landlords.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental or emotional disabilities. Disabled persons have special needs because of their fixed income, shortage of affordable and accessible housing and higher costs associated with their disability.

According to the 2000 census an estimated 13,539 persons or 26 percent of the population have one disability. Approximately, 77 individuals have self care limitations and require daily assistance in living. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with help of other family members. To maintain an independent living environment, disabled persons can require one or several forms of assistance. This assistance can be special housing design features.

Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in sufficient numbers in typical rental projects. The lack of such housing is even more pronounced when it comes to market-rate rental units. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes.

The City does not require special building codes or onerous project review to construct, improve or convert housing for persons with disabilities. Additional discussion on persons with disabilities is provided on Page 37 of this document.

Analysis of Persons with Developmental Disabilities

The total number of persons identified in the 2010 Census (American Community Survey) as having a disability was 12,629. The disability status of Compton residents are summarized below in Table 14A. Not surprisingly, the great majority of those persons with a disability are seniors. With an aging population, this number is likely to increase in the coming years.

Table 14A
Disability Status of Compton Residents

	5-17 years	18-64 years	65 years plus
Total Population	21,145	58,659	7,478
Population with Disability	1,544	7,439	3,646
Hearing Disability	198	1,494	820
Vision Disability	334	1,898	1,091
Cognitive Disability	1,349	4,620	1,039
Ambulatory Disability	243	4,415	2,735
Self Care Disability	437	2,548	1,375
Independent Living Difficulty	NA	3,825	2,277

Source: 2011 American Community Survey

The City of Compton is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC) which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- *Adult Day Program.* The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These services assist in the development of skills related to interaction so that the disabled individual may make their needs known, and to enable them to respond to instructions. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment and self-care.

- *Sheltered Workshops.* Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.

- *Behavior Management Day Programs.* These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.

- *Residential Placement.* Residential Direct Support Professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also Intermediate Care Facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.

- *Supported Living.* Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.

- *Independent Living Training.* Independent living services is a 6 month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).

- *Supported Employment.* Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation

Homeless Persons in Need of Emergency Shelter

Homelessness is defined as not having a permanent address, sleeping in places not meant for habitation, not having a place to change clothes or bathe. Homelessness typically occurs because there is insufficient income to weather a personal financial crisis such as a loss of employment or family illness and continue to pay for housing. Mental disabilities, drug and alcohol additions also contribute to creating homeless individuals.

Based on the 2009 Greater Los Angeles Homeless Count, for Los Angeles County there are an estimated 48,053 homeless people that includes 42,694 in the Los Angeles Continuum of Care service area managed by the Los Angeles Homeless Services Agency (LAHSA) and 5,359 managed by the cities of Long Beach, Pasadena and Glendale. Within LAHSA, 10,245 are chronically homeless individuals who have been on the streets for a year or more or have had 4 episodes of homelessness in the last 3 years, and who have one or more disabling condition such as mental illness, substance abuse, and health conditions.

- The proportion of chronically homeless people according to LAHSA is 25%, one of the highest proportions of all major metropolitan areas in the country.

- LAHSA, reports that 47% are Black/African American, 21% White, 29% Hispanic or Latino, and 3% Asian/Pacific Islander/ American Indian/ Alaskan Native. Black/ African Americans are overrepresented as they make up roughly 9% of the County population.

- LAHSA reports there are 4,885 members of homeless families

- LAHSA reports of the 42,694, only 14,050 homeless are in shelters

Table 15 lists the programs offering housing support to the Homeless person. Compton provides numerous resources and shelter locations for the homeless.

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two-years while receiving supportive services that enable independent living. A transitional housing facility operated by the Shields for Families, Inc. is located at 1415 E. Alondra Boulevard in Compton. This facility provides transitional apartment-style housing and support for homeless families suffering from substance abuse. A total of 106 units are provided by this facility.

Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Supportive housing can be in any type of residential structure including a single family detached unit or an apartment building.

Emergency, Transitional and Supportive housing are currently being treated as permitted land uses even though they are not called out in the Zoning Ordinance in compliance with SB2. The City made a policy decision to treat these temporary housing types as permitted by right land uses in compliance with State law and will formalize this policy in the upcoming Zoning Consistency Program. In the proposed revised zoning ordinance these temporary housing land uses will be specifically listed as permitted in all single family and multifamily zones.

Currently, the City's Zoning Ordinance permits emergency shelters, transitional and supportive housing in any non residential zone district subject to a Conditional Use Permit. In addition, the City however will create through the Land Use Element an Emergency Shelter Housing Overlay Land Use Designation which will over Wilmington Avenue and Long Beach Avenue where these land uses will be treated as permitted uses across multiple zones. The designated corridors are on the east and west portions of the City. The Long Beach Blvd. corridor is located on the eastern portion of the City and runs almost the entire length of the City. The Wilmington Avenue corridor is located on the western portion of the City and runs from El Segundo Blvd. to Greenleaf Blvd. The overlay zones total approximately 325 lots containing 101 acres of land. The overlay designation encompasses the Multi-Family, General Commercial, Mixed Use and Low Density zones. The emergency overlay land use designations areas are shown on Exhibit 3-5.

Single Room Occupancy (SRO) Units

There are several definitions of a single room occupancy hotel. Below are the more common definitions:
.

1. SRO hotel room means a guest room or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is occupied, as a primary residence.

2. A single room occupancy (more commonly SRO, sometimes called single resident occupancy) is a multiple tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom), or to the single room dwelling itself. SRO tenants typically share bathrooms and / or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Although many are former hotels, SROs are primarily rented as a permanent residence.

3. The expression "single room occupancy" or, more commonly "SRO", refers to a building that houses people in single rooms. This means that tenants must share bathrooms and kitchens. The term originated in New York City, probably in the 1930s (the Oxford English Dictionary provides an earliest citation of 1941), but the institutions date back at least fifty years before the nickname was applied to them.

SROs are a viable housing option for poor people, students, single tenants, seasonal or other traveling workers, empty nester widows / widowers, or others who do not desire or require large dwellings or private domestic appliances. The smaller size and limited amenities in SROs generally makes them a more affordable housing option, especially in gentrifying neighborhoods or urban areas with high land values. The rents of many disadvantaged tenants may be paid in full or in part by charitable, state and federal programs, giving incentive to landlords to accept such tenants.

Some SRO buildings are renovated with the benefit of a tax abatement, with the condition that the rooms are rented to tenants with low incomes, and sometimes specific low income groups, such as homeless people, people with mental illness, people with AIDS, and so on. An SRO does not include any individual in which the person is housed or detained under legal restraint or hospitalized or otherwise under medical, nursing or psychiatric care, or fraternity or sorority houses.

The present City of Compton Zoning Code is silent on the development of Single Room Occupancy projects. However, upon adoption of the General Plan 2030, the City funded Zoning Consistency program will be initiated and Single Room Occupancy developments will be specifically listed as a permitted land use in commercial zones with development standards specified. Presently, SROs are allowed within any commercial zone with a Conditional Use Permit since they are treated similar to Hotels. However, they will be permitted as a use by right in any Commercial or Mixed use zone covered by the Emergency Shelter

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Overlay Land Use designation area on both Long Beach Blvd. and Wilmington Avenues. This a potential 2.6 mile long, 101 acre, 350 lot overlay area being created within the City where SROs will be permitted by right.

Moreover, under the proposed General Plan Zoning Consistency Ordinance the development regulations controlling the development of SROs will be created incorporating reduced standards from the typical commercial hotel development standards. SROs are recognized to be different from hotels and typical multi-family residential developments. Minimum room size as well as parking standards will be analyzed and reduced. Table 25 shows the variety of housing types that are permitted by right in the various residential zones.

Emergency Shelter Grant Program and Homelessness Prevention and Rapid Re-Housing Program

The Los Angeles Homeless Service Authority (LAHSA) has developed its Continuum of Care system to assure a coordinated effort to provide services to the homeless and at-risk population in Los Angeles County. Working with LAHSA, the Compton Planning and Economic Development Department will develop a resource list of the Los Angeles County and local agencies that receive federal funds from the American Recovery and Reinvestment Act, the U.S. Department of Labor, the U.S. Department of Health and Human Services, and others.

The Compton Planning and Economic Development Department will distribute this list to each household that receives Homelessness Prevention and Rapid Re-Housing Program (HPRP) financial assistance. It will use the list to link participating households with other needed services in order to help keep them housed.

Each year, the City receives approximately $90,000 of Federal Emergency Shelter Grant (ESG) funding to assist the City in meeting the housing needs of both the homeless and at-risk residents. The City will leverage the HPRP funds with the ESG funds by collaborating with two non-profit agencies that received the City's ESG funds for emergency shelter services during the 2008-2009 and 2009-2010 fiscal years,

The City will also work in partnership with the Los Angeles Homeless Services Authority (LAHSA). LAHSA is comprised of community-based organizations, City representatives, businesses, health care entities, veteran service organizations, churches, community colleges, State universities, and formerly homeless individuals. Because of the vast size of the Los Angeles County, Local Service Planning Areas (SPAs) were established. The City of Compton is a part of SPA 6.

LAHSA will help the Local Housing Authority to identify other area service providers that may be of assistance to the program participants so that they can develop support networks that will enable them to remain in their existing housing and not become homeless.

The Compton Grants Division will directly input the necessary data into LAHSA's HMIS so that reports concerning the City's HPRP outcome will be generated as required by HUD. It is the City's intention that at least two staff persons will be trained by LAHSA in the proper use of the HMIS. The HMIS will provide data on the unduplicated count of at-risk of homeless persons receiving services; track service usage; and report on the accomplishments of the households receiving financial assistance through the program.

The City's FY 2005-2010 Consolidated Plan identified homeless programs as a high priority need and estimated that, at any given time, there are approximately 1,666 homeless individuals and families living within the City of Compton. Due to the economic crisis and high housing costs, the homeless population is increasing. The use of the City's HPRP funds to pay for "shallow' subsidy rent payments for households that are at-risk of becoming homeless and have no other housing options available to them is consistent with the priorities presented in the City's Consolidated Plan. The City's goal is to prevent additional residents from becoming homeless.

The Grants Division intends to accept referrals for HPRP financial assistance from the following local non-profit agencies that receive the City's ESG funds for emergency shelter services:

Capacity of Emergency Shelter Overlay Zone

As part of the proposed Emergency Shelter Overlay Zone determining what the maximum capacity of proposed rooms is problematic at best. There are too many unknowns and assumptions that have to be made.

The proposed Overlay Zone will cover two commercial corridors from approximately El Segundo Blvd to Greenleaf Blvd in the south. A distance of 2.6 miles for each corridor through the City. The zoning within these two corridors where Emergency Shelters will be permitted by right is limited commercial and Mixed Use. The proposed land use map shows the overlay zone on Long Beach Blvd and Wilmington Avenue.

These two major streets were selected for locating emergency shelters because they offer within walking distance access to several community services such as public transportation, retail services and medical care. Additionally, there are multiple employment opportunities along these two main streets as cross streets such as Compton Blvd., Rosecrans Avenue and Alondra. One mile west of Long Beach Blvd. is the MTA Greenline light rail that runs from the City Los Angeles to the City of Long Beach. Both Wilimington and Long Beach have several older commercial retail buildings that would be excellent candidates for redevelopment or conversion to an emergency shelter.

A field survey of the corridors revealed that there are a few vacant sites and other commercial buildings suitable for conversion to emergency shelters. A rough estimate of the potential number of rooms that could be provided is 200. Based on 2011 homeless count by the Los Angeles County HAS Compton has approximately 851 homeless persons with about 215 unsheltered persons.

Typically, for new construction the maximum number of units/rooms of any emergency shelter or single room occupancy proposal would be governed by zoning ordinance development standards such as maximum site coverage, FAR, building height, parking, and setbacks. Similarly, determining the maximum unit capacity of an existing commercial building converted to an emergency shelter or single room occupancy would also be governed not only by the zoning ordinance, but the building code as well. There is no way to accurately predict the theoretical maximum capacity of rooms. Each site must be analyzed on a case by case basis. The closest standard that could apply is the Residential High Density regulation of one unit per 1,500 square feet of site area. However, it is inappropriate to apply a multi-family standard to essentially a hotel type of use. To do so would unfairly restrict the number of potential rooms and represent an unreasonable governmental constraint.

Additionally, until the proposed Emergency Shelter Overlay Zone is written to address unit/room density, the City cannot make any reasonable calculation that could be logically proven. Once the proposed Overlay Zone is written, however each proposed site could be analyzed and a theoretical maximum number of units determined.

The City can only state that it is committed to creating an Emergency Shelter Overlay Zone which treats emergency shelters and single room occupancy uses in certain non-residential zones as permitted uses without placing punitive regulations such as high parking standards on them.

Emergency Shelter Grant

The City provides financial support using funds from the federal Emergency Shelter Grant program to Compton-based non-profits that provide housing and social services to homeless individuals and families. Table 16 provides a summary of the accomplishments of these agencies in Compton that directly assist homeless individuals for the period 2000 to 2004.

Table 15
Homeless Shelter Providers in Compton and South Los Angeles Area (2010)

Facility Description	Description of Services	Service Capacity
Compton Welfare Rights Organization, 528 W. Almond St., Compton, CA 90220	Emergency shelter for women and children.	36 beds
Peace & Joy Care Center, confidential site in Compton	Emergency shelter for domestic violence victims and their children. Provides housing, meals and support.	120 Beds
County of Los Angeles, Winter Shelter Program	Provides emergency shelter from the cold from December through March.	2,000 additional emergency shelter beds
People Helping People. 5701 S. San Pedro Street, Los Angeles, CA 90011	Emergency shelter, meals, access to showers and toilets. Referrals to more comprehensive programs.	Year-round shelter with 110 Beds Winter shelter with 150 Beds
Henderson Community Center. 911 E. 25th Street, Los Angeles, CA 90013	Transitional shelter for women. Full service including clothing, case management and housing assistance.	28 Beds
Centers for Women and Children, confidential site in Los Angeles	Transitional housing for homeless domestic violence victims. 30 day emergency shelter before 2 years in transitional housing..	20 emergency beds.
Los Angeles Homeless Services Authority, 811 Wilshire Blvd., 6th Floor, Los Angeles, CA 90017	Lead agency in the Los Angeles Continuum of Care, and coordinates and manages over $70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County.	14,050 in shelters including some of those above
Faithful Services Outreach. 1412/1414 W. 37th Drive, Los Angeles, CA 90018	Emergency housing and services for women, children and pregnant women. No more than 4 children. Mothers must be 18.	10 beds for 30 days. Limit of 2 children, must be between the ages of 6 months and 9 years old.
First to Serve, Inc. 1017 W. 50th Street, Los Angeles, CA 90037	Transitional housing and services for homeless men dually diagnosed (HIV/AIDS, substance abuse and/or mental health)	14 men for 2 year periods
The Shields for Families, Inc. 1415 E. Alondra Boulevard, Compton, CA 90221	Transitional apartment-style housing and support for homeless families suffering from substance abuse.	Keith Village Apartments – 86 units Naomi Village Apartments – 20 units
Palms Residential Care Facility. 8480 S. Figueroa Street, Los Angeles, CA 90003	Transitional housing for homeless persons with multiple diagnoses *(HIV/AIDS, mental illness and/or substance abuse)*	37 Beds
Casa de Rosas, Inc. 2600 S. Hoover Street, Los Angeles, CA 90007	Emergency housing, meals and support services. Target population is single women.	30 Beds
Testimonial Community Love Center. 5721 S. Western Avenue, Los Angeles, CA 90062	Emergency housing for women and children. Meals, support services and life skills training.	40 Beds
A Community of Friends. 9130 S. Figueroa Street, Los Angeles, CA 90003	Permanent housing for homeless persons suffering from chronic mental illness.	Figueroa Court Apartments - 39 units
Dept. of Children and Family Services. 1525 W. 105th Street, Los Angeles, CA 90047	Transitional Housing Program for Homeless Young People. Services for 18-21 year-olds emancipated from the foster care system	250 Beds
Watts Labor Community Action Committee, 8501 S. San Pedro Street, Los Angeles, CA 90003	Emergency shelter for women with children. Provides meals, support services, child care, and job training. Referrals to transitional and permanent housing.	40 Beds
Source: Los Angeles Homeless Services Authority		

The table above shows that there is a capacity in Compton and the surrounding communities for 16,930 beds. Based on 2011 homeless count by the Los Angeles County HAS Compton has approximately 851 homeless persons with about 215 unsheltered persons. There is more than enough capacity to accommodate the existing homeless population.

A field survey of the Long Beach overlay zone corridor revealed that there a five vacant lots, three vacant retail buildings, one 50 room hotel and one apartment building that could be converted or redeveloped into emergency, supportive and transitional housing. The field survey also revealed that there were several buildings and business that were either closed or appeared to be ready for closure. A rough estimate of the potential number of beds that could be provided is 250. A field survey of the Wilmington Ave overlay zone corridor revealed that there is only one vacant lot

All of the special needs groups discussed above typically have an increased need for financial assistance to secure decent affordable safe housing whether a rental or ownership residence. The City offers several housing assistance programs to citizens of Compton. These programs are listed below.

- Housing Choice Voucher Program (Rental)
- Family Self-Sufficiency Program
- Housing Choice Voucher Portability
- Housing Choice Voucher Homeownership
- Program
- First Time Homebuyers Program (Home Ownership)
- Deferred Equity Loan Program (Housing
- Rehabilitation)
- Emergency Assistance Program
- Fix-it Grant Program
- Neighborhood Stabilization Program
- Homelessness Prevention and Rapid Re-Housing
- Program
- Emergency Shelter Grant Funding

Table 16
Emergency Shelter Grant Summary of Accomplishments from the Period 2000 to 2004

Funded Agency	Cumulative Emergency Shelter Grant Funding Allocation	Other Funding (Grants + volunteer time + donations)	Total Clients Served	Meals Provided	Permanent Housing Clients Served	Transitional Housing Clients Served
Compton Welfare Rights	$121,000	$897,392	1,244*	96,281	75	65
House of Redeemed	$105,500	$110,950	626	19,049	26	13
Ms. Essie's House of Faith	$65,420	$110,950	588	985	n/a	n/a
Peace & Joy Care Center	$94,500	$147,140	816	303	n/a	385

Source: City of Compton Consolidated Annual Performance and Evaluation Report Program Year 2003/04
* - may include duplicate counts

Farm workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

The census identifies only 100 residents as employed in the industries of farming, fishing or forestry representing less than one-half of one percent of the City's labor force. Therefore, given the extremely small percentage of farm workers with the City of Compton, the city has no special housing programs beyond programs targeted for low income persons.

Housing Stock Characteristics

A community's housing stock is the collection of all its housing units. A housing unit is defined as a house, apartment, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Housing Types

According to estimates prepared by the State Department of Finance (DOF), there were 24,177 housing units in the City in 2009. Of this total, 66.5% of were classified as single-family *detached* units while 9.1% were classified as single-family *attached* units. Duplex units and smaller multifamily developments (up to 4 units per structure) made up 9.3% of the City's total housing stock. Multifamily developments containing five or more units in a single structure made up 12.0% of the City's housing stock. Mobile homes accounted for 2.7% of the total housing units. Table 17 lists the 2009 DOF housing type estimates for Compton.

Table 17
2009 Estimated Single & Multi-Family Housing Types in Compton

Unit Type	No. of Units	% of Total
Single Family Detached	16,087	66.5%
Single Family Attached	2,202	9.1%
2-4 Units	2,237	9.3%
5+ Units	2,903	12.0%
Mobile Homes	648	2.7%
Total	24,177	99.6%

Source: State of California Dept. of Finance. 2009

The number of housing units in Compton has grown steadily over the past two decades in spite of the City being essentially built-out for many decades. This newer residential development is largely infill development on parcels that were developed in lower residential densities or in some other nonresidential land use. Table 18 compares the growth in Compton with the growth in nearby cities and the County. The data included in Table 18 was derived from Census statistics for the years 1980, 1990, and 2000.

Table 18
Comparison of Housing Growth: Compton and Surrounding Areas

City	Total Housing Units			Change 1980-2000
	1980	1990	2000	
Compton	22,447	23,239	23,780	5.9%
Carson	23,259	24,441	25,306	8.8%
Gardena	17,562	19,307	21,037	19.8%
Lynwood	14,480	14,525	15,004	3.6%
Paramount	11,730	13,726	14,633	24.7%
South Gate	23,589	22,946	24,277	2.9%
Los Angeles Co.	2,855,750	3,163,343	3,270,909	14.5%

Source: California State Department of Finance, Controlled Population Estimates for 4/1/1980 and U.S. Census Bureau, 1990 and 2000 Census

The growth in housing since 1990 has been in attached single-family and multifamily housing. Table 19 compares the types of housing in the City for 1990 and 2000. As indicated in the Table, there has been a modest increase in the number of single family detached housing and significant increase in multi-family housing.

Housing Tenure

Housing can be categorized by tenure or occupancy, owner-occupied versus renter-occupied. The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of householder.

Table 20 reveals that the proportion of households that are renters has remained stable in the last decade after the small increase during the 1980s. The vacancy rate in Compton rose from about 3 percent in 1990 to about 6 percent in 2000. According to the most recent DOF data (2009), the vacancy rate stands at 6.1 percent. Although the total number of housing units in the city increased over this period, the percentage of occupied units decreased slightly. Housing tenure data from the 2000 Census is mapped in Exhibit 3-3.

#1.

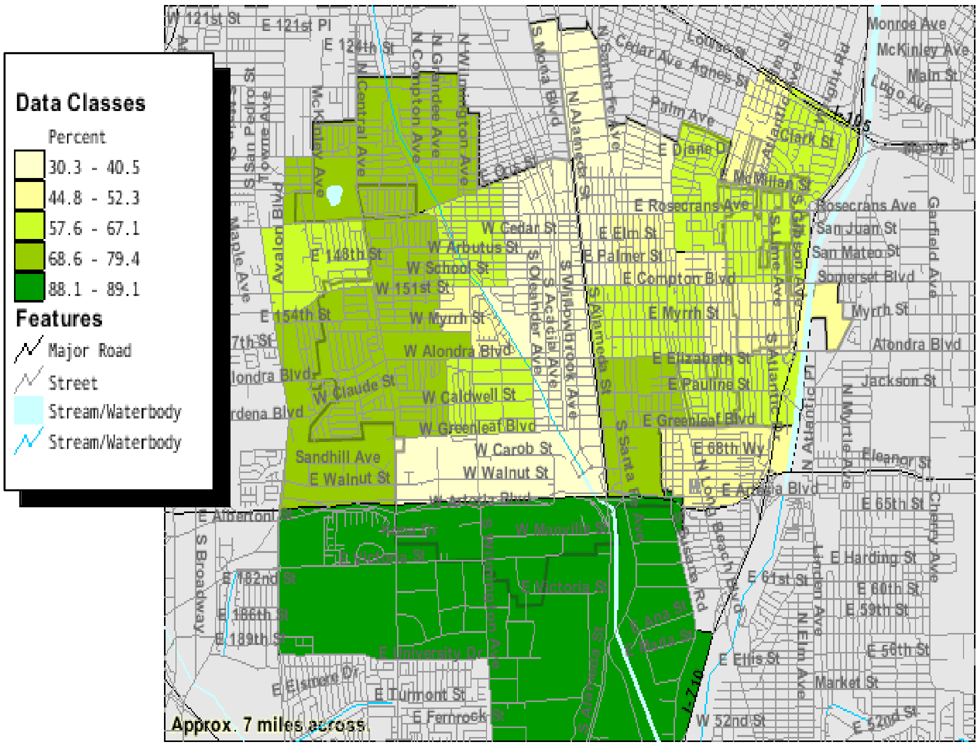
Table 19 Change in Compton Housing Single Family Types from 1990 to 2000						
Housing Type	**1990 Census**		**2000 Census**		**Change Between 1990 and 2000**	
	No. of Units	**Percent**	**No. of Units**	**Percent**	**No. of Units**	**Percent**
Detached Single Family	16,329	68%	15,815	67%	514	137%
Attached Single Family	1,572	7%	2,139	9%	-567	-151%
Total Single Family	17,901	74%	17,954	76%	-53	-14%
2-4 Multi Family Units	2,653	11%	2,265	10%	388	103%
5+ Multi Family Units	2,972	12%	2,923	12%	49	13%
Mobile Homes	6,29	3%	638	3%	-9	-2%
Total, All Housing Types	24,155	100%	23,780	100%	375	100%
Source: U.S. Census Bureau, 1990 and 2000 Census						

Table 20 Trends in Compton Housing Tenure		
Tenure	**No. of Units**	**Percent**
1990 Tenure Statistics		
Owner	12,833	56.80%
Renter	9,760	43.20%
Total	22,593	100%
2000 Tenure Statistics		
Owner	12,684	56.90%
Renter	9,619	43.10%
Total	22,303	100%
Source: U.S. Census Bureau, 1990 and 2000 Census		

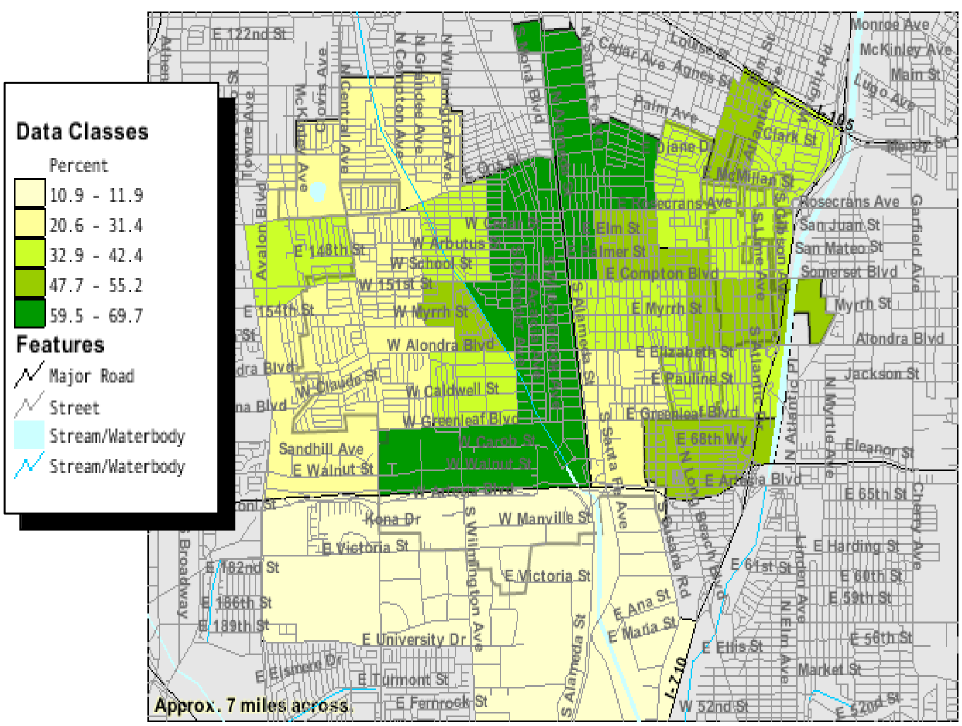
Exhibit 3
Housing Tenure in Compton (2000)

Source: U.S. Census Bureau

Owner Occupied



Renter Occupied



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Age and Condition of Housing Stock

Compton has an older housing stock; over 90% of the housing units removed for new development were built before 1939 leaving roughly 60% of the housing units over 45 years old. Table 21 provides a breakdown of housing units by year built in Compton and the Los Angeles-Long Beach Metropolitan Statistical Area.

Table 21 Age of Housing Stock		
Year Constructed	Compton	Los Angeles-Long Beach SMSA
Before 1939	9.1	14.45 %
1940-1959	50.3	31.12%
1960-1969	18.3	14.66%
1970-1979	9.3%	15.10%
1980-1989	8.4	9.38%
1989-1999	3.4	9.16%
2000 - 2009	1.2%	7%
Total Units	100%	100%
Source: U.S. Census Bureau, 2000 Census, 2003 American Housing Survey and City of Compton		

Compton has a higher proportion of older housing than the Los Angeles-Long Beach Metropolitan Statistical Area where nearly 18% more of housing in Compton was built before 1970 (see Table 20). In addition, the percentage of residents considered low or very low income by HUD is higher in the City of Compton (58%) than Los Angeles County (41%). Given the combination of older housing stock and lower income residents, the percentage of substandard housing and housing in need of rehabilitation is expected to be higher than that found in the larger metropolitan area. Aging and deteriorating housing stock can have severe negative effects on housing quality and quality of life.

A citywide visual survey was conducted in May 2011 to ascertain the condition of the housing stock within the city. Housing condition was evaluated according to the following four categories and criteria:

Standard Condition: Units that did not appear to require repairs. Units in this category were also generally well maintained and were typically new.

Minor Repair Condition: Units in this category require some minor repairs that would not require a contractor and are cosmetic in nature..

Major Repairs Condition: Units in this category were visibly in need of major repairs or renovation. These repairs were deemed necessary either due to extensive deterioration of cosmetic elements such as finishes or through materials.

Dilapidated: Indicates that structures present are in such a state as to pose a danger to the inhabitants or have apparent structural problems.

Compton as the 8th oldest City in Los Angeles County experienced most of its housing construction boom in the post World War II years.

The age of the housing stock combined with below Los Angeles County median income levels for a majority of the City residents creates a significant impediment to regular property maintenance not typical of other more affluent communities. However, with this fact in mind the survey results indentified that a majority of units irrespective of age fell into the Standard and Minor repair condition categories. The homes in these two categories were comprised of post war boom homes typically single level wood frame homes with a stucco exterior. There were also a large number of more contemporary two story homes constructed within the last twenty years. The majority (55%) of these homes despite being 60 years old do not appear to warrant any concern for their longevity or ability to provide quality low/moderate income housing. It was clear that several neighborhoods reflected significant reinvestment by their property owners.

The Major Repairs Condition category is the next category where most of the remaining homes (25%) could be classified. These homes were older homes and tended to be located in the central and northern portions of the City. Most of the problem areas observed consisted of poor or dead landscaping, broken fences, cracked stucco walls, broken windows, walls in need of general restuccoing and repainting and roofing repairs.

Lastly, there are a minority of homes (20%) that could be classified as Dilapidated. These homes are need of significant repairs or in some cases demolition.

While a significant number of housing units in Compton were constructed prior to 1969, age alone is not a valid indicator of the presumed condition or repairs needed. The premise that the older the unit is the more likely it is to require some form of repair or maintenance is not always the case. Older units have typically already had major renovations or remodeling. As can be shown by the survey of the typical Compton residences, most are maintained and not in need of significant repairs. As a result housing age data alone should not be used to presume a negative condition of the City's housing stock.

Proactively, the City is proposing through increased code enforcement to implement Housing Goals 1.1, 1.2, and 1.3 which mandate increased enforcement of health and safety code violations, strengthened rehabilitation and financial assistance programs, and replacing severely deteriorated units with new affordable housing. Additionally, with the financial assistance of the Emergency Assistance and Fix It Programs to assist in the repair of the units, any concern about the useful life of the housing stock will be satisfied. The City of Compton will assist by seeking out additional funds to assist low and moderate income households.

GENERAL PLAN DESIGNATIONS

The residential land use designations contained in the General Plan, and the associated density standards and potential dwelling unit yields are summarized as follows.

Single Family Residential (1 to 12 units/net acre/3224 acres) 38,688 max units

Multifamily Residential (12.1 to 34 units/net acre/587 acres) 19,958 max units

Multi-Family Residential (with Smart Growth Overlay) (12.1 to 34 units/net acre/ 13 acres) 442 max units

The General Plan build-out figures above do not include the development possible in the area governed by the Brickyard Specific Plan where a possible 1,250 new residential units are proposed.

Below are the General Plan residential land use designation descriptions:

#1.

Single Family Residential (1 to 12 units/net acre)

The Single Family Residential category permits low scale residential development at densities of up to twelve units per acre. Based on an average Compton household size of 4.4 persons per dwelling, the maximum population density is 53 persons per acre. Development included within this land use category consists of single-family houses that may include both detached and attached units. Other permitted uses include schools, churches, day care homes, public utilities and facilities, and similar uses generally considered compatible with and serving the needs of residential neighborhoods. Existing single-family housing development in Compton consists of conventional subdivisions as well as large lot developments (10,000 square feet and larger lot sizes), in the Richland Farms community.

The City of Compton Zoning Ordinance consists of three residential zones that would implement the Low Density Residential designation. The Residential Agriculture zone will accommodate densities of one to four single family units per acre. The Low Density Residential zone will accommodate densities of five to seven units per acre. The Medium Density Residential Zone will accommodate densities 7 to 12 units per acre.

Additionally, the Zoning Ordinance allows for the development of Secondary Dwelling Units as a permitted land use within the Residential Agriculture and the Low Density Residential zones in accordance with California Government Code Section 65851.1 and .2.

Multifamily Residential (12.1 to 34 units/net acre)

Multifamily Residential development includes apartment complexes, townhomes, condominium projects, as well as any of the non residential uses permitted in the lower density residential categories. This land use designation permits development at densities of up to 34 units per acre. Based on an average household size of 4.4 persons per dwelling, the maximum population density is 150 persons per acre. Only those development projects that incorporate superior design characteristics or provide amenities for residents, such as onsite recreation, open space above the minimum requirements, or covered parking will be allowed to build at densities over 20 dwelling units per acre. Developments involving housing for senior citizens or other City-identified special needs groups may achieve higher densities. Density bonuses above 34 units per acre maximum are permitted if a housing development meets the requirements set forth in Section 65915 of the State Planning Code

The City of Compton maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards govern construction in terms of width and grade. In the past, the City has approved residential subdivisions with private streets where the standards have been modified to reduce housing costs. In the future zoning consistency program the City will continue to review the general development standards to explore strategies for modification to determine if the standards can be reduced without reducing their level of safety or effectiveness in the City.

4. HOUSING CONSTRAINTS

This section of the Housing Element is concerned with the identification of constraints that may affect the development of housing, especially affordable housing. The analysis below considers the following:

Governmental Constraints: Refers to reasonable regulations, ordinances and fees that govern the development of new housing.

Non Governmental Constraints: Refers to financial assistance offered by the City or other organizations. The primary non-governmental constraint is the lack of adequate financial resources by individuals or families to purchase or rent market rate housing. These constraints are discussed under the category Market Constraints.

Market Constraints: Refers to economic market factors that affect the cost of existing and new housing and any financial assistance available.

Environmental Constraints: Refers to characteristics of the local environment that may affect the cost of new housing.

GOVERNMENTAL CONSTRAINTS

Local governments may unintentionally affect the cost of housing through the enforcement of land use controls, and building codes, code enforcement, fees, processing requirements, required on- and off-site improvements, and taxes and insurance. For this reason, it is important for the City to review and provide measures to review these parameters in terms of their potential to affect the supply, distribution, and cost of housing. The State of California planning law requires local governments to indicate the location and extent of permitted low/moderate residential development in their general plans. In addition, standards of development intensity and population intensity must be indicated. The location and types of housing in the City of Compton however, are limited to some extent by density limitations contained in the General Plan.

DEVELOPMENT AND PROCESSING FEES

In 1978 Californians enacted Proposition 13, which limited the ability of local public' agencies to increase property taxes based on a property's assessed value. In 1982, the Mello-Roos Community Facilities Act of 1982 was created to provide an alternate method of financing needed improvements and services. New residential growth within the City imposes an increase in service demands upon public infrastructure, including police, fire protection and suppression, paramedic services and park maintenance which must be paid for.

The City has plans to increase its fees, since they have not been increased in 6 years and is among the lowest in LA County in order to recapture the costs related to the processing and servicing of new developments. Any new fee structure proposed will be consistent with those being levied in the City of Los Angeles and a number_of other surrounding jurisdictions in the Southern California region. A Compton fee survey was conducted in 2008. The study will be revised to reflect current fees from neighboring communities, including recommendations to increase or decrease fees for entitlement activities. Once the update is complete, City officials will review and decide to increase, decrease or keep the fees at the current level. This fee survey is scheduled to go to City Council by mid. May 2012. Any proposed new fees will be designed to recover the actual service costs and impacts and not to augment the City's general fund. At no time will the City charge a higher development impact fee than what is necessary to offset the anticipated costs to the City for constructing necessary public improvements. The following are typical fees related to housing development:

The planning fee for design review of a single family home in the Residential Agricultural and Low Density Residential zones on a pre-existing subdivided lot is $50.00. If the lot is part of a past Planning Commission approval, the fee is $100.00.

For multi-family units the design review fee is $250.00 per project if the development is for four units or less in the Medium and High Density Residential zones. If the project is for more than 4 four units a Conditional Use Permit and environmental determination are required and the total fee is $2,250.

Table 22
Application Fees

FEE CATEGORY	FEE AMOUNT	
Planning and Application Fees	**Single-Family**	**Multifamily**
Annexation	2,200	2,200
Variance	600	600
Conditional Use Permit	1,500	1,500
General Plan Amendment	3,000	3,000
Zone Change	2,500	2,500
Site Plan Review	100	100

Architectural Review	100	250
Planned Unit Development	2,500	2,500
Specific Plan	2,500	2,500
SUBDIVISION		
Certificate of Compliance		
Lot Line Adjustment	500	500
Tentative Tract Map	2,500	2,500
Final Parcel Map	1,500	1,500
ENVIRONMENTAL		
Initial Environmental Study	750	750
Environmental Impact Report	3,000 plus cost of EIR	3,000 plus cost of EIR
Negative Declaration	750	750
Mitigated Negative Declaration	750	750
Exemption	250	250
IMPACT		
Fire	N/A	N/A
Parks	4,779.06 per lot	4,779.06 per unit
Water and Sewer	830 per lot	830 per unit
Sewer Hook-up	N/A	N/A
School (Collected by the school district)	N/A	N/A

Building Codes

The City has adopted the 2007 State Uniform Building, Housing, Plumbing, Mechanical and Electrical Codes. For a typical 1,000 sq. ft single family detached residence or 1,000 square foot multi-family unit the building plan check/permit fees are as follows

Plan Check / Building permit fee: $797.50
Electrical Fee: $40.00 (20 fixtures + 20 outlets)
School Fee: $2970.00
Mechanical fee: $61.50
Plumbing fee: $187.00
School District Fee: $2.97/square foot

Park fees are calculated assuming three gross acres at a density of nine units per acre. The total Quimby fee is $133,813.89 for the site. If the site consisted of 28 single family lots the same fee would be $4,779.06 per lot. The fee is based off of an approved fee schedule contained within the Municipal Code. The proposed project's density yields a specific percentage number which represents the minimum required park land dedication. However, for projects under 50 lots, in lieu of land dedication, the payment of fees is required. The in lieu fee is calculated based on the average per square foot land cost multiplied by the land dedication percentage.

For a typical single family residence on a 5,000 square foot lot the total City development and building fees required are $8,835. The total materials cost to construct this 1000 square foot home plus the land cost totals $198,000. City processing fees represent approximately 4.5% of the development cost per single family unit.

For a typical multiple family unit the total City development and building fees required are $8,241.06. The materials cost for a typical 800 square foot multi-family unit is $90,000 for materials with land costs adding another $18,000 totaling $108,000. City processing fees represent approximately 7.6% of the development cost per multiple family unit.

Street construction costs typically represent a significant cost in project development with costs varying depending on the required street width and whether sidewalks, bus turn outs and traffic calming improvements are required.

The City is 98% built out with all streets installed and in use, with most in operation for several decades. The last remaining piece of undeveloped land proposed for residential is the 104 acre Brickyard site. This will be a mixed use development with high density residential, commercial and light industrial uses to share all public improvement costs. Street costs are not expected to be a constraint of the future residential development within the Brickyard site.

Redevelopment adjacent to existing streets, however may require additional improvements to the existing streets. The Public Works Department currently estimates construction costs for streets to be local:$200, collector: $270, and arterial:$ 470 per lineal foot. Utility costs typically add another 20 to 50 % depending on the number and size of utilities to be installed. The right-of-ways for Arterial, Collector and local streets are 100, 62 and 50 feet respectively.

For redevelopment adjacent to existing streets the City recognizes the constraints of the existing surrounding circulation system and adjusts the improvements required according to the physical constraints present and the health and safety of the public.
There is no established codified fee waiver of deferment process for development fees. However, the City Council can by resolution waive any City fee. This requires a staff report and resolution. The City does not typically have any requests for fee waivers.

PROCESSING PROCEDURES

If an application for Zoning and Site Plan Review is complete and in conformance with City requirements, the processing time is relatively brief.

The City of Compton Zoning Ordinance contains four residential zoning categories where residential uses are classified as permitted by right, or conditionally permitted.

Permitted residential uses refer to those uses allowed without discretionary review except for design review and building permits as long as the project complies with all development standards. Conditionally Permitted Uses (CUP) are approved by the Planning Commission unless appealed to the City Council.

Projects appealed to the City Council get priority scheduling. Typical findings for a CUP include that the project is consistent with the General Plan; the use is compatible with surrounding uses, the use will not have an adverse impact public health and safety, and general welfare concerns.

The time required to process a residential project varies greatly and depends on the issues of the project. Project complexity and its CEQA determination are two factors that are directly related to the number of entitlement actions needed for a project to complete the review and approval process. The entitlement actions for a residential project could require a General Plan Amendment, Zone Change, Conditional Use Permit Variance and Subdivision plus the environmental determination. This is a worst case scenario and not typical. See Tables 23 and 24 for specific processing times.

However, it should be noted that each residential project does not necessarily need to have a complex CEQA review and can be deemed exempt. Small scale projects consistent with General Plan and Zoning Ordinance do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, Subdivisions or Variances. The typical multi-family residential development usually requires only a Conditional Use Permit and environmental determination.

#1.

Review and approval procedures for multiple entitlement applications are also encouraged to be processed concurrently to save time and make the process more efficient and less costly to the developer. As an example, a rezone petition may be reviewed in conjunction with the required site plan, Conditional Use Permit, tentative tract map, and any necessary variances.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. All entitlement applications are filed with the Planning and Economic Development Department which circulates copies of the application to other departments and agencies for review and comments.

For a typical single-family residence on one pre-existing subdivided lot the processing procedure is as follows:

Step 1
The Architectural Review application is submitted to the Planning and Economic Development Department for Architectural Review Board review and approval. The fee for the Architectural Review Board application is $50.00.

Step 2
Planning staff, serving as the Architectural Review Board, reviews the project over the counter for architectural and zoning conformance to the zoning ordinance. If no variances, exceptions, or zone changes are needed, three copies of the plans are stamped and approved. The applicant is then referred to the Building Department to obtain the plan check submittal requirements. If however a variance is required, the process stops and the applicant must file a Variance application and proceed to the Planning Commission. .

Step 4
After the Planning staff has approved the Architectural Review Application, the applicant submits the plan check set for the home to the Building Department for review and permit issuance. The Building Department performs the plan check through a contract company. Depending upon the complexity of a project, building plan check for new single family construction averages approximately six weeks as long as the initial plan check application is complete.

Step 5
After revisions are made and the plan check resubmitted, and the Building Department determines that the plans are in compliance and can be approved, the Building Division will contact the applicant to come in and obtain his building permit.

For a Multi-Family Development of Four Units Or Less on one pre-existing subdivided lot the processing procedure is as follows:

The process for Multi-Family Development of four units or less is the same as described above for single family units except that the review is not performed over the counter but may take two weeks. Multi-family development of four units or less does not require a Conditional Use Permit or any other discretionary public hearing approval. The application fee for Architectural Review for four or less units is $100.00.

For Multi-Family projects of five or more units on a pre-existing subdivided lot the processing procedure is as follows:

Step 1
The applicant discuses the project with planning staff and is informed that the project will require a Conditional Use Permit (CUP) because any multi-family project over four units (5+) requires a CUP. A CUP is a discretionary development review application requiring a public hearing. Additionally a Mitigated Negative Declaration will most likely be required as well. The typical planning processing fee for a multi-family project of five or more units is $2,500.

Step 2
The applicant then submits his CUP and CEQA applications to the Planning and Economic Development Department for development review.

Step 3
Planning Staff then conducts the development review process checking for compliance with all applicable zoning regulations and for general plan consistency. If no variances or zone changes are needed, the plans are reviewed and revised as needed until the plans are ready for presentation before the Planning Commission. The environmental review is similarly prepared and revised as needed. The applicant is an integral partner in this plan revision process.

Step 4
When the project plans are ready for the Planning Commission, the CUP staff report is prepared and a Mitigated Negative Declaration finalized for Planning Commission review. Then both items are scheduled for a public hearing and notices sent to the surrounding property owners.

Step 5
The Planning Commission hearing is held and the CUP/MND is approved or denied.

Step 6
After the project is approved by the Planning Commission the applicant is referred to the Building Department to obtain the plan check submittal requirements. The applicant then submits the plan check for the multi-family project to the Building Division for plan check review. Depending upon the complexity of a project, building plan check for new construction averages approximately six weeks as long as the plan check application is complete.

Step 7
After revision and resubmittal of the plan check set, and the Building Department determines that the plans can be approved, the Building Division will contact the applicant to come in and obtain his building permit.

The requirement to obtain a Conditional Use Permit for all multi-family projects of 5 or more units on an existing subdivided lot with correct zoning is viewed as a possible development constraint to low income housing. When the City conducts both its Architectural Review Board review and Conditional Use Permit review the primary goal is the same and that is to ensure compliance with the provisions of the Zoning Code and ensure compatibility with the abutting properties and surrounding area. A possible solution to this constraint would be to remove any number and simply require compliance with the zoning ordinance through an administrative site plan application. Possibly an administrative Directors Hearing can serve as the approval authority to such an administrative application. A Directors hearing would remove compliant residential developments from review by Planning Commission. This constraint will be further investigated through the future zoning consistency program after adoption of the General Plan 2030.

#1.

TABLE 23
TIMELINES FOR TYPICAL PROJECT PRCESS SCENARIOS
PLANNING AND B UILDING

	Single Family/Multi-family 4 or less units (No Subdivision)	Multi-Family (No Subdivision) 5 du +	Residential (With Subdivision)
	Architectural Review Board	Conditional Use Permit	Subdivision
	Categorical Exempt.	Variance (if necessary)	Conditional Use Permit
	Building Plan Check	Negative Declaration	Variance
		Development review Committee	Negative Declaration
		Planning Commission	Development review Committee
		Architectural Review Board	Planning Commission
		Building Plan Check	Architectural Review Board
			Building Plan Check
Estimated Total Processing Time	4 to 5 weeks	20 to 30 weeks	26 to 36 weeks

TABLE 24
TIMELINES FOR PLANNING PROCESS ONLY

Type of Approval or Permit	Typical Processing Time	Approval Body
Architectural Review Board (ARB) Single Family Ddetached	Over the counter	Planning Staff
Architectural Review Board (ARB) Multi Family (4 du or less)	2 to 3 weeks	Planning Staff
Conditional Use Permit Multi-family (5 du or more)	14 to 24 weeks	Planning Commission
Variance	8 to12 weeks	Planning Commission
Subdivision	20 to 28 weeks	City Council
Negative Declaration	4 to 8 weeks	Planning Commission
Environmental Impact Report	8 to 12 months	Planning Commission/Council

*

Projects with multiple applications would be processed according to the longest application timeline.
Table 25 below shows the variety of housing types that are permitted by right in the various residential zones. Specifically, a "YES" response means residential land uses such as Emergency, Transitional and Supportive housing are treated as permitted land uses even though they are not called out in the current Zoning Ordinance. The City had made a policy decision to treat these temporary housing types are permitted by right land uses and will include them in the upcoming Zoning Consistency Program. A "No" response means that the land use is not a permitted by right or conditionally permitted land use.

TABLE 25
HOUSING TYPES PERMITTED BY ZONING DISTRICT

RESIDENTIAL USE	ZONE			
	R-A	RL	RM	RH*
SF-Detached	Yes	Yes	Yes	Yes
SF-Attached	Yes	Yes	Yes	Yes
2-4 DU	Yes	Yes	Yes	Yes
5+ DU	Yes*	Yes*	Yes*	Yes*
Residential Care < 6P	Yes	Yes	Yes	Yes
Residential Care >6 CUP	Yes	Yes	Yes	Yes
Emergency Shelter	Yes	Yes	Yes	Yes
Single-Room Occupancy	No	No	No	No
Manufactured Homes	Yes	Yes	No	No
Mobile-Homes	Yes	Yes	No	No
Transitional Housing	Yes	Yes	Yes	Yes
Supportive Housing	Yes	Yes	Yes	Yes
2nd Unit	Yes	Yes	No	No

*= Conditional Use Permit

An analysis of the current processing procedures and development regulations demonstrates that the City's development review process is not an impediment to the provision of affordable housing. The land use controls (zoning development standards) are typical of most Cities in southern California. They regulate the placement of the residences through minimum lot size, setbacks, lot coverage, parking and building height. For example in Compton a proposed single family detached home in the Residential Agriculture and Low Density Residential Zones would require:

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TABLE 26 DEVELOPMENT STANDARDS									
Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum Lot Area (sq. ft.)	Min. Unit Sq. Ft.	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU (Garage)
			Front	Side	Rear				
RA	35	60	20	3/5	20	9,000	1,200	10,000	2
RL	35	50	20	3/5	20	5,000	1,200	5,000	2
RM	35	50	20	3/5	20	5,000	450-SD/600-1BD/ 800-2BD	2,500	1.5
HDR	35	50	15	3/5	10	5,000	450-SD/600-1BD/ 800-2BD	1,250 - Senior 1,500 - Std	1.5

One requirement for a detached single family home in the City requires a minimum of two bedrooms and 1,200 feet of floor area in the RA and LD zones. This minimum bedroom and floor space requirement could be viewed as a hardship. However, this along with all of the development standards will be reviewed in the proposed citywide Zoning Consistency Program update undertaken after the adoption of the General Plan 2030. The City can investigate the possibility of reducing the size standards to permit smaller two bedroom single family detached homes. However, the Variance process is always available to modify any zoning development standard necessary to develop an affordable housing project.

TABLE 27 PARKING REQUIREMENTS		
Zone District	Bedrooms per Unit	Number of resident and guest parking spaces required per unit
RA (SFD)	NA	Two enclosed spaces (Garage)
RL (SFD	NA	Two enclosed spaces (Garage)
CL (with CUP)	NA	Depends on the unit developed. Required parking is the same for SFD or MF units
MDR (MF)	0-2	1.5 enclosed spaces plus .25 guest spaces per unit
	3+	2 enclosed spaces plus .25 guest spaces per unit
HDR (MF)	0-2	1.5 enclosed spaces plus .25 guest spaces per unit
	3+	2 enclosed spaces plus .25 guest spaces per unit

For single family detached zones, the maximum density permitted in the RA and RL zones is 0 to 8 units per acre. The maximum density permitted for multi-family units in the medium and high density residential zones is 8.1 to 17 and 17.1 to 34 units per acre respectively. These densities are achievable and the present development standards have not prevented low income or assisted housing developments from being constructed in the City. The most recent example is the Season at Compton project.

While the most of the development standards for the single family detached and multi-family units are reasonable, the 1.5 space enclosed garage parking requirement for multi-family seems an appropriate area for modification in the proposed Zoning Consistency program. Eliminating the garage parking requirement or reducing the requirement to just one enclosed space or requiring just one carport parking space would significantly reduce the development costs. The City can also explore the potential of allowing studio units to provide only one uncovered space reducing development costs even more. The City is committed to exploring all reasonable opportunities of reducing costs while still maintaining development standards that ensures quality development and does not result in adverse impacts to the health welfare and safety of the community.

Code Enforcement is a critical function of local government land use. Code enforcement serves to ensure compliance with adopted zoning codes, to prevent illegal construction and works with the Building and Safety Department to prevent or correct unsafe living conditions in residences. The City employs 14 code enforcement officers to patrol the city on a daily basis Monday through Sunday initiating correction notices and responding to citizen complaints. When a violation is identified, they issue a notice of violation to the property owner. If the property owner does not address the correction after either the first or second notice the matter is turned over to the City Attorney for resolution.

Persons with Disabilities

Disabled persons often have unique and special needs when it comes to housing. Often, households in this category are also occupied by elderly persons. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps constructed instead of stairs, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices may also need to be lowered to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes. The lack of such housing is more pronounced when it comes to below market-rate rental units.

The 2000 U. S. Census indicated that 3,434 households in the City (approximately 6.8 percent of the total number of households in the City) had a senior household member 65 years of age or older. The Census indicated that 520 senior households lived in their owner-occupied units and 244 seniors lived in their own rental units. The remaining seniors lived with family members. The development review process and zoning standards for developments that target persons with disabilities are the same standards applicable to any typical residential development within the single and multi-family zones. Any residential development with five or more units requires a Conditional Use Permit and compliance with the standards zoning regulations. Presently, there are no spacing requirements for any residential project housing persons with special needs. Additionally, the Limited Commercial zone is also available for development of single and multi-family housing for persons with disabilities with the approval of a Conditional Use Permit. No extraordinary development standards apply to the housing of persons with disabilities. However as previously stated, the City will explore opportunities for reductions in certain development standards where appropriate. For example, development housing persons with sever learning disabilities or senior citizens that require 24 hour assisted care may not need to provide the same number of required parking spaces freeing up lot area for additional common area or additional units.

Special Needs - Disabled

Senior housing (both owner and rental) often has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults. Table 28 indicates the number of disabled persons in the City arranged according to key age groupings. While the disability figures in Table 29 may seem excessive, the disability categories include sensory disabilities (such as hearing impaired persons), mental disabilities, and physical disabilities. Of the working aged adults identified as having disabilities, approximately 59% were employed.

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Table 28 Disability Status of Local Residents, 2000		
Age Group	**Disabled Persons**	
	Number	**Percent**
5 to 20 years of age	2,728	8.8%
21 to 64 years of age	13,539	29.6%
65 years of age and over	3,434	51.7%
Total	19,701	100%
Source: U.S. Bureau of the Census. 2000		

Table 29 Disability of Local Residents by Type, 2000		
Type of Disability	**Disabled Persons**	
	Number	**Percent**
Age 5 to 64	38864	
Sensory	270	
Physical	607	
Mental	550	
Self Care	77	
Go Outside Home Disability	539	
Employment Disability	1345	
Age 65 and over	4,188	
Sensory	55	
Physical	468	
Mental	55	
Self Care	0	
Go Outside Home Disability	226	
Employment Disability		
Total	43,052	
Source: U.S. Bureau of the Census. 2000		

Table 30 Households by Tenure by Age, 2000			
Age Group	Disabled Persons		
	Owners	Renters	Total
65 - 74years of age	1288	298	
75 plus years of age	828	183	
Total			100%

Source: U.S. Bureau of the Census. 2000

MARKET CONSTRAINTS

Non-Governmental constraints (Market Constraints) refer to those economic and market factors that may affect the cost of new housing development. The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. As a general rule, the City's ability to affect market constraints is limited in that these constraints are typically related to market forces that are common throughout the larger region of Southern California. These market forces may include, but not be limited to, the cost of land, construction (materials and labor), and financing.

Even with the current decline in housing values nationwide, recent statistics indicate that Southern California remains as one of the most expensive housing markets in the country.

In January of 2006 the average sales price for a home was $361,800 with a peak housing price occurring in April of 2007 at $403,200. Prices thereafter steadily declined until bottoming out in October of 2009 at $187,500. The average home price then increase slowly to $196,500 in November of 2011. August 2007 is considered to be the beginning of the current credit crisis that marked the beginning of a continuous trend in falling median home prices over mid 2007 prices. Rents experienced an increase from a 2000 level of $529 per month to $783 in 2008.

Compton has a higher percentage of very low and low income households than Los Angeles County as a whole. This disparity has important implications for multiple housing issues, such as affordability, type, and tenure. According to the 2000 Census the overall median household income for the City of Compton was $48,474 while the median family income was $55,111.

Construction Costs

A significant cost factor associated with residential building involves the cost for building materials. These costs can account for more than half of the total construction cost. Typical construction costs in the area include the following:

- One-level single-family home, stucco on stud frame: $128 per square foot;
- Two-level single-family home, stucco on stud frame: $123 per square foot; and,
- Two to three level apartment, stucco on stud frame: $150 per square foot.

Average construction costs for a 1000 sq. ft. single family home are approximately $128 per square foot. Single family lots average $75,000 when a subdivided vacant 5,000 square foot lot is found. However, Compton is approximately 99% built out so costs for vacant unimproved land are do not reflect the true costs to buy improved property and redevelop the site. A redeveloped site will typically cost more per square foot.

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In the Medium Density Residential zone the average construction cost per 800 sq. ft. multi-family unit is $90,000 for materials with land costs adding another $32,400 totaling $122,400.

In the High Density Residential zone the average construction cost per 800 sq. ft. multi-family unit is $90,000 for materials with land costs adding another $18,000 totaling $108,000.

Cost of Land

Depending on location and desirability of the site, the cost for land in the area averages $524,607 per acre. Individual single family residential lots sell for approximately $75,000. On and off site improvements required are limited to infrastructure improvements necessary to ensure the health safety and welfare of the community. The City does not require any other impact fees other than school fees.

The City offers financial assistance through its HOME program to assist developers in the creation of low/moderate and special needs housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets.

Variable rate mortgages may allow lower income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Table 31 illustrates interest rates as of May 2012. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table 31
Loan Mortgage Rates

Product	Interest Rate	APR
Conforming [1] and FHA Loans		
30-Year Fixed	3.875%	4.051%
30-Year Fixed FHA	3.750%	4.827%
15-Year Fixed	3.000%	3.308%
5-Year ARM	2.250%	3.153%
5-Year ARM FHA	2.750%	3.191%
Jumbo[1] Loans – Amounts that exceed conforming loan limits[1]		
30-Year Fixed	4.125%	4.256%
5-Year ARM	2.625%	3.238%

Source: www.wellsfargo.com, May 2012
Notes: A conforming loan is for no more than $729,750. A jumbo loan is greater than $729,750.

A major short-term constraint to housing development is the lack of available financing. Presently interest rates are at historic lows not seen since the early 1950's. Similarly, the cost of land and construction costs have declined significantly. However, the ability to obtain residential financing is very difficult, because of the higher credit standards imposed by the lenders due to the explosion of mortgage defaults and foreclosures that have occurred due to the lax lending practices of the previous ten years. Lending institutions are now understandably reluctant to grant residential mortgages to individuals or developers without 10 or 20% down payment. This more fiscally conservative lending approach however, could be viewed as a constraint to new housing production. As a result of local, state, and national housing and economic trends, local developers predict that far fewer housing units will be produced over the next several years and more capital will be required per unit built.

ENVIRONMENTAL CONSTRAINTS

This section indicates those constraints that are related to natural or man-made factors that may inhibit new residential development.

Hazardous Materials

All of the sites identified for future residential development will take place on properties that were previously developed. As part of the lending process, financial institutions typically require environmental assessments be completed to ensure that properties subject to redevelopment are free of contamination or that any potential contamination can be remediated.

The majority of the candidate development sites were developed prior to the 1970s and may include trace amounts of lead in the structures. Lead based paint was commonly used prior to 1970 and is the predominant source of lead contamination in the soils. Asbestos was commonly used in insulation and floor tiles during this same period. As a result, any rehabilitation or demolition associated with future redevelopment will likely need some form of investigation and remediation.

Important points to keep in mind about lead based paint are:

- Exposure to lead-based paint can be harmful to children and adults.
- Three-quarters of the homes built before 1978 contain some lead-based paint.
- Temporary measures to reduce lead exposure range from following specified cleaning techniques to good nutrition.
- Permanent measures include structural component removal and replacement, paint removal, and covering the painted surfaces.

When properly maintained and managed, lead-based paint poses little danger, although a painted surface that experiences constant frictions such as windows and window sills, doors and door frames, and stairs and railings are a real concern because of the potential to break the painted surface or cause dust. Lead-based paint that peels, chips or alligators is especially risky. As a general rule, the older a home is the stronger the risk of lead-based paint. Exposure to lead dust happens not only through lead-based paint chips and flakes that you can see, but also through the fine dust that forms. This dust can get on carpets, floors, furniture, toys and other objects, as well as on the hands of children and adults in the home.

However, there is an important distinction between the presence of lead-based paint and a lead-paint hazard. The latter poses an immediate threat, while lead-based paint in good condition might pose a hazard sometime in the future. HUD has a detailed procedure that involves analyzing many painted surfaces in the home, evaluating the condition of paint, and measuring lead dust concentrations. A risk assessment conducted by a qualified professional and will tell the homeowner if there any significant sources of lead exposure and what to do

Measures to permanently eliminate lead dust hazards include component removal and replacement, paint removal, and covering painted surfaces. There is no completely safe method for do-it-yourself removal of

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lead-based paint. Each paint removal method sandpaper, scrapers, chemicals, and heat guns can produce lead fumes or dust in the air that can be inhaled. Dust can settle on floors, walls and tables. It can be ingested through hand-to-mouth contact and re-enter the air through cleaning (such as sweeping or vacuuming) or when people move throughout the house.

Except for the most elementary measures, dealing with lead removal is a complex task. It often is much safer, and sometimes more economical to replace painted items and cover painted surfaces. You can replace a door, molding, or other item yourself if it can be easily removed without creating lead dust. Covering walls and ceilings with gypsum wallboard, plaster, or paneling (encapsulation) is another potential method. If it is necessary to strip lead-based paint to maintain historic integrity, remove the item (for example molding) from the home for stripping. If the painted surface is not peeling or cracking, you can spray the surface with a sealant. Painting over lead-based paint is not a permanent solution. In 2010 the City conducted testing and abatement of 14 homes.

Temporary lead-removal measures:

- Clean up paint chips immediately (duct tape efficiently picks up chips).
- Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a powdered high-phosphate automatic dishwasher detergent or a solution of trisodium phosphate (TSP). Wear protective gloves and use two buckets -- one for wash water and one for clear rinse water. Always wring dirty water into the wash bucket.
- Thoroughly rinse sponges and mop heads after cleaning.
- Wash children's hands often, especially before they eat or go to sleep.
- Keep play areas and toys clean.
- Keep children from chewing painted surfaces such as window sills or cribs.
- Make sure children eat nutritious, low-fat meals high in iron and calcium (such as dairy products, eggs, beans, spinach, and lean red meat). Children with good diets absorb less lead.

Obtain a copy of the Environmental Protection Agency's (EPA) pamphlet *Reducing Lead Hazards When Remodeling* your home before you begin any lead removal project

Cortese - Superfund Sites

There are no Cortese sites or Superfund sites in the City of Compton.

Seismic Risk

Major faults in the region include the Whittier/Elsinore, Norwalk, Newport/Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas faults. The Newport – Inglewood Fault Zone is the only active fault zone that lies within the City of Compton. The fault zone is 75 kilometers in length and runs through the southwest corner of Compton. The fault runs northwest to southeast between Central Avenue and Avalon Boulevard crossing Rosecrans Avenue, Compton Boulevard, Alondra Boulevard, Walnut Street, and Artesia Boulevard. It extends through other surrounding cities, such as Inglewood, Gardena, Long Beach, and Culver City.

Because the Newport / Inglewood Fault extends through Compton, in the event of an earthquake, the City will be subject to surface rupture or ground breakage along the surface of the fault. The most recent major rupture in this fault zone was the Long Beach earthquake in 1933, which had a magnitude of 6.4. However, no surface ruptures occurred in that earthquake.

The City of Compton is at moderate risk for serious damage from an earthquake. The Newport-Inglewood Fault is estimated to have probable magnitudes between 6.0 and 7.4. In addition, a major earthquake on any of the faults in the Los Angeles Basin could cause significant damage to the City of Compton. These faults include the San Andreas, San Fernando, San Jacinto, Sierra Madre, and Whittier-Elsinore Faults. Recent significant earthquakes in the Los Angeles Basin include the San Fernando (1971), Whittier (1987), and Northridge (1994) Earthquakes. Between 1769 and 1999, there were 33 earthquakes in Southern California with a magnitude of 5.0 and above.

The faults in the Los Angeles Basin are very active and have the potential to do massive destruction if the City is unprepared. After 1993, building codes were changed to ensure that new construction would be safer in the event of an earthquake. The older buildings in the City have a higher risk of being damaged in an earthquake since they were built prior to the new codes. A number of buildings on Rosecrans Avenue, Long Beach Boulevard, Compton Boulevard, and Alameda Street need to undergo the requisite seismic retrofit.

There are no designated Alquist-Priolo Special Studies Zones found within the City.

The City of Compton has an Emergency Management Team led by the Fire Department. It is comprised of various department heads tasked with the obligation to quickly react to an emergency or crisis in the City. The City conducts annual test runs to ensure that procedures are in place and that staff is prepared to carry out responsibilities.

Wildfire Risk

The City of Compton is an urban environment with little danger of wildfires. There are only three properties in the City that have the potential for grass fires that can burn, leaving the City a low risk for any wildfires beyond a minor brush fire. There are nine high-occupancy facilities in addition to the schools in the City that have the potential to be urban fire hazards. These facilities are the Courthouse, City Hall, the Crystal Park Hotel, the Compton Fashion Center, the Gateway Towne Center, and four senior-citizen housing complexes.

The Compton Fire Department has four stations serving the City. The City's fire services include ten front-line vehicles: four front-line engines, one ladder truck, one air/light unit, two paramedic ambulances and two basic life support transport units. Thus there no risk to homes of Wildfire in the City of Compton

FLOODING

The Whittier Narrows Dam is 11 miles upstream from Compton. A dam failure would result in flood waters reaching Compton in approximately 15 hours with a depth of four feet. Dominguez High School and the adjacent golf course east of the 710 Freeway have the potential to be flooded if the Whittier Narrows Dam has a dam failure.

The Hansen Dam is 30 miles upstream from Compton. If this dam fails, the water would reach Compton within twenty hours with a depth of one foot. The northern portion of Compton would flood first and then it would continue to spread throughout the entire City. School, industrial, commercial, and residential areas would all be affected by a flood caused by a failure of the Hansen Dam. The Sepulveda Dam is 29 miles upstream from the City. If this dam has a failure, the flooding would reach Compton within eleven hours with a one foot depth. Schools, industrial, commercial, and residential areas would be affected by a Sepulveda Dam failure. The Los Angeles River drops 800 feet to the ocean over its fifty mile course, nearly sixteen feet per mile. This steep decent increases the speed of the water and its danger to citizens. The Federal Emergency Management Agency (FEMA) identifies where property owners are required to carry flood insurance to mitigate the impact of known flood hazards.

Flood insurance was required for the 100-year flood plain of the southern end of the Los Angeles River until 2002 when the US Army Corp of Engineers completed the Los Angeles River Drainage Area (LACDA) flood control project. The purpose was to strengthen and raise the banks of the Los Angeles River and its tributaries against the possibility of a "100-year flood" which once threatened to devastate an 82 square mile area from Pico Rivera to Long Beach, including Compton. As a result, Compton homeowners within the Los Angeles River's 100-year flood plain are no longer mandated by FEMA to purchase flood insurance.

Compton lies in the floodplain of the Los Angeles River and Compton Creek. Between 1811 and 1994, there were 30 floods along the Los Angeles River. A 100-year flood is a flood that has a 1% chance of occurring every year. Most of the area in the City east of Wilmington Avenue was subject to potential inundation by a 100-year flood from the Los Angeles River, which flows from north to south just inside the eastern border. However, due to the efforts of the US Army Corps of Engineers, this threat no longer exists. Much of Compton Creek, a tributary of the Los Angeles River, runs through the City and is a potential source of flooding; although the amount of water running through the creek limits the threat to a much smaller area and a much smaller incidence of occurrence. The threat of flooding is increased by the “high concentration of impermeable surfaces that either collect water or concentrate the flow of water in unnatural channels”. As a result, localized flooding may occur when storm drains become congested and water collects in the street.

Flood Control and Flood Management in the City of Compton is a combined effort between the US Army Corp of Engineers, the California Department of Water Resources Division of Flood Management, the Federal Emergency Management Agency and local infrastructure. The infrastructure for flood control of the Los Angeles River system includes five major flood control reservoirs operated and maintained by the US Army Corp of Engineers and fifteen dams, 143 sediment entrapment basins and 29 spreading grounds operated and maintained by the Los Angeles Department of Public Works (LADPW). The LADPW also maintains 470 miles of open flood control channels, 2,400 miles of underground storm drains and 70,000 street drains. The open flood channels range in size from 2 to 600 feet in width and from 2 to 40 feet in depth.

Infrastructure

The City of Compton has a gross acreage of approximately 6,378 acres (10.5 square miles), of which the Compton Municipal Water Department (CMWD) serves 7.81 square miles. There are approximately 14,000 service connections. Historically, the primary source of supply for CMWD is ground water from wells located within its boundaries. CMWD is also a member agency of the Metropolitan Water District of Southern California (Metropolitan), and has three connections. CMWD’s system is in one pressure zone. Water is pumped from deep wells, and flows into a grid system, which then distributes it using a gravity fed system. These wells augmented with water purchased from Metropolitan Water District flows into four 3.3 million gallon reservoir storage tanks. CMWD overlies the Central Basin, a ground water basin which historically has provided the city with its principal source of water.

The Central Basin has been adjudicated and the annual pumping allocation for CMWD is 5,723 acre-feet per year. Water supplies are currently adequate to meet normal domestic needs. CMWD retails water to approximately 65 percent of the City of Compton. Private water companies provide service to the remaining residents.

The service area for CMWD currently includes a broad range of housing types and styles; a range of shopping, professional and commercial services; and light industrial areas. Compton is rapidly emerging as a large industrial center in Los Angeles County for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing.

CMWD participates with the Water Replenishment District in groundwater management of 163 miles of 4- to 24-inch diameter pipelines, four 3.3 million-gallon steel reservoirs and approximately 10 wells; 4 active wells and 1 well on standby and 4 that are inactive. In addition, CMWD has rights to six emergency interconnections with the following agencies:

- Park Water Company
- Dominguez Water
- Southern California Water
- Midland Park Water
- City of Lynwood Water
- City of Long Beach Water Department

Over the long-term, urban water demand is a function of climate, land use, population, and institutional factors, all of which affect the amount of water consumed. In the short-term, water demand varies considerably on a seasonal, daily, and hourly basis. Both long-term trends and short-term fluctuations in water demand are significant criteria incorporated in the design of water storage, treatment and distribution systems. Variances in demand are related to a number of factors, including, but not necessarily limited to:

- Temperature and rainfall fluctuations.
- Variations in lawn irrigation use associated with differences in residential density and lot size.
- Variations in the number of persons per household.
- Variations in the concentration of water intensive residential or commercial land uses.
- Differences in greenbelt landscaping requirements.
- Maturity of residential outdoor landscaping.
- Differences in the degree of implementation of water conservation measures.
- Economic growth or recession.

Consumption records indicated that 80% of the yearly consumption is to single family residences.
Historically, per capita consumption rates in fully developed areas tend to increase at a low annual growth rate. Records show that annual per capita demand has generally decreased. This decrease may be attributed to the implementation of long-term water use efficiency measures, as well as climactic and economic factors. The implementation of long term water use efficiency measures is credited with reducing per capita use, presently averaging 93.8 GPCD

Summarized in Table 32 are projected values for water consumption in measures of both gallons per day (GPD) and acre-feet per year (AFY). Projections were prepared based on a population projection study prepared by Southern California Association of Governments (SCAG) and the average gallons per capita day water use.

Table 32-
Water Consumption

Year	Gallons Per Day	Acre Feet Per Year
2005	9,111, 451	10,207
2010	9,134,056	10,232
2015	9,461,043	10,598
2020	9,783,715	10,960
2025	10,092,599	11,306
2030	10,389, 194	11,638

Water Reduction Programs

Residential Plumbing Retrofit

Low-flow showerheads are distributed by CMWD on a continual basis, predominantly during Water Awareness Month. The water savings were calculated based on an estimated 5.56 GPD per device water savings.

CMWD partners with the local fire department, nurseries, landscape designers, contractors, and horticulture growers to educate landowners and promote water efficient landscaping. To improve water use efficiency at public landscapes and greenbelts, CMWD maintains strategic relationships with the school district and parks department. CIMIS-based controllers with soil moisture sensors are also used at all City of Compton parks.

High-Efficiency Washing Machine Rebate Programs

Metropolitan Water District (MWD) coordinates a High Efficiency Clothes Washer (HECW) rebate program on behalf of its member agencies to include the City of Compton. Beginning in 1995, MWD has partnered with agencies including Southern California Edison, and CALFED to offer monetary incentives to customers for the purchase of water saving washing machines. This program has resulted in more than 93,000 HECW distributions to date.

Public Information Programs

CMWD utilizes several methods to promote water conservation and resource efficiency. CMWD distributes information to the public through bill inserts, brochures, paid advertising, and special events held throughout the year. In 1999, CMWD modified water bills to demonstrate daily water consumption (in GPD). The bills provide a comparison of each customer's water consumption in the previous year to that in the current year for the same billing cycle.

School Education Programs

CMWD works with the local school district to educate students about water conservation and resource efficiency. Programs are targeted to educate students and encourage active involvement in water conservation. An ULFT distribution program is coordinated with local high schools that enable students to attend a workshop on water conservation and leadership. In turn, the students act as team leaders that educate and encourage neighbors and parents to replace their current utilities with low flush toilets. The program also raised $15.00 for the school per toilet replacement.

Risk Management Professionals Commercial, Industrial, and Institutional Programs

CMWD has identified all large commercial customers within its service area and is encouraging them to take advantage of recycled water where available. Most commercial sites within CMWD are small retail outlets with a single restroom, as with all customers within CMWD, they are encouraged to repair any fixtures that may be wasting water (e.g. running toilets or sinks). CMWD's planning department reviews the building plans to determine the proper meter size determined by Uniform Plumbing Code (UPC) fixture units, and line size for any new residential or commercial construction. CMWD also requires the use of water efficient fixtures before a permit is issued to a new customer. There is an annual review of customers' water use and CMWD also offers on-site follow-up evaluations to customers, to assist in the compliance with these programs. CMWD is also looking into offering rebates for commercial retrofit devices via Metropolitan.

Conservation Pricing

CMWD has a fixed bimonthly service charge, based upon meter size and usage for all customer sectors. During rationing situations such as in the drought years, CMWD utilizes a block rate structure to encourage water conservation. Usage above the water budget is billed at a higher rate equivalent to the penalties imposed on CMWD by Metropolitan for usage above the directed reduction.

Water Conservation Coordinator

CMWD's water conservation coordinator is a function performed for the most part by a combination of existing water department staff working in conjunction with Metropolitan and the school districts. CMWD stresses water conservation via distribution of conservation handouts and information booths at various community events. CMWD has continued to survey the institutions and educators on the number of programs, materials, and attendance at water conservation activities.

Risk Management Professionals Water Waste Prohibition

CMWD adopted a "Water Waste Prohibition," by Ordinance Number 1851 on March 12, 1991, which is actively enforced in drought situations. To enforce Ordinance 1851, CMWD will issue warnings and subsequent citations to customers exceeding the conservation constraints. Flow restricting devices may also be installed for non-complying customers.

Residential ULFT Replacement Programs

In association with Metropolitan, CMWD participates in an ultra-low flush toilet (ULFT) replacement program. The program began in 1995, and offers rebates to existing customers to help improve water use efficiency. Old toilets that are returned to the CMWD are recycled and used as crushed aggregate road base throughout California.

Sewer and street capacity have been also analyzed and found to be adequate to serve the existing and any potential residential redevelopment during the next planning period.

Based on the information above there are no immediate or projected water, sewer or road capacity impediments to providing additional affordable housing

Housing Costs

The median home price in Compton as of September 2005 was one third less than the median in Los Angeles County. Paramount is the only neighboring city with a lower median home price. Table 33 compares the median home sales price for Compton with that of the nearby cities.

Table 33
Home Prices: Compton and Surrounding Areas (September 2005)

City	Median Home Price
Carson	$477,500
Compton	$335,000
Gardena	$479,000
Lynwood	$405,500
Paramount	$327,000
South Gate	$417,000
Los Angeles Co.	$497,000

Source: September 2005 Median Home Prices – California Association of Realtors

Table 34 compares the housing costs for both apartment rental and SFD rental housing in the City.

Table 34
Rental Rates by Unit Type: City of Compton (May 2005)

No. of Bedrooms	Monthly Rental Range
Apartment Rental Rates	
Studio	$499-$750
1	$525-$850
2	$820-$1,350
3	$1,095-$1,850
Single-family Unit Rental Rates	
1	$1,200
2	$1,250-$1600
3	$1,425-$2,000

Source: City of Compton Consolidated Plan 2005-2010, May 2005

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Table 35 outlines the cost for rental housing as summarized in the City's Consolidated Housing Plan prepared in 2005. Apartment rental rates in Compton are within reach of moderate-income residents, however, single-family home rental rates are not. Low-income residents must either double up or find subsidized housing. Due to the poor economy since 2009 the median price of housing has declined, significantly making accurate estimates of housing costs difficult.

Table 35
Affordable Rental Rates by Income Category: City of Compton (2000)

Income Group	Median Income	Monthly Affordable Payment	Utilities Allowance	Affordable Monthly Rent
Very Low (0%-50% MFI)	$0-$16,510	$0 – $459	$50 – $100	$0 - $409
Low (51%-80% MFI)	$16,511-$26,417	$459 - $734	$50 - $100	$359 - $684
Moderate (81%-120% MFI)	$26,418 $39,625	$734 - $1100	$50 - $100	$634 - $1050

Source: HUD County Median Family Income Year 2000 based on upper 30% of 2000 Census monthly income

Table 36 itemized the typical cost for rental housing arranged by income group. While housing costs in Compton are lower compared to those of other communities in Southern California, the cost for housing still accounts for a significant share of the average monthly income for most households in the City.

Table 36
Housing Affordability: City of Compton (2000)

Family Size/Income Group	Income Levels		Housing Costs		Max. Affordable Price	
	Annual Income	Affordable Payment	Utilities	Taxes & Ins.	Home	Rental
Low						
One Person	$20,850	$521	$50	$200	$60,323	$471
Small Family	$26,800	$670	$100	$200	$82,284	$570
Four Person Family	$29,750	$744	$125	$200	$93,125	$619
Large Family	$32,150	$804	$150	$200	$100,909	$654
Moderate						
One Person	$33,300	$833	$50	$200	$129,541	$783
Small Family	$42,850	$1,071	$100	$200	$171,517	$971
Four Person Family	$47,600	$1,190	$125	$200	$192,366	$1,065
Large Family	$51,400	$1,285	$150	$200	$207,934	$1,135

Source: City of Compton 2005-2010 Consolidated Plan.

Fair Housing

It is important to examine how the City of Compton laws, regulations, policies and procedures will ultimately affect fair housing choice. Fair housing choice is defined, generally, as the ability of people with similar incomes to have similar access to location, availability and quality of housing. Therefore, impediments to fair housing choice may be acts that violate a law or acts or conditions that do not violate a law, but preclude people with varying incomes from having equal access to decent, safe, and affordable housing.

Fair Housing Law, Policies and Complaint Analysis

The State of California has a fair housing law that is more expansive than the federal Fair Housing Act. The City of Compton does not currently have a local ordinance, but it is subject to the California Fair Employment and Housing Act. The City of Compton provides its citizens with the services of the Fair Housing Foundation of Long Beach (FHF) for the purpose of fair housing education and public outreach. Currently, in the City of Compton, the California Department of Fair Employment and Housing is charged with enforcing the state's Fair Employment and Housing Act.

Between 2005 and 2010, a total of 10 complaints were received and investigated through the HUD Regional Office and State Fair Housing Assistance Program agency. Of the advertisements reviewed, no major violation was found. Generally, most apartment advertisements did include the equal housing opportunity logo in addition to the wheelchair accessibility logo. Including these logos can be a means of educating the home seeking public that the property is available to all persons.

The City of Compton receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) entitlement allocations. During FY 2010-11, the City received $3,203,998 in federal entitlement funds from the U.S. Department of Housing and Urban Development (HUD) to address the needs, goals, and objectives established in the Annual Action Plan as well as the five-year Consolidated Plan. In terms of affordable housing unit production, the city was diligent in achieving goals stated in the Annual Action Plan.

The City's zoning ordinance and public policies were examined to reveal any current ordinances or policies that impede fair housing. No concerns were noted as a result. Compton adopted an Affordable Housing Density Bonus ordinance in 2007 to use incentives to encourage the production of affordable housing within the city and mitigate some of the barriers to affordable housing listed in the Consolidated Plan.

Focus Group and Community Input on Impediments to Fair Housing

Focus groups and community meetings were held to collect input on impediments to fair housing. Attendees indicated a need to continue the City's emphasis on mitigating the impacts of discrimination or impediments to housing choice for protected class members, including ethnic and racial minorities, persons with disabilities, renters with past criminal records or prior convictions for sexual abuse related crimes, and those in need of special needs housing or facing evictions, foreclosures and homelessness. Participants wanted greater emphasis on preventing discrimination and preferences based on race and ethnicity. They cited increased perceptions that some industry representatives routinely violate fair housing law and the "first come first served" policy to advantage person of the same race or ethnicity of the majority living in a rental complex or neighborhood in acquiring housing participants voiced support for continued emphasis on credit education and housing consumer counseling. Increased financial literacy courses taught in high schools were seen as solutions as well. They also cited the need for additional funding for fair housing outreach, education and enforcement to landlords, and homeowner associations and other likely violators of fair housing law. Participants emphasized the need for increased project based rental assistance and the overall allocation of Section 8 Vouchers due to increased demand for rental assistance.

Home Mortgage Disclosure Act (HMDA) Data Analysis

The Federal Financial Institutions Examination Council (FFIEC) gathers data on home mortgage activity from the federal agencies that regulate the home mortgage industry. The data contain variables that facilitate analysis of mortgage lending activity, such as race, income, census tract, loan type, and loan purpose.

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An analysis of home mortgage disclosure act data did not provide conclusive evidence of fair housing impediments; the data tend to suggest that redlining may be occurring in some of the low-income census tracts in the county and the city. While it is expected that low-income applicants would not have a very high success rate in their loan applications, within the low-income census tracts even high-income applicants showed a poor success rate. It would appear that lenders might be reluctant to lend in those communities.

In the county and the city, the least success in lending was found in the refinance loan sector and the highest success was found in home purchase loan sector. Refinance loans were the most frequent loan type in the city and the county.

Overall, the origination rates among Whites were higher than minorities in home purchase, home improvement and refinance loans. Although Hispanics and African-Americans accounted for higher number of applications than Whites, the percentage of loan originations were significantly lower compared to their percentage in population in the county and the city.

Overall, the mortgage markets seem to have peaked in 2000 and 2001. Opportunities still exist for borrowers to buy housing or refinance existing higher interest loans. Rising interest rates appear to be having an impact on lending activity in the city, with the number of applications slowing in recent years. In the county and the city, the least success in lending was found in the refinance loan sector and the highest success was found in home purchase loan sector. Refinance loans were the most frequent loan type in the city and the county.

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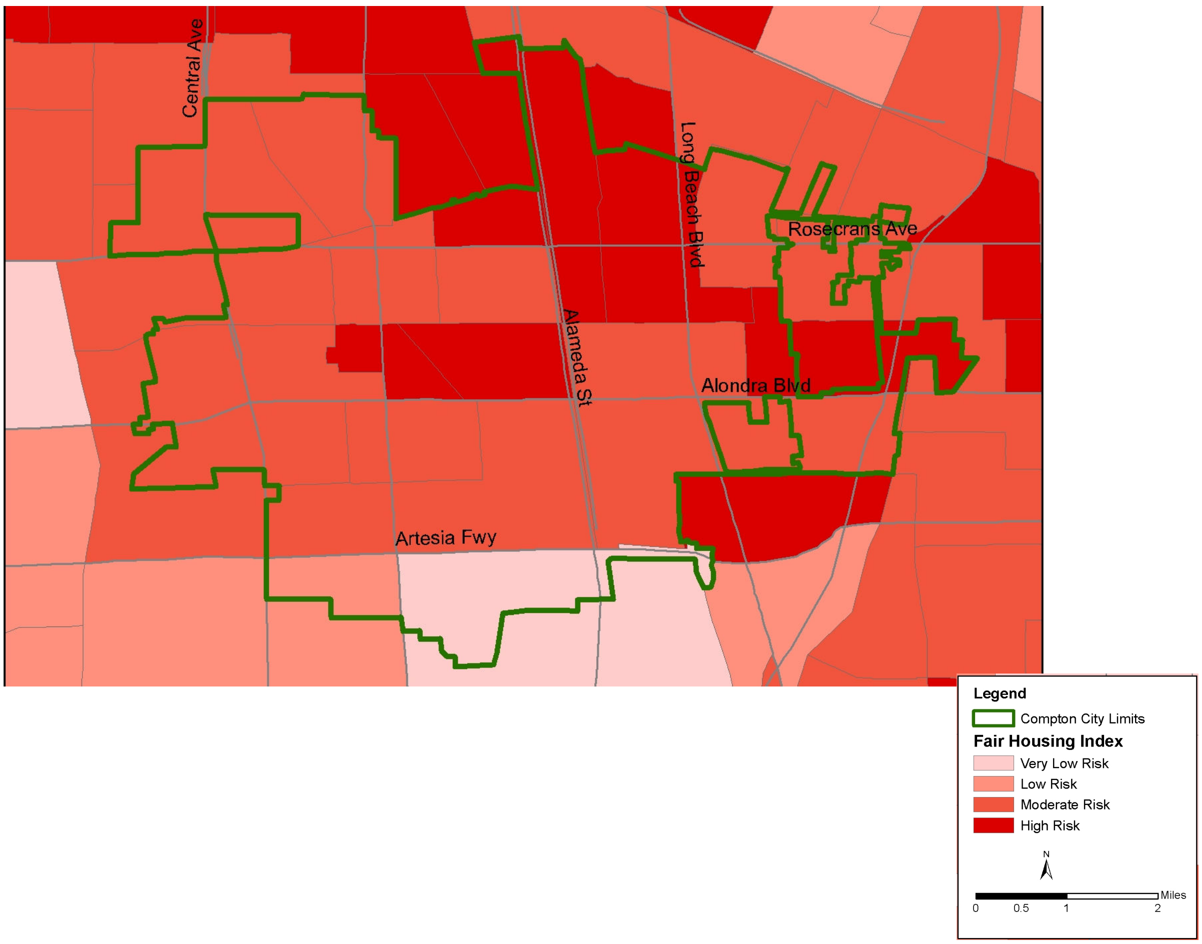
Fair Housing Index

The Fair Housing Index is a measure developed specifically for Analyses of Impediments to Fair Housing. The index combines the effects of several demographic variables with Home Mortgage Disclosure Act (HMDA) data and maps the results by census tract.

As indicated on Exhibit 3-4, the census tracts designated as having High Risk of having fair housing problems are concentrated in the central and northeastern census tracts in Compton. Most of the census tracts in the city have Moderate Risk of having fair housing problems. The areas of high to moderate risk may contain the older housing stock, more likely in poor condition, with lower housing values and rents, and are primarily occupied by minority households that have higher percentages of households headed by females with children than that of other census tracts or areas. There is a higher than average unemployment rate and lower than average level of educational attainment.

EXHIBIT 4
FAIR HOUSING INDEX (2000)
SOURCE: U.S. CENSUS BUREAU



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5. PROGRESS IN ACHIEVING PREVIOUS HOUSING OBJECTIVES

As part of the periodic review of the housing element, the City of Compton is required to evaluate its progress toward achieving the goals contained in the previous element. The City's previous element anticipated that a total of 722 new units would be constructed during the 2000 – 2005 planning period. Of these newly constructed units, 330 units would be for lower income households and 140 units would be for moderate income households. The City's goal for rehabilitated units was 400 and for Section 8 rental assistance was 997 households, and up to 290 qualifying households would receive first time homebuyer assistance. In addition, 313 units of at-risk housing would be preserved for very-low income households.

Table 37 shows the quantifiable housing objectives in the previous Housing Element along with the achieved results. With the exception of rental assistance the City did not come close to achieving its targets. While developing the goals, policies, and implementation plan for this Housing Element, staff carefully reviewed the roadblocks to success during the 2000-2005 period and has developed annual targets to avoid a repeat. In addition, the housing element has been developed in concert with the objectives for the Comprehensive Plan for Community Development Block Grant funding as well as the Impediments to Fair Housing to leverage all of the City's resources dedicated to providing affordable access to housing.

Table 37 only quantifies the new housing that completed construction during the 2000 – 2005 planning period. A significant number of projects were initiated during this period and were completed after 2005. They are reflected in Table 30 below having been completed in the current planning period.

The Government Code, in Section 65588 (a) (2) indicates that the information documenting the results of the previous Compton Housing Element's policies should be quantified wherever possible. The majority of the goals and policies included in the previous Housing Element have been included in this element. Table 38 indicates those policies that were reworded and indicated the corresponding policies that have been included in this element.

Table 37
Progress in Achieving Housing Objectives, 2000 – 2005

Income Category	New Housing		Rehabilitated. Units		Rental Assistance		Preservation of At-Risk Units		1st-time Homebuyer Assistance		Minor Repair
	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Actual
Very Low-Income	210	0	300	0	997	803	313	0	0	0	0
Low-Income	120	21	75	10	0	0	0	0	218	0	88
Moderate-Income	140	10	25	17	0	0	0	5	72	36	0
Above Moderate	252	15	0	0	0	0	0	0	0	0	0
Total	722	31	400	27	997	803	313	5	290	36	88

Source: City of Compton

The results shown in Table 37 reflect that the ongoing Housing Goals and Objectives/Policies for the 2000 – 2005 planning period were for the most part achieved, except for the housing goal of building 722 general units was not achieved due to the lack of available vacant land of sufficient size in the City or land potentially available to redevelopment to attain this goal. Looking back it is clear that the goal were too optimistic. The City's goal and ability to effectively assist in the rehabilitation of 400 units was also overestimated. Rental assistance was the one area where the City was able to come close to the attainment of a set goal helping 803 out of 997 units.

The last remaining developable land in the City is the Brickyard site where potentially 1,300 units could be built. This site is a mixed use site and will provide the City with an opportunity to include low income units into the development. The recent dissolution of Redevelopment Agencies has brought into confusion the set aside funds they use for low income residential units. Presently, the plan is for the City Housing Authority will take over all of the Redevelopment Agency housing programs. The City will continue their Housing

Authority to work with new and existing multi-family property owners to participate in various programs to provide affordable housing. The development of the new Housing Goals and Policies were reviewed for both utility and their realistic potential to achieve success in the new Housing Element

Table 38 Evaluation of Past Housing Element Goals and Policies			
Goal	Objective/Policy	Result	Evaluation
Goal 1 Maintain and enhance the quality of residential neighborhoods in Compton, and conserve the existing supply of affordable housing.	Use the City's housing code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Compton.	Numerous violations notices for unsafe structural conditions and illegal construction have been issued and corrected.	Goal/Objective was reworded and retained
	Replace severely deteriorated units with sound, quality housing which meets the needs of residents displaced by unit demolition.		Policy was retained
	Continue to implement existing rehabilitation programs which provide financial and technical assistance and incentives to property owners/tenants to correct housing deficiencies.	Continued financial assistance to property owners/ tenants to correct housing deficiencies is offered.	Policy was retained.
	Avoid concentration of low and very low income housing in any single portion of the City. Promote mixed income housing projects.	The City disperses low income residential units throughout the City avoiding concentration	Policy was modified and retained.
Goal 2.0: Encourage adequate provision of a wide range of housing by location, type of unit, and price, to meet the existing and future needs of City residents. .	Encourage the provision of a wide range of housing types and prices. Inform cited residents/owners of available City grant and loan programs available to assist financially in the acquisition of housing. Compton has a wide range of housing unit types and price points	The CRA and Housing Authority mange several rental assistance and home ownership programs to meet the housing needs of the residents.	Goal was reworded and retained.
	Preserve "at-risk" affordable units through monitoring, working with potential non-profit purchasers/managers, identifying means to transfer ownership, or refinancing mortgage revenue bonds.	The Housing Authority will continue to work to preserve at risk housing and create new low income hounding opportunities.	Policy was modified and retained.
	Implement relocation and replacement housing plans as required.		Policy was modified and retained.
	Relocate non-conforming residential uses from redevelopment project areas to appropriate sites within residential neighborhoods.	When feasible non-conforming residential is removed from use in redevelopment and industrial areas.	Policy was retained
	Target a portion of future Redevelopment Agency housing set-aside funds to providing housing adequate in size for large family households.	The CRA no longer exists.	Policy was eliminated.

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Table 38 continued Evaluation of Past Housing Element Goals and Policies			
Goal	Objective/Policy	Result	Evaluation
Goal 3.0: Provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.	Initiate CRA redevelopment of very low and low income housing units.	The City provides a range of residential zoning allowing a range of density from 1 to 34 du/ac. As a result the City has met and exceeded its RHN of 69 du.	Goal was achieved and eliminated
	Provide a wide range of residentially zoning land to accommodate the Regional Housing Needs of the City.	The General Plan Land Use Element designates several sites for single and multi-family development.	Policy was modified and retained.
	Facilitate the development of affordable housing by offering developers incentives such as: 1) low interest or tax exempt financing; 2) City participation in on- and off-site public improvements; and 3) write-downs.		Policy was modified and retained.
	Adopt Zoning Ordinance provisions which comply with the State's density bonus requirements and establish guidelines for evaluating projects submitted thereto.	The City adopted the state regulations for density bonus requirements. All residential projects requesting a density bonus are subject to it.	Policy was retained.
	Implement land use policies which allow for a range of residential densities, including low density single-family uses, moderate density town homes, and higher density apartments and condominiums.		Policy was retained
	Provide for the conversion of the following sites to residential use: • Burrell-MacDonald Park (southern portion only) • Tragniew Park (a portion) • Raymond Street Park • Harriet Tubman School • Vacant School District site on Central Avenue • Atkinson Brickyard		Policy is no longer in effect and was eliminated.
	Perform thorough environmental review of all industrial development proposals planned near residentially zoned land.	Every residential project is required to comply with the CEQA	Policy was retained.
	Coordinate with local social service providers to address the needs of the City's homeless population, and homeless men in particular.	The Housing Authority administers the emergency shelter grants and housing programs.	Policy was modified and retained.
	Encourage development of housing for the elderly by offering density bonus and other zoning incentives, such s reduced parking, reflective of the elderly's specific needs.	Two senior housing projects have been completed during the past planning period to meets the needs of the elderly.	Policy was retained

Table 38 continued Evaluation of Past Housing Element Goals and Policies			
Goal	Objective/Policy	Result	Evaluation
Goal 4.0: Eliminate conflicts between residential and non-residential uses.	Reduce existing and prevent future intrusion of residential land uses into industrially zoned areas and buffer residential uses abutting industrial uses.	The City does not approve any zone changes nor permits and new residential zoning to abut industrial zoning or land uses. New General Plan land use designations and zoning categories are being implemented to phase out existing incompatibilities and create new buffer zones and development standards.	Goal was retained.
	Encourage residential development in areas designated for Mixed Use where it would not conflict with commercial or industrial land uses. Rezone commercially and industrially zoned land that could be more appropriately developed for residential uses.`11+		Policy was eliminated as land use designations have been adjusted and zoning will be updated after General Plan is approved,
	Require new residential projects adjacent to commercially and industrially zoned properties to incorporate adequate buffers into site plan design.		Policy was retained.

Table 38 Evaluation of Past Housing Element Goals and Policies Cont.			
Goal	Objective/Policy	Result	Evaluation
Goal 5.0: Provide increased opportunities for homeownership.	Continue to inform the public of the home ownership financial assistance programs available. Target first time home buyers with down payment assistance.	The City of Compton has a 56% homeownership rate according to the 2000 census. This is one percent higher than the County average.	Goal was modified and retained.
	Continue to implement existing rehabilitation programs which provide financial and technical assistance and incentives to property owners/tenants to correct housing deficiencies.	The city will continue to promote homeownership through various programs.	Policy was retained.
Goal 6.0: Promote equal opportunity for all residents to reside in housing of their choice.	Inform potential home buyers and renters and property owners of the federal anti-discrimination / housing laws. Follow the recommendations contained within the Analysis of Impediments to Fair Housing.	Both the CRA and the Housing Authority regularly inform the community of the current anti-discrimination laws	Goal was modified and retained.
	Provide favorable house purchasing options to low and moderate income households, such as interest rate write downs, down payment assistance, and mortgage credit certificates.	The City offers various housing programs for first time buyers, as well as rehabilitation loans. The City cooperates with any public / private organization or government entity to promote fair housing.	Policy was modified and retained.
	Rehabilitate FHA foreclosed units with the intent of reselling the units to first-time home buyers and low and moderate income owner-occupants		Policy was modified and retained.
	Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Foundation to enforce fair housing laws, and provide tenant/landlord counseling.		Policy was modified and retained.
	Provide fair housing services to Compton residents, and assure that residents are aware of their rights and responsibilities regarding fair housing.		Policy was incorporated into Policy 5.2 in
	Implement action items identified in the City's Analysis of Impediments to Fair Housing Choice (AI) to further access to fair housing in Compton.		Policy was modified and retained.
	Encourage development of residential units accessible to disabled persons or adaptable for conversion to residential use by disabled persons.		Policy was retained.

Table 39 shows the accomplishments of the Housing Programs administered by the City between the years 2008 through 2011. This table shows the several Housing Programs for various fiscal years and the actual accomplishments of each program for each year. This table is different from Table 38 which shows the Goals of the last Housing Element and the City's success in implementing those goals as well as whether the goal was deleted from the new Housing Element or retained. Both tables may have overlapping information, but Table 40 is not intended to address Housing Element Goals but more specifically certain programs.

Table 39

Housing Program Accomplishments: 2008 – 2011

Housing Program	2008 / 2009		2009 / 2010		2010 / 2011	
	Target	Actual	Target	Actual	Target	Actual
Housing Rehabilitation Program – Deferred Equity Loan Program (DEL)	11 Households	25 Households were assisted with low Cost Housing funds	Seven (7) Households	Seven (7) households were assisted with HOME funds.	201,984	201,984
Housing Rehab Program- Fix-It Grant Program			Twenty-five (25) Households	Twenty-one (21) households were assisted with HOME funds.	51,713	51,713 14 housing units
First time Home Buyer	11 Households	13 households were assisted with HOME funds. 23 households were assisted with low cost housing funds	Four (4) households	Four (4) households were assisted with HOME funds and five (5) households were assisted with Low Cost Housing funds.	400,000	400,000 4 units
CHDO Alameda Court Seasons at Compton	Two Housing Units5	28 housing unitys were constructed. 0 affordable senior housing units were constructed	Thirty (30) housing Units	28 housing units; five (5) of which were set-aside affordable. Seasons at Compton, which will provide eighty-four units (84) affordable senior housing units.	221,100	221,100 0 units
Fair Housing	300 People	232 people were assisted 16 people were assisted with fair housing complaints 253 people attended education and outreach events	200	232 people were assisted with landlord/tenant services 20 people assisted with fair housing services 247 people attended education services .	15,0000	15,000 222 people
Total						

Source: City of Compton

Table 40 ESG Homeless Programs 2008 / 2009				
Program	**Allocated**	**Expended**	**Goals**	**Accomplishments**
Compton Welfare Rights Organization	ESG: $50,778.46	ESG: $50,778.46	200 People	One hundred eighty one (181) homeless women and their children were assisted
Ms. Essie's House of Faith	ESG: $ 0	$37,005.14	150 People	One hundred ninety five (195) homeless people were assisted

Table 40 ESG Homeless Programs 2009 / 2010				
Program	**Allocated**	**Expended**	**Goals**	**Accomplishments**
Compton Welfare Rights Organization	ESG: $32,355	$32,355.00	240 People	. One hundred fifty-eight (158) homeless women and their children were assisted.
Ms. Essie's House of Faith	ESG: $29,000	$4,825.57	100 People	This Shelter closed its doors in FY 2009-10. Unexpended funds will be reallocated in FY 2010-11.
Peace and Joy Care Center	ESG: $30,000	$0	135 People	This project will be implemented in FY 2010-11.

Table 40 ESG Homeless Programs 2010 / 2011				
Program	**Allocated**	**Expended**	**Goals**	**Accomplishments**
Compton Welfare Rights Organization	$46,659	$46,095	200 People	393 people
Peace and Joy Care Center	$43,970	$43,970		

6. Projected Regional Housing Needs Assessment

A major focus of the Housing Element is to identify strategies, programs, and sites that will enable Compton to meet it assigned Regional Housing Needs Assessment (RHNA) requirements. For the City of Compton, the regional housing need is determined by the Southern California Association of Governments (SCAG) pursuant to Section 65584 of the Government Code and is based upon an overall regional housing need number established by the State. The assigned RHNA for the City calls for a total of 69 units to be provided during the current planning period.

- The *Extremely Low Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area. For the 2006-2014 planning period, the City's RHNA for *extremely low income* households is 8 units.

- The *Very Low Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area. For the 2006-2014 planning period, the City's RHNA for *very low income* households is 8 units.

- The *Low Income* households earn from 51% to 80% of the median. For the 2006-2014 planning period, the City's RHNA for *low income* households is 10 units.

- The *Moderate Income* groups earn from 81% to 120% of the median. For the 2006-2014 planning period, the City's RHNA for *moderate income* households is 13[5] units.

- The *Above Moderate* households earn over 120% of the median income. For the 2006-2014 planning period, the City's RHNA for extremely *above moderate* households is 30 units.

The RHNA applicable to the City is summarized in Table 41. A substantial amount of new housing has been contructed, entitled, or is in the planning review process. During the current planning period (since 2006), a total of 645 units have been constructed, approved, or are currently undergoing review. Furthermore, 158 units are designated for lower-come households for seniors as well as persons that are developmentally disabled.

As indicated previously, those households that have incomes of 30% of the County median would fall into the extremely low income category. Based on the 2009 income limits, an extremely low income household would have the following household incomes: a one person household with an annual income of $16,650 or less; a two person household with an annual income of $19,050 or less; a three person household with an annual income of $21,400 or less; and a four person household with an annual income of $23,800 or less.

The HCD indicates that the projected need for extremely low income households may be calculated by assuming that such households represent 50% of the very low income households. In other words, the future house need for extremely low income households in Compton is projected to be 168 households.

Table 41
RHNA for the City of Compton
January 2006 - June 2014

Income Category	No.	Percent
Extremely Low Income	8	11.5%
Very Low Income	8	11.5%
Low Income	10	14.5%
Moderate Income	13	17.4%
Above Moderate Income	30	43.5%
Total Need - Future Housing	69	98.4%

Source: Southern California Association of Governments, July 12, 2007

[5] This target was increased to 13 to balance the total RHNA requirement of 69.

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7. ADEQUATE HOUSING SITES INVENTORY

The assigned RHNA for the City calls for a total of 69 units to be provided during the current planning period. A substantial amount of new housing has been contructed, entitled, or is in the planning review process. As a result, the City is in a unique position of having already acheived is required housing allocation.

Residential Units Provided in the Current Planning Period

The RHNA for the City calls for a total of 69 units to be provided during the current planning period. The RHNA goal has been met and exceeded. During the current planning period (since 2006), a total of 645 units have been constructed, approved, or are currently undergoing review. Table 30 shows the strategies employed to deliver 260 housing units since 2006 and to have an additional 186 projected to complete construction in 2011. During this planning cycle, the City of Compton has been involved in a number of projects identified in Table 35. The status of the major developments is summarized below:

- Alameda Court, LLC Project. The Disposition and Development Agreement between the Agency and the Developer provides that the Agency sell to the Developer an approximately 55,661 square feet site for the development of 28 two, three, and four bedroom for sale town homes units, including live-work units allowing for a home office, with attached garages; a common outdoor area; and a community center of approximately 1,550 square feet. Five units were set aside for low-income families. The five units were funded with $800,000 iof HOME funds given to the developer to set aside the five units. The basis for affordability for these units is the Los Angeles County Median income. The City classifies very low, low and moderate income individuals and families as those with yearly incomes up to $55,111.

- The Seasons at Compton project is a senior housing project providing 30 units with restrictions on age and income. Of the 30 units within the project located within the City, nine units are for very low income persons, 14 units are for low income persons and six units for moderate income persons. A prospective resident must be at least aged 55 yrs or older and have a maximum income of 50% or below the county median income. The units are deed restricted and range in style from Studio to 1 bedroom. The project will be complete by July 2011.

- The Compton Senior Apartments is a senior housing project providing 74 units with restrictions on age and income. A prospective resident must be at least aged 55 yrs or older and have a maximum income of 80% or below the county median income. The units are deed restricted and range in style from Studio to 1 bedroom. The project will be complete in about a year and a half, (December 2013).

- 2301-2307 W. Compton Blvd. This project consists of a 4-unit apartment complex. This project is in plan check.

- 930 W. Compton Blvd. This project is a 41-unit planned unit development. This project is in plan check.

- 509 N. Tamarind Ave. **Willow Walk Condominiums.** This project consists of 128 condominium units located within a mixed use gated community. This project is under construction.

- 202 S. Rose Avenue. This project is a 4-unit apartment complex that is in plan check.

- 205 N. Willow Street. This project is an 8-unit apartment complex that is in plan check.

- 809 E. Pine Street. This project is an 8-unit townhome development that is in plan check.

- 1409 W. 130th Street. This project is a 4-unit apartment complex that is in plan check.

- 950 W. Alondra Boulevard. This project is a 28-unit townhome development that is under construction.

See table 42 for current construction status of these projects.

RHNA UNITS BUILT, UNDER CONSTRUCTION AND/OR COMPLETED
TABLE 42

Project Name	Status: Approved, Under Construction, Completed	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price (2) Rent price (3) Type of Subsidy
			VL	L	M	AM	
Seasons at Compton	Completed – Final CO issued	30	9	14	6	1	(3) Deed Restricted
Compton Senior Apartment	Under Construction	74	8	66	0	0	(3) Deed Restricted
Alameda Court 501 S. Alameda St.	Completed - No Final CO	28	0	5	0	23	
2301-2307 W. Compton Blvd	No Final CO	4	0	0	0	4	
930 W. Compton Blvd	No permit issued	41	0	0	0	41	
Willow Walk Condo 509 N. Tamarind Ave	Completed – Final CO issued	128	0	12	21	95	(1)
202 S. Rose Avenue	No Final CO	4	0	0	0	4	
205 N. Willow Ave.	No Final CO	8	0	0	0	8	
809 E. Pine Street	No Final CO	8	0	0	0	8	
1409 W. 130th Street	Completed - Final CO issued	4	0	0	0	4	
950 W. Alondra Boulevard	No Final CO	28	0	0	0	28	

The map in Exhibit 3-7 shows the new residential land uses defined in the Land Use Element and included below.

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Table 43 RHNA Needs Status			
Income Category	A New Construction Need	B Units Built, Under Construction or Approved	A-B Remaining Need
Very Low (0-50% of AMI)	8	17	0
Low (51-80% of AMI)	10	97	0
Moderate (81-120% of AMI)	13	27	0
Above Moderate (over 120% of AMI)	30	216	0
TOTAL UNITS	69	357	0

Units currently at risk for conversion

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. The preservation of assisted units is an issue because the subsidy periods of federally subsidized projects constructed 20-30 years ago are beginning to come up for renewal or termination.

Ten developments in the City have received mortgage assistance through the Federal Government and/or State of California. These Ten developments listed in Table 44 indicate the name, location, government assistance, affordability controls, and other pertinent information for the government-assisted projects within the City.

The use restrictions for Section 8 new construction opt-out contract, attach to the properties' when the market rate mortgage was issued at the time the contract was entered into by the property owner. The Section 8 contract guarantees, for the term of the contract that units covered by the contract are rented to lower income senior citizens. The low income senior citizen pays 30% of his/her adjusted gross monthly income to the owner or manager while HUD pays the difference between the rent paid by the tenant and the market rate rent. Market rate rents are determined and reviewed on a yearly basis by HUD.

In the event the owner successfully opts-out of the Section 8 contract the previous low-income senior rental-housing units would no longer be included in a federal program to guarantee reduced rents.

Since six of the ten projects listed in Table 44 are at risk of going market rate during the next five years. To terminate the contract the property owner must filed a Notice of Intent with HUD, to opt-out of the Section 8 contract. So far the City has not received a notice that any of the nine assisted units will terminate their contracts and go market rate.

Assessed Conversion Risk

The total number of units at risk of going market rate during the next five years is 317 divided up among nine properties. According to the California Housing and Community Development publication, approximately 15 to 20 percent of at risk properties will opt out of the assisted housing programs for a variety of reasons. This means that approximately 47 to 63 units is the real number of at risk units that the City needs to work toward providing in the event the anticipated 15% to 20% of existing property owners opt out.

Therefore, the City is working on three projects that are in the development stage totaling 244 new units. These projects include Willow Walk, Alameda Court, and Seasons at Compton projects.

Table 44
Assisted Housing Projects in Compton

Project Name/Address	Types of Government Assistance	Terms Control	Earliest Conversion*	Number of Units**	Tenant Type	Current Owner
SANTA FE APARTMENTS 1912 N. Santa Fe Ave Compton, Los Angeles, CA.	LMSA S8	236(j)(1)	06/30/2010	79*	Family	
DOUGLAS PARK APTS 121 W Rosecrans Ave Compton, Los Angeles, CA.	Sec 8 PRAC 202/811		05/31/2011	72*	Family	
WHITFIELD MANOR 12600 S. Compton Ave Compton, Los Angeles, CA	LMSA S8	236(j)(1)	09/30/2011	40*	Family	
ST TIMOTHY'S TOWER 425 S. Oleander Ave Compton, Ca	LMSA S8	236(j)(1) /202	09/30/2014	112*	Senior	
ST. TIMOTHY'S MANOR 415 S. Oleander Ave Compton, CA	LMSA S8	202	09/30/2014	21*	Senior	
E. BOYD ESTERS MANOR 1101 N. Central Ave Compton Ca.	LMSA	202	06/07/2013	50*	Senior	
PARK VILLAGE APARTMENTS 601 W. Corregidor Street Compton, CA.		207/223(f)	10/01/2039	164	Family	
NEW WILMINGTON ARMS 2 700 W. Laurel Street	S8	236(j)(1)	04/30/2021	164	Family	
SOUTH BAY RETIREMENT RESIDENCE 1001 W. Cressey Street	Section 202/811 PRAC 202/811 S8		01/31/2016	74	Senior	
WARWICK TERRACE APT 14921 S. Compton	S8		Annual Renewal	103	Family	

During the next ten years 448 units will be at risk of going market rate.
* 295 units are at risk during the next 5 years.
Source: Planning Department, City of Compton 2011.

#1.

Preservation of At Risk Housing Program

In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower-income households. A total of 317 units in nine HUD-assisted projects are at-risk of conversion to market-rate prior to 2015. The City's objective is to either retain or replace as low-income housing all at risk units in the City. The Planning and Economic Development Department will implement the following programs on an ongoing basis to conserve its affordable housing stock.

a. **Monitor Units At-Risk** - SANTA FE APARTMENTS, WHITFIELD MANOR, and ST TIMOTHY'S TOWER APT are all eligible to prepay their remaining HUD-insured Section 236 loans and opt out of low-income use restrictions any time. Section 8 subsidies for units in the four other projects are renewed on short-term basis and may not be renewed in the future due either to lack of funding at the HUD level or owner decision to opt out of the Section 8 program. In addition, the SANTA FE APARTMENTS has a Section 8 contract that expired before the end of 2010. The City will continue to monitor these apartments annually.

b. **Work with Potential Purchasers** - Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing. The City should actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers. The City will update this list annually.

There are a number of housing providers that have been identified by the State HCD as candidate entities that could assume responsibility for the at-risk housing should they be converted to market rate units:

- Community Development & Preservation, LLC;
- MBK Management Corporation;
- Community Rehabilitation Services, Inc;
- East Los Angeles Community Corporation
- FAME Housing Corporation;
- Los Angeles Center for Affordable Tenant Housing;
- Los Angeles Housing Partnership, Inc.;
- Los Angeles Low Income Housing Corp. (LALIH); and,
- The East Los Angeles Community Union (TELACU).

c. **Tenant Education** - The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.

d. **Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List** - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing.

Five-Year Objectives:

- Preserve all 317 units in the nine at-risk properties.
- The City will monitor, every three months, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units.
- The City will annually identify and meet and purse funding with non-profit organizations as potential purchasers/managers of at-risk housing units.
- As part of coordination with non-profit partners, the City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
- The City will provide tenant education within 30 days of a notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties.

Table 45

PURCHASE AND REHABILITATION COSTS FOR EXISTING UNITS

Cost/Fee Type	Cost Per Unit
Land & Improvements Acquisition	$90,000
Rehabilitation*	$25,000
Financing/Other (4% @ 30 yr.)	$82,649.93
Total Estimated Per Unit Cost	$197,649.93

* Lead paint removal, heating, appliance, window, and flooring replacement

Table 46

NEW CONSTRUCTION/REPLACEMENT COSTS (850 sq ft multi-family) unit

Cost/Fee type	Cost Per Unit
Land Acquisition	$30,000
Construction	$109,650
Financing/Other (4% @ 30 yr.)	$100,365.77
Total Estimated Per Unit Cost	$240,015.77

The replacement cost for the subsidized at risk developments would be prohibitive. In general, the cost for new land in the city is $18 a square foot. The actual construction cost for residential development ranges from $118 a square foot up to $129 a square foot. The total projected replacement cost for the at-risk units is identified in Table 46 above. This figure assumes that a minimum 5,000 square foot multi-family lot would be required and each unit would have a total floor area of 850 square feet (two-bedrooms). The land cost would total approximately $90,000 (assuming $18 per square foot) while the construction cost would total approximately $109,650 (assuming $129/square feet by 850 square feet per unit $109,650. The financing cost for each unit would be $100,365 at 45 for 30 years. The total cost to construct a new 850 square foot multi-family unit would be $240,015. The total rehabilitation cost per unit would be $197,649 as illustrated in

#1.

Table 45. Therefore, it is more cost-efficient to preserve existing affordable units than it is to build replacement units.

Successor (Redevelopment) Agency Owned Sites

Table 47 indicates those sites that are presently owned by the City of Compton. These sites are presently zoned non-residential and have different existing General Plan land use designations. However, the new Land Use Element of the new General Plan 2030 will re-designate all of the sites listed in Table 47 to residential land uses. Moreover, upon adoption of the General Plan 2030, the City of Compton will undertake a zoning consistency program to rezone a variety of properties whose zoning is not consistent with the adopted Land Use Element including all of the properties listed in Table 47. These properties could accommodate up to 228 units based on a density of 30 units per acre. This density formula corresponds to that identified by the State legislature for urban areas. The CRA is solely responsible for development of these areas and is core objective of the agency. As funds become available they will continue to facilitate additional developments.

The sites shown in Table 47 can certainly be consolidated through the subdivision process if warranted. Each site will be viewed within the context of the sites' location, the configuration of the associated lots and project site design. The subdivision process typically occurs at the time of project entitlement because this allows for the most efficient design of lots that would accommodate the proposed location of improvements, accesses and easements.

The sites listed in Table 47 will also become uses by-right under the proposed Zoning Consistency Program planned for the spring of 2012. When the new zoning ordinance is written these land uses will become uses by right as will all single family and multi-family uses that meet the minimum code requirements. Densities will meet the multifamily minimum of 20 dwelling units per acres however due to each sites' size the smaller sites may have less total units onsite.

The City's methodology is to use the Los Angeles County median income as the basis for determining which units will available to the various income groups whether as a rental or a for sale unit. The projected unit count for each site shown in table 35 is based on a minimum lot area of 1,500 square feet per unit as specified in the zoning ordinance for Residential High Density (RH).

Table 47
Sites Currently Owned by the City of Compton
January 2006 - June 2014

Address	Land Area	Existing Zoning	Existing Land Use	Min. Lot area per unit.	New Land Use	Proposed Zoning	Potential Development[6]
302 N Tamarind	77,101 sq. ft.	Limited Commercial C-L	Vacant Land	1,500	Multifamily	Multi-Family	51 units
415 W. Compton Blvd.	6,696 sq. ft.	Limited Commercial C-L	Vacant Land	1,500	Mixed Use	Multi-Family	4 units
106 E. Cedar St.	7,497 sq. ft.	Limited Commercial C-L	Vacant Land	5,000	Single Family	Single Family	1 units
13800 – 13900 McKinley Avenue	284,192 sq. ft.	Heavy Manufacturing	Vacant Land	1,500	Mixed Use	Multi-Family	189 units
Total Units							245 units

Source: City of Compton, 2011

[6] Based on a density of 30 units per acre

8. HOUSING PROGRAMS 2006-2014

QUANTIFIED HOUSING OBJECTIVES

Compton's quantified objectives for new housing during 2006 – 2014 are listed in Table 48 by housing strategy. Definitions and examples of each housing strategy are provided below.

#1: Down Payment Assistance to First Time Homebuyers

- Willow Walk Project: The Disposition and Development Agreement between the former Compton Community Redevelopment Agency and the Developer provided that the Agency sell to the Developer an approximately 6.5 acre site for the development of 128 for sale residential town homes with tandem garages and interior park space. The City provided down payments assistance to 21 Moderate and 12 Low Income First Time Homebuyers in the form of gap financing to subsidize the purchase of newly constructed townhomes. These units were completed in June 2011. All of the remaining 95 units are market-rate townhomes. Home funds from the City were used to contribute down payment assistance to both moderate and low income 1st time home buyers in 2008. Because Home funds were used the City provided funds based on the calculated Los Angeles County median household income.

#2: Gap Financing to Developers of Lower Income Senior Housing

- Seasons at Compton Housing Project: The City provided gap financing assistance to SEASONS AT COMPTON Housing in a form of gap financing to ensure feasibility of proposed development of low-income Senior Housing Development in the redevelopment project area. Construction has begun and is scheduled to be completed in 2011.

- META Housing Project: This all low-income Senior Housing Development is for physically disabled seniors. The City provided gap financing assistance to META Housing to ensure feasibility of proposed development in the redevelopment project area. Construction has begun and is scheduled to be completed in 2011.

#3 Infill Development

Bedford – This market-rate multifamily housing development will provide 28 three and four bedroom apartments in an existing community. It's located across the street from the Compton Airport and is scheduled to be complete in 2011.

#1.

Table 48 Overview of Quantified Objectives for New Housing					
Income category	**RHNA**	**Strategy – Units Provided**			
		#1	**#2**	**#3**	**Total**
Extremely Low	8	0	15	0	15
Very Low	8	0	25	0	25
Low	10	105	110	0	215
Moderate[7]	13	20	0	0	20
Above Moderate	30	75	0	50	125
Total	69	200	150	50	400
Source: City of Compton. 2010					

Programs

All potential sources of funding will be actively pursued by the City and particularly the Compton Local Housing Authority with oversight by the Planning and Economic Development Department in their efforts to implement the City's Housing Element. In recent years, Compton's real estate market improved due to the increased demand for relatively affordable housing that is available in the City compared to other portions of Los Angeles County. Compton's housing programs emphasize the need to strengthen public-private partnerships. Efforts to cooperate with other public entities and especially with the private sector, continues to be a priority. The goal is to produce, improve, and protect the City's housing stock utilizing the CRA tax increment set-aside funds and other housing funds as leverage. Under California Redevelopment Law, 20% of the tax increment generated by the Agency's project areas is to be placed into a set-aside fund and is to be utilized for qualifying housing related activities.

The City will operate the following twelve programs which are described in detail on the following pages along with the implementation responsibility, funding, schedule, and quantified objectives.

1. Housing Choice Voucher Program

2. Family Self- Sufficiency Program – Compton Housing Authority

3. Housing Choice Voucher Portability – Compton Housing Authority

4. Housing Choice Voucher Homeownership Program – Compton Housing Authority

5. First Time Homebuyers Program (Home Ownership) – Initiated in the early 1990's. Program is continuously ongoing. Produce 75-100 units within next 5 years.

6. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing. Produce 50 units

[7] This target was increased to 13 to balance the total RHNA requirement of 69.

7. Emergency Assistance Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 30 units within next 5 years.

8. Fix-it Grant Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 100 units within next five years.

9. CHDO Predevelopment Funds – Initiated in the early 1990's. Program is continuously ongoing. Provides funding to non-profit housing organizations that create affordable housing units.

10. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015. Make available 75-125 units within next 5 years.

11. Energy Conservation Program – (City of Compton).

12. Emergency Shelter Grant Program – Grants Division, (City of Compton).

13. Transitional and Supportive Housing Programs
14. Expedited Permit Procedures
15. Zoning Constraints Program - To revaluate existing development standards and to propose the remove development standards acting as governmental constraints
16. Reasonable Accommodation Program

(1) Housing Choice Voucher Program (Rental)

The Housing Choice Voucher program provides monthly rental assistance to participants who want to rent from a private landlord, but cannot afford the full monthly rental payment. All types of rental units are eligible for this program. The elderly and disabled may also choose to live in an assisted living facility. The unit must be privately owned, and the family receiving assistance cannot have any financial interest in the unit, unless it is a participant in the Homeownership Voucher program.

This program's implementation is summarized below:

Responsibility.	Local Housing Authority of Compton
Funding.	Dept. of Housing and Urban Development
Implementation Schedule.	Ongoing Program
Quantified Objectives.	803 households assisted on an annual basis.

(2) Family Self-Sufficiency Program

Family Self-Sufficiency (FSS) is a HUD program that encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency. Services provided through the FSS program include the following:

- Budgeting
- Child care
- Transportation
- Education
- Job training and employment counseling
- Substance/alcohol abuse treatment or counseling
- Household skill training
- Homeownership counseling
- Parenting skills
- Healthy living

#1.

Participants have up to five years to reach self-sufficiency. Program completion occurs when the family head-of-household reaches his/her employment goal and the family has been welfare free from 12 consecutive months.

This program's implementation is summarized below:

Responsibility.	Local Housing Authority of Compton
Funding.	Dept. of Housing and Urban Development
Implementation Schedule.	Ongoing Program
Quantified Objectives.	

(3) Housing Choice Voucher Portability

The portability feature of Section 8 vouchers allows voucher-holders to move to a rental unit of their choice, including one located outside the jurisdiction of the local Housing Agency.

This program's implementation is summarized below:

Responsibility.	Local Housing Authority of Compton
Funding.	Dept. of Housing and Urban Development
Implementation Schedule.	Ongoing Program
Quantified Objectives.	

(4) Housing Choice Voucher Homeownership Program

The Compton Local Housing Authority has established a Section 8 tenant-based voucher homeownership option in Compton, California, pursuant to the U.S. Department of Housing and Urban Development (HUD) proposed rule dated April 30, 1999 and pursuant to Section 555 of the Quality Housing and Work Responsibility Act of 1998, authorizing HUD to carry out demonstration programs under Section 8.

The Housing Choice Voucher (HCV) Homeownership Program allows families receiving HCV rental assistance to use their subsidies for homeownership rather than for rental purposes.

This program's implementation is summarized below:

Responsibility.	Local Housing Authority of Compton
Funding.	Dept. of Housing and Urban Development
Implementation Schedule.	Ongoing Program
Quantified Objectives.	2 households assisted on an annual basis based on funding availability

(5) First Time Homebuyers Program (Home Ownership)

The City administers a First Time Homebuyers Program to provide financial assistance to individuals and families with the dream of homeownership. The financial assistance will consist of a Second Mortgage, which is in the form of a deferred Silent Second Deed of Trust loan. The loan provided to the homebuyer is interest-free and does not require monthly payments.

The Homeowner will be required to annually provide proof and certify that the subject property is their primary residence.

This program's implementation is summarized below:

Responsibility.	City of Compton
Funding.	Redevelopment Tax Increment Funds 20% Set-aside and HOME funds
Implementation Schedule.	Initiated in the early 1990's. Program is continuously

Quantified Objectives.	20 households assisted on an annual basis. 75-100 units within next 5 years.

(6) Deferred Equity Loan Program (Housing Rehabilitation)

The Deferred Equity Loan provides loan assistance from $10,000 to $25,000 to low- income, owner-occupied households of single family residences. Loan proceeds may be used for correction of code violations such as, plumbing, electrical, roofing, windows, etc. The property must be a single family residence located within the city limits. Owner must have lived in the property for at least six months for program participation. This program is not designed for upgrading, remodeling or room additions.

Applicants, who have received a previous rehabilitation grant/loan or First Time Homebuyer loan, are not eligible for the program.

This program's implementation is summarized below:

Responsibility.	City of Compton
Funding.	*Rede*velopment Tax Funds 20% Set-aside and HOME funds
Implementation Schedule.	Ongoing Program
Quantified Objectives.	20 households assisted on an annual basis.

(7) Emergency Assistance Program

The Emergency Assistance Program provides funding only in the amount necessary to repair/replace and mitigate immediate emergency repairs up to $10,000. The program assists low income, owner-occupied households with extreme emergency repairs such as electrical, heating, plumbing, roofing and any other code violations which may cause the property to be extremely unsafe or unhealthy, only upon review and approval by City staff. The property must be a single-family residence located within the city limits.

This program's implementation is summarized below:

Responsibility.	City of Compton
Funding.	Redevelopment Tax Funds 20% Set-aside and HOME funds
Implementation Schedule.	Ongoing Program
Quantified Objectives.	20 households assisted on an annual basis.

(8) Fix-it Grant Program

The Fix-It Grant provides a grant up to $7,000.00 to assist low income, owner-occupied households with minor repairs such as painting, windows, screens, smoke alarms, handicapped grab bars, ramps, toilets, termite treatment or tenting, and other repairs deemed appropriate by the City, such as electrical, roofing and plumbing but only if it is a code violation that will impede the health and safety of the homeowner and upon review and approval by Agency staff.

This program's implementation is summarized below:

Responsibility.	City of Compton
Funding.	Redevelopment Tax Increment Funds 20% Set-aside and HOME funds
Implementation Schedule.	Ongoing Program
Quantified Objectives.	20 households assisted on an annual basis.

(9) CHDO Predevelopment Funds

The City administers the Community Housing Development Organization (CHDO). Grant funds may be used on predevelopment activities for affordable housing projects. Projects may be for rental or home ownership

#1.

housing and may be for new construction, renovation, or acquisition. They are expected to have a high impact on priority needs and produce measurable results.

This program's implementation is summarized below:

Responsibility.	City of Compton Grants Division
Funding.	HOME funds
Implementation Schedule.	Ongoing Program
Quantified Objectives.	

(10) Neighborhood Stabilization Program

Funds may only be used by the City on eligible projects that assist very low, low, and middle income households whose incomes do not exceed one hundred twenty percent (120%) of Los Angeles County area median income (Eligible Household). An Agreement restricting ownership, occupancy, and resale of each home to Eligible Households for a term of 15 years will be executed by each Eligible Household acquiring a home through the NSP1 and will be recorded against each such home concurrently with close of escrow for the conveyance to such Eligible Household.

Only homes that are located in a designated NSP1 area and that have been foreclosed and left vacant will be eligible for acquisition as part of the Compton ARR Program. Foreclosed homes that are either occupied or not located in an NSP1 area are ineligible for participation in the Compton ARR Program.

This program's implementation is summarized below:

Responsibility.	City of Compton Grants Division
Funding.	NSP1 Funds – Compton ARR Program
Implementation Schedule.	January 2009 – December 2011
Quantified Objectives.	

(11) Energy Conservation Program

The City adopted the newest California Building Code in June 2009 which includes new Green Building requirements. Presently the City promotes energy conservation measures, recycling, water conservation, and the use of alternative transit. The programs will include rebates for energy conserving refrigerators, water heaters, and other household appliances.

This program will supplement existing City efforts in the enforcement of the State's construction codes requiring water conservation/efficiency in new construction.

This program's implementation is summarized below:

Responsibility.	City of Compton Planning and Economic Development Department
Funding.	General Fund and grants
Implementation Schedule.	Ongoing Program
Quantified Objectives.	50% of all new development will comply

(12) Emergency Shelter Program

Currently, the City's Zoning Ordinance permits emergency shelters housing in any non residential zone district subject to a Conditional Use Permit. The city will add emergency shelter within its zoning code definitions and list as a permitted use in residential zoning districts. In addition, the City will designate through the Land Use Element an ES Housing Overlay Land Use district created on Wilmington Avenue and Long Beach Blvd. where emergency shelters will be permitted by right, without a CUP or other discretionary action, across multiple zones.

This program's implementation is summarized below:

Responsibility.	City of Compton Planning and Economic Development Department
Funding.	General Fund (for the rezoning)
Implementation Schedule	Within 12 months of Housing Element Adoption
Quantified Objectives.	To comply with applicable State requirements.

(13) Transitional, Supportive Housing and SRO Programs

Zoning for Transitional Housing

To comply with State law, the City will also amend the Zoning Ordinance requirements for residentially zoned land so that the development of transitional housing will be specifically defined in the zoning ordinanceas a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone.

This program's implementation is summarized below:

Responsibility.	City of Compton Planning and Economic Development Department
Funding.	General Fund (for the rezoning)
Implementation Schedule	Within 12 months of Housing Element Adoption
Quantified Objectives.	To comply with applicable State Law requirements.

Zoning for Supportive Housing

The State also requires the Housing Element to identify zones that allow supportive housing development and demonstrate that zoning and local regulations (standards and the permit process) encourage and facilitate supportive housing. The City will amend the Zoning Ordinance to define and specifically call out supportive housing as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone.

This program's implementation is summarized below:

Responsibility.	City of Compton Planning and Economic Development Department
Funding.	General Fund (for the rezoning)
Implementation Schedule	Within 12 months of Housing Element Adoption
Quantified Objectives.	To comply with applicable State requirements.

Zoning for Single Room Occupancy

Single Room Occupancy Units (SROs) can provide a valuable form of affordable housing for extremely low-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. To encourage and facilitate the development of SRO units, , the City will amend its Zoning Ordinance to define SROs as a land use permitted by right in non-residential zones. SROs will also be specifically listed as a permitted land use within the ES Overlay Designation area on Long Beach Blvd. and Wilmington Ave.

This program's implementation is summarized below:

Responsibility.	City of Compton Planning and Economic Development Department
Funding.	General Fund (for the rezoning)
Implementation Schedule	Within 12 months of Housing Element Adoption
Quantified Objectives.	To incorporate SROs into the zoning ordinance.

#1.

(14) Expedited Permit Procedures

The City will explore establishing an expedited permit procedure for developments with a majority of the units intended for low to moderate income households that also do not require any Variance, Zone Change or General Plan Amendments. The Architectural Review Board will be discontinued in lieu of a new administrative zoning compliance review process.

Responsibility: City of Compton Planning and Economic Development Department
Timing: 12 to 24 months after General Plan adoption.
Funding: General Fund
Objective: To explore the feasibility of establishing an expedited development review process for developments of low to moderate income households.

(15) Zoning Consistency Program to reevaluate zoning inconsistencies and to remove development constraints

Upon adoption of the General Plan 2030 update the City will undertake a comprehensive review of the residential development standards to determine if any existing standards are acting as constraints upon low income housing development. Specifically the City will review the parking requirements to possible reduce the parking requirement from 1.5 enclosed parking spaces to 1 uncovered parking space for low/moderate income housing units. Additionally, the provision to require a Conditional Use Permit for multi-family unit projects of 5 or more units on an existing lot within a multi-family zone will be further investigated with the goal of significantly raising the number or eliminating the CUP requirement completely.

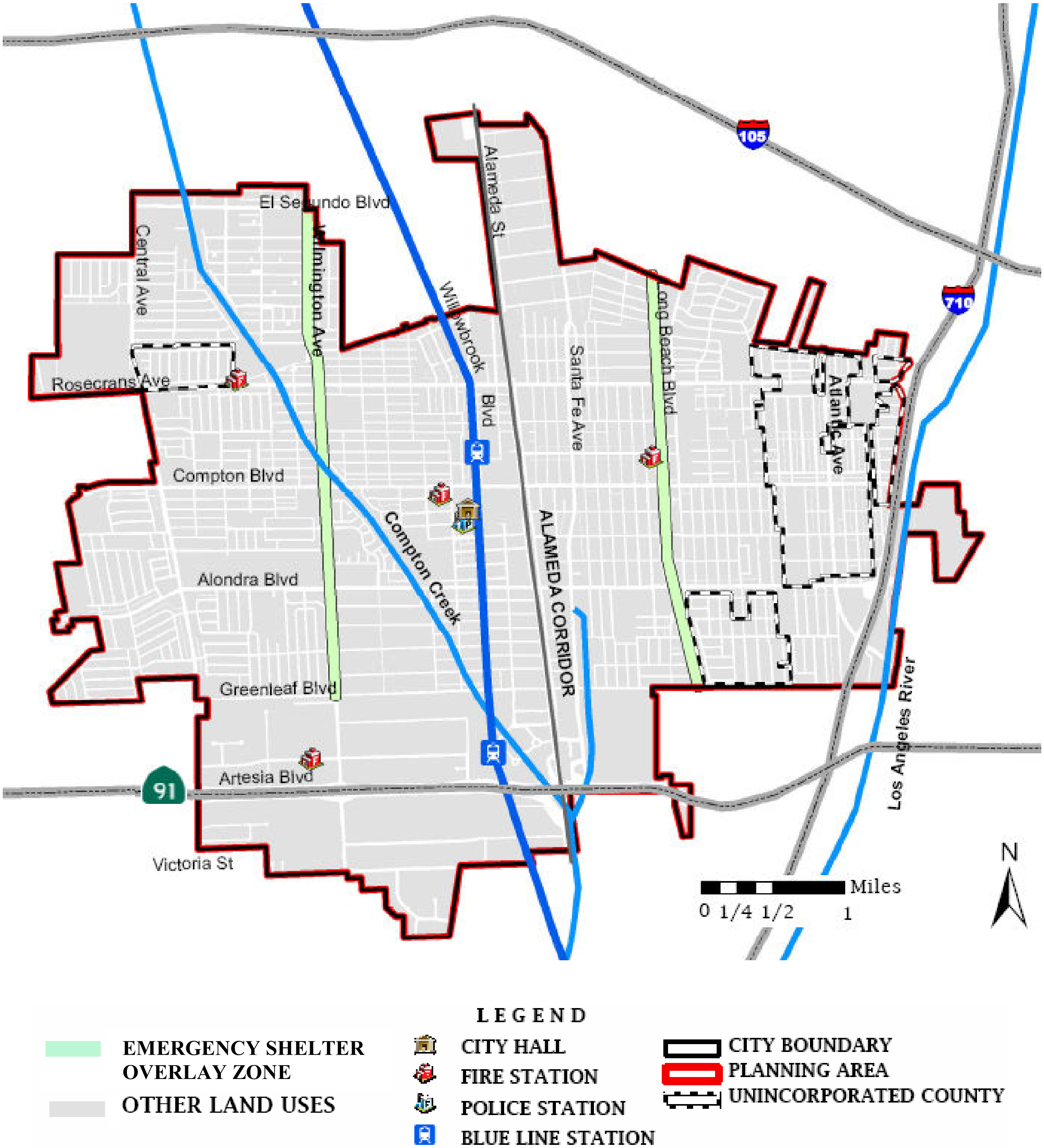
Responsibility: City of Compton Planning and Economic Development Department
Timing: 12 to 24 months after General Plan adoption.
Funding: General Fund
Objective: To explore the feasibility of reduce the parking requirement from 1.5 covered parking spaces to 1 uncovered parking spaces for low/moderate income housing units and removing the provision to require a Conditional Use Permit for multi-family unit projects of 5 or more units.

(16) Reasonable Accommodation Program

Households containing a resident with a disability require physical alterations to the housing unit to better accommodate the disabled resident. Under this program, the City will adopt a reasonable accommodation ordinance to provide exception in zoning regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions.

Responsibility. City of Compton Planning and Economic Development Department
Funding. General Fund (for the rezoning)
Implementation Schedule 12 months of Housing Element Adoption
Quantified Objectives. Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.

EXHIBIT 5
LAND USE PLAN WITH EMERGENCY SHELTER OVERLAY ZONE
SOURCE: USC CENTER FOR ECONOMIC DEVELOPMENT



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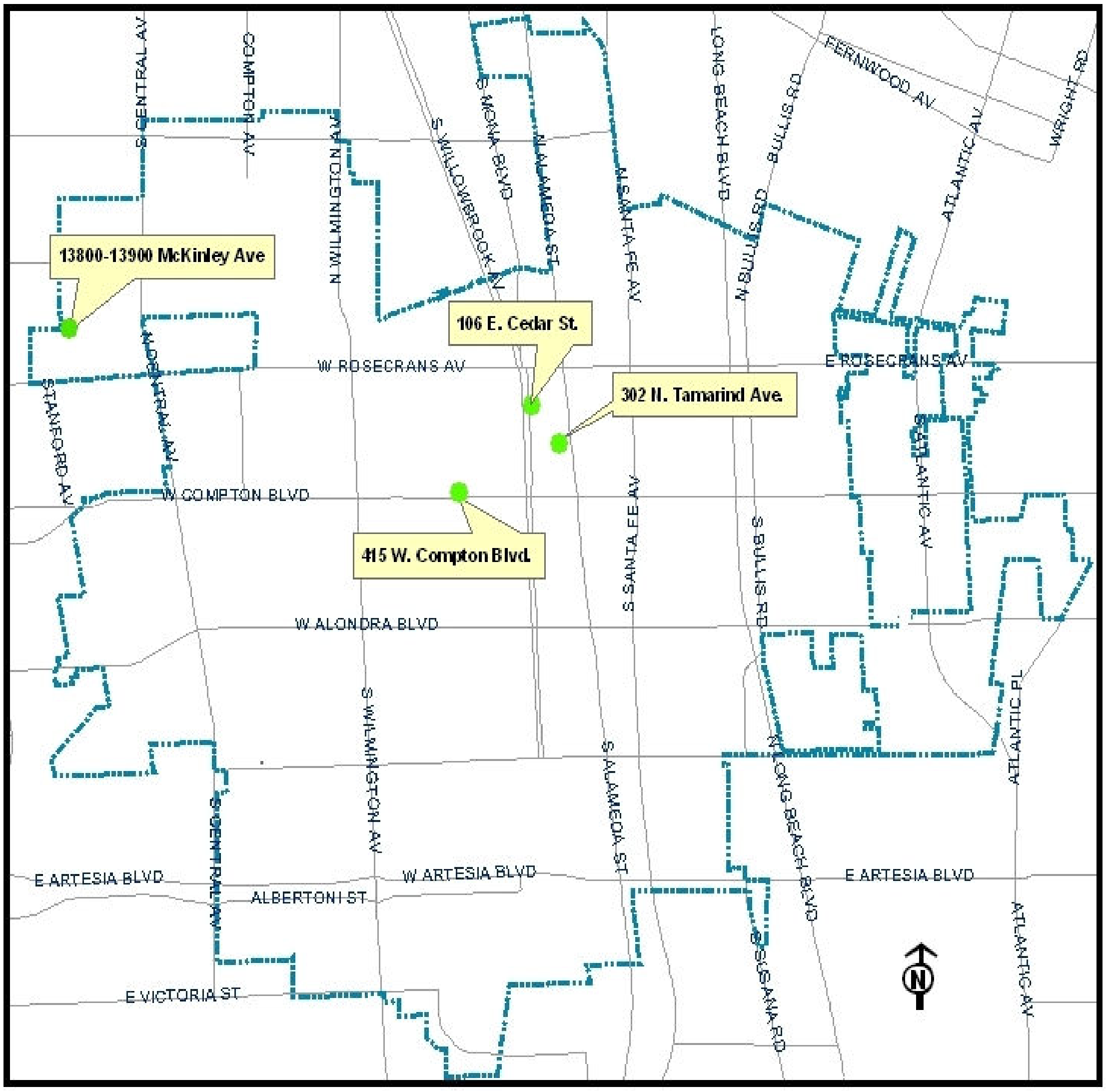
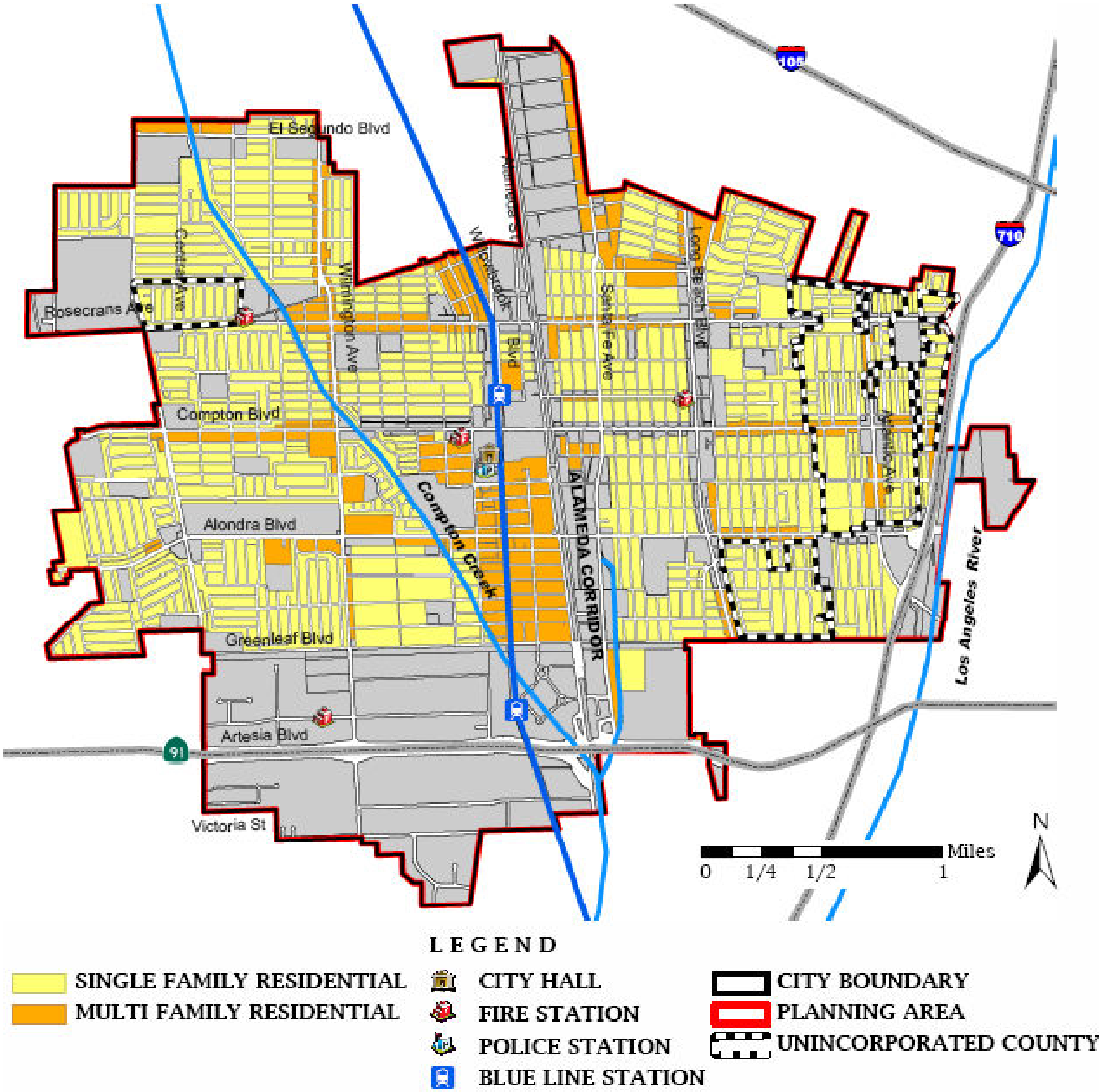
Site Currently Owned by the
CIty of Compton Redevelopment Agency
January 2006-June 2014
Map
Exhibit 3-6



SOURCE: USC CENTER FOR ECONOMIC DEVELOPMENT

EXHIBIT 7



#1.

Successor Agency (Redevelopment) Set-Aside Funds

The Compton Redevelopment Agency (CRA) was established in 1971 as a means to eliminate bighted conditions in the City. The first project area was adopted in 1971 and then combined with the second project area established in 1973 into one project area totaling 2,635 acres. The project area will expire in 2032. The CRA sets aside 20% of the tax increment revenue generated from the Agency's project area. This set-aside is placed in a separate Low- and Moderate-Income (L&M) Housing Fund and is used for activities that increase, improve, or preserve the supply of affordable housing. As indicated in Table 49, the expected accrual of L&M Housing Funds over the planning period ending in the year 2014 is anticipated to be $43,282,150. The lower half of Table 49 indicates those programs and/or categories that will be funded by the L&M funds. Since the dissolution of the Redevelopment Agency, the City has taken over all programs as the Successor Agency.

Table 49
Expected Accrual of L&M Funds Over the Planning Period

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total
Estimated Beginning Cash Balance/yr	$4,536,956	$5,730,870	$7,203,670	$8,668,186	$10,115,870	$36,255,552
Revenue (TI and interest)	$1,193,914	$1,472,800	$1,464,516	$1,456,100	$1,447,684	$7,035,014
Subtotal available funds	$5,730,870	$7,203,670	$8,668,186	$10,115,870	$11,563,554	$43,282,150
Total available funds over five year planning period						
Planned Expenditures		**Amount**	**% of Total**			
SERAF loan		0	0			
Debt Service		2,500,000	0			
Administration, overhead, maintenance		$909,812	28.34%			
Professional Services		$300,000	9.35%			
Transitional Housing		0	0			
Tenant Rental Subsidy Program		0	0			
Housing Rehabilitation		0	0			
Neighborhood Preservation		0	0			
Home-ownership Program		$2,500,000	62.3%			
Affordable Housing Development (1)		1,200,000	0			
Purchase covenants/rehab rental property		0	0			
Total		$6,909,812	99.99			

Source: City of Compton 2011

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
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December 28, 2012

Mr. Robert Delgadillo, Interim Director
Planning and Economic Development Department
City of Compton
205 S. Willowbrook Avenue
Compton, CA 90220

Dear Mr. Delgadillo:

RE: Review of the City of Compton's Revised Draft Housing Element Update

Thank you for submitting the City of Compton's revised draft housing element update received for review on October 29, 2012. The draft housing element was submitted for the 4th planning cycle and covers the 2006-2014 planning period. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's April 18, 2011 review. For example, the element now includes an adequate analysis of identified sites and governmental constraints. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates Compton's efforts to promote housing development through Program 15 which proposes the removal of regulatory barriers such as conditional use permit requirements for multifamily projects and a reduction in parking requirements for affordable developments. In addition, programs to establish a reasonable accommodation procedure for persons with disabilities and amend zoning to provide for a variety of housing types demonstrate the City's commitment to providing housing for all segments of its population. The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code Section 65400. Please note, the City must also describe the actual results of programs in the review and revise section of its 5th cycle housing element and assess the appropriateness of continuing these programs forward to the next planning period.

#1.

The Department appreciates your hard work and dedication in preparation of the housing element and looks forward to receiving Compton's adopted housing element. If you have questions or need additional technical assistance, please contact Lindy Suggs, of our staff, at (916) 327-2641.

Sincerely,

Glen A. Campora

Glen A. Campora
Assistant Deputy Director

FEBRUARY 12, 2013

The City Council meeting was called to order at 5:57 p.m. in the Council Chambers of City Hall by Mayor Eric Perrodin.

ROLL CALL

Council Members Present: **Zurita, Arceneaux, Jones, Perrodin**
Council Members Absent: **Dobson***

Other Officials Present: **C. Cornwell, A. Godwin, G. H. Duffey**

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. POWER POINT PRESENTATION - Update on Compton Community College – Dr. Keith Curry (Presentation made)

Councilperson Arceneaux asked Dr. Curry if the curriculum choices for the students have increased.

Dr. Curry replied affirmatively and added that most students at the college have intentions to transfer to four-year universities; therefore, they have increased the number of courses offered in Math, English and Science. Dr. Curry noted that what is critical for the college is to be able to provide support to students coming in with adequate resources that will help them elevate to the level of success to transfer.

Councilperson Jones questioned how the college plans to address the financial audit findings in moving forward toward accreditation, because there seems to be a lack of stability in the chief business office. Dr. Curry indicated that a chief business officer was hired and the college is currently recruiting for a permanent director of accounting and certified public accountant who is knowledgeable in the area of community college finance. In addition, the college is also working on training staff and documenting procedures.

Councilperson Jones requested the impact of Fiscal Crisis and Management Assistance Team (FCMAT) recommendations on the college. Dr. Curry explained that their recommendations have assisted the college, as it relates to finance and facilities; their role is based upon Assembly Bill 318 which provides oversight for the state and the special trustee.

Councilperson Jones requested the cost and benefits of FCMAT recommendations. Dr. Curry stated that the college pays $175,000 annually to receive a report once a year, in addition to recommendations on how they can improve. Dr. Curry added that in order for the college not to be under FCMAT review, they must have an average score of six and no score below four for two years.

Councilperson Jones requested information regarding local control and if the Board of Trustees will, at some point, represent the citizens of the district. Dr. Curry stated that Assembly 318 addresses the term "local control, local governments" in that several individuals have to concur before that happens.

Councilperson Jones asked Dr. Curry if there is any hope that someone will make it happen. Dr. Curry replied affirmatively, noting that he did not have a date regarding when a local governing board would have oversight over the college.

Councilperson Jones asked Dr. Curry if there were any state representatives helping the college to regain local control. Dr. Curry stated that he was not aware of anyone at this time.

#2.

Councilperson Arceneaux asked Dr. Curry if the members of the bond oversight committee were all new members. Dr. Curry reported that the college reconstituted its board last Spring and is working diligently to get members to participate and be involved in the board, also noting that all information is posted on the college's website.

Councilperson Jones inquired about any remaining Compton Community College bond measure funds. Dr. Curry confirmed that the college has sold $71 million worth of bonds with $29 million remaining, and as of today the college has $18 million cash on hand.

Councilperson Jones commended the person responsible for the work taking place at the college.

Mayor Perrodin asked Dr. Curry if he has regular meetings with staff from the state assemblyperson and state senator regarding the progress of the accreditation for Compton Community College. Dr. Curry remarked that he had a meeting with Senator Roderick Wright about two weeks ago regarding an update on the college's accreditation.

Mayor Perrodin requested a timeline for accreditation and local control. Dr. Curry reported an approximate six to ten years to have an accredited college, noting that their goal is that it will be an accredited college within the Compton Community College District.

Councilperson Arceneaux asserted that the timeline given by former Provost/CEO (Provost of the El Camino College Compton Educational Center and CEO of the Compton Community College District) Dr. Cox was four to six years for accreditation. Dr. Curry referred Councilperson Arceneaux to the information packet and affirmed that administrative staff and faculty are working diligently on this process. Dr. Curry conceded that this process would take time and stated that they know what the problems are and working everyday to address them.

Mayor Perrodin requested an estimate of the bond funds projected to pay for recommended renovations at the college. Dr. Curry indicated that he would have that number within the next couple of weeks.

Mayor Perrodin asked Dr. Curry if he estimates the cost to be over $100 million in bonds. Dr. Curry replied affirmatively.

Mayor Perrodin stated that the proposal would probably gain more support if they had a set date of when the college would regain local control, and further requested the number of students transferring to California State campuses and University of California campuses.

Dr. Curry stated that he did not have that data at this time.

Mayor Perrodin requested the college's progress with vocational training. Dr. Curry reported success in the following programs: heating ventilation and air conditioning, aerospace, welding, and automotive and collision.

Mayor Perrodin inquired about whether residents living within the boundaries of Compton College are eligible to attend classes at El Camino Community College. Dr. Curry replied affirmatively.

Mayor Perrodin also inquired about the number of students from Compton taking classes at the El Camino campus, and the number of students from Torrance taking classes in Compton.

2. **POWERPOINT PRESENTATION** - Los Angeles Homeless Services Authority (LAHSA) - Christopher Callandrillo (Presentation made)

Councilperson Arceneaux asked that someone immediately address the homeless encampments along the Compton Creek between Alondra and Compton Boulevard behind Sunny Cove.

Mike Arnold, executive director, requested an opportunity to obtain more information.

Councilperson Arceneaux referred Mr. Arnold to the assistant city manager.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

David Irons, Compton resident, petitioned the City Council for public restrooms in public parks.

Benjamin Holifield, Compton resident, maintained that he has been coming to the council meetings since the 1960s and heard many beautiful presentations, but nothing really happens. He cited, for example, the citizens were supposed to know about the opening of the gate between the Gateway Towne Center and the Crystal Casino & Hotel. He suggested that when the City decides to construct another major development it should include something for 11,000 gang members.

Charles Davis, Compton resident and former city clerk, requested an opportunity to return and address another aspect of what is going on at Compton College. He went on to mention that two weeks ago he submitted a request to receive a copy of the list of block clubs in the City of Compton, and that today he was informed by the City Clerk's Office that the department that works with the block clubs would not supply that list due to the phone numbers and names contained therein. He indicated that at least two individuals in the block club commission are running for office and he has been told that at least one of them has used the list; therefore the list should be made available to all candidates that want it. He further stated that it is not the City Clerk's Office that candidates should be worried about, it is the candidates that attempt to take an unfair advantages in the positions they hold.

Councilperson Arceneaux asked the city attorney to address why the list is not released to the candidates.

City Attorney Cornwell indicated that he would look into the matter tomorrow morning.

William Kemp, Compton resident, agreed with the comments made by Mr. Davis and the unfair advantages of people who have accepted positions within the City. He went on to state that the issues discussed by Mr. Holifield is what the Compton Chamber of Commerce should be working on with the city manager. He suggested that the chamber be audited for performance and responsibilities as an honorary body to show faith; therefore, if the City continues to fund their operations the City needs to know where the money is being spent.

B. J. Douglas, President if the United Rangers of America, announced that March 2013 will be the United Rangers of America 19th anniversary in the City of Compton and because of that, he will be taking students from Emerson Elementary School to the Kroger Compton creamery. Mr. Douglas also announced that on the 30th of March, he would like to honor the City's marching bands at Compton College. He requested the investment and involvement of the City and the Chamber of Commerce to ensure that these events are adequately funded.

Jacquelyn Deloche, Compton resident and member of Compton Toastmasters' Club, invited the community to attend one of six Toastmasters Clubs in the City of Compton. The classes are held on Wednesdays in the Compton library at 12 p.m., and Thursdays (at 7 p.m.), Saturdays (10 a.m.) and Sundays (3:30 p.m.) at 325 West Compton Boulevard, Compton. The club also has a youth leadership club that meets as well.

Lorraine Cervantes, Compton resident, stated that she is upset by the statements made by a previous speaker. She held that she has not been authorized to speak on behalf of the Compton Chamber of Commerce because she did not expect that they would be attacked tonight. She stated that she has lived in the City of Compton for sixty years and as long as she can remember there has been a relationship between the City of Compton and the Chamber of Commerce. She cited that almost every city, except the ones that have gone to jail, has a relationship with their chamber of commerce; and to speak otherwise is ridiculous. She clarified that the agreement was not for $14,000, it became $14,000 after the fact. She reported that they were not invoiced to pay the City $14,000, notified of a change, or if the item would come before this council.

#2.

Ms. Cervantes maintained that the city manager is hired by the City Council and the City Council is the legislature that makes the decision, who is he to extort the chamber and refuse the council the right to vote on this issue. She petitioned the city attorney to investigate this issue and asked the City Council to direct the city manager to put this item on the agenda.

Carolyn Stokes, Compton resident, thanked the city manager for putting the sign in front of her door. Even so, she requested that he address the potholes, tree trimming, and preferential parking permit program on her street. She requested the status of the city attorney's efforts to bring back the City's money that was spent by someone who has property in the City of Compton. She indicated that when former mayor Omar Bradley left office he left the City with a surplus of $46 million, but now the City is in trouble because the City made purchases that the people were opposed to. She requested a meeting with the Mayor to discuss the Sheriff's initiative in order to explain to the residents its implications.

Joyce Kelly, Compton resident, maintained that she asked for the Christmas parade and the citizens of Compton needed that parade. She contended that the $14,000 requested from the Chamber of Commerce belongs to the people, not one or two people that are trying to take everything away from certain organizations within the City of Compton. She suggested that the City try to recoup the $302,000 owed by Delores Zurita or try to do something to help instead of hinder. She contested that the City does not need patch work roads when promises were made, water infrastructure bonds were sold, and presentations were made regarding why the roads could not be fixed. She stated that as it relates to campaign signs, she questioned if candidates could post their signs on property owned by the Community Redevelopment Agency (CRA). She argued that when something is done for one person it should be done for everyone.

Michael Turner, Compton resident, asked the City Council if he can be mandated by the fire department to purchase a fire extinguisher for his apartment home.

City Attorney Cornwell stated that he did not have an answer to that question at this time.

Mr. Turner also mentioned that there are three residential units on one property with three trash cans. He asked if two of those trash cans could be removed to avoid the additional costs. City Attorney Cornwell confirmed that the other two trash cans could not be removed.

Mr. Turner stated that in light of the three trash receptacles, the three residential units share one water meter. He asked that they each be granted twenty cubic units of water for each apartment unit, that way, their rates will not increase.

City Manager Duffey asked if each unit pays their own water bill. Mr. Turner replied that there is one water meter servicing the entire complex.

Councilperson Zurita recommended that Mr. Turner schedule a meeting with either her office, or the city manager's office to resolve this matter.

City Attorney Cornwell stated that he would also like to meet with Mr. Turner as well to determine what he is being cited for and ascertain both sides of the issue.

Jon Thompson, Fire Chief, reported that owners of multi-unit structures are required to mount fire extinguishers in certain places; however, what happens in many cases is people steal them. Therefore, the owner may opt to have one placed in each unit.

Lynn Boone, Compton resident, referenced Item Number Five under the Consent Agenda with regard to a lease agreement with 44th United States Congressional District Representative Janice Hahn. She spoke in opposition to the lease charges, citing that there was no lease agreement for former congressperson Laura Richardson and because she will be providing a service to the citizens. She went on to cite Item Number Six with regard to the rules of decorum and questioned why the city attorney is addressing this issue as opposed to addressing outdated ordinances for violations that need to be updated and increased.

Ms. Boone also referenced Item Number Seven and held that the city manager is again trying to amend the budget to combine two departments. She went on to state that the City's homeless will not go to any shelter located outside the City of Compton and suggested that something be established inside the City.

***Councilperson Dobson in at 7:27 p.m.**

Mayor Perrodin announced the passing of long time resident Bobbie Pettigrew.

CONSENT AGENDA

ITEMS REMOVED FROM THE CONSENT AGENDA - Item Number Five was removed from the Consent Agenda.

On motion by Zurita, seconded by Arceneaux, the Consent Agenda was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT:Council Members - None

APPROVAL OF MINUTES

3. JANUARY 22, 2013

REPORTS OF OFFICERS/DEPARTMENTS/COMMISSIONS/CITY MANAGER /CITY ATTORNEY/CITY TREASURER

4. CLAIMS AGAINST THE CITY:
   Lee Hatfield v. City of Compton - I-8430/LI-108A
   State Farm Insurance v. City of Compton - I-8552/LI0000238A
   Jose J. Guzman v. City of Compton - I-8559/LI0000247A
   Miguel Diaz v. City of Compton - I-8561/LI0000249A
   Ben Harb v. City of Compton - I-8563/LI0000251A

ITEMS REMOVED FROM THE CONSENT AGENDA

GENERAL SERVICES

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH THE 44TH UNITES STATES CONGRESSIONAL DISTRICT REPRESENTATIVE (CONGRESSWOMAN JANICE HAHN) FOR A DISTRICT OFFICE IN COMPTON CITY HALL.

Mayor Perrodin requested a motion to charge the Office of Congresswoman Janice Hahn one dollar per year to sub-lease office space inside City Hall until the end of the term.

It was moved by Arceneaux, seconded by Zurita.

City Attorney Cornwell reported that the motion modifies Section Two of the resolution to read as follows: That the yearly lease rate shall be one dollar per year for the term of the two-year lease.

#2.

On motion by Arceneaux, seconded by Zurita, **Resolution 23,697** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH THE 44TH UNITES STATES CONGRESSIONAL DISTRICT REPRESENTATIVE (CONGRESSWOMAN JANICE HAHN) FOR A DISTRICT OFFICE IN COMPTON CITY HALL (THE YEARLY LEASE RATE SHALL BE ONE DOLLAR PER YEAR FOR THE TERM OF THE TWO-YEAR LEASE)"** was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT:Council Members - None

END CONSENT AGENDA

REGULAR AGENDA

CITY MANAGER'S REPORT- There was no City Manager Reports.

CITY ATTORNEY'S REPORTS

6. **ORAL REPORTS:** CITY PARTICIPATION IN BALLOT MEASURES & RULES OF DECORUM REVIEW

CITY PARTICIPATION IN BALLOT MEASURES

City Attorney Cornwell reported that the City of Compton cannot do the following, as it relates to ballot measures:

1) spend public funds to assist the passage or defeat of an initiative or other ballot measures, purchase such items as television and radio ads, printing cards or banners and other promotional items in accordance with California Government Code 54964.

However, the City of Compton can:

1) Spend public funds to enhance the voter's knowledge about the consequence of a particular initiative, must be objective and impartial.

2) Local legislative bodies and elected officials, as individuals, may still go on record at public meetings in favor of, or opposed to a particular measure. Moreover, municipal employees are free to join other citizen groups supporting or opposing initiatives.

RULES OF DECORUM REVIEW

City Attorney Cornwell reported that his office has received comments and questions regarding the rules of decorum currently on the books. He cited the following cases dealing with rules of decorum wherein the Ninth Circuit has consistently ruled that council meetings are a "limited public forum": White v. Norwalk (1990), Norse v. Santa Cruz (2010) and Acosta v. Costa Mesa (2012)

Power Point Presentation made.

Councilperson Arceneaux requested the sergeant at-arms during council meetings. City Attorney Cornwell indicated that the Sheriff's department is the sergeant-at-arms.

Mayor Perrodin asked the city attorney to address whether the majority of the council could over-ride the presiding officer's responsibilities. City Attorney Cornwell remarked affirmatively and read Section 2-1.13 under the Rules of Decorum of the Compton Municipal Code, noting that the language only pertains to enforcing the rules of decorum.

Mayor Perrodin stated that based upon the language of the municipal code, the majority of the council cannot over rule the presiding officer when enforcing the rules.

City Attorney Cornwell replied affirmatively and added that the matter would have to be reviewed to determine whether or not the rules were being enforced.

Councilperson Arceneaux asked the city attorney why he did not explain to this City Council that they were not acting in accordance to the Compton Municipal Code when this incident actually occurred.

City Attorney Cornwell indicated that he was not sure of whether or not this Body was acting in violation of the Compton Municipal Code, and that he was not responding to any incident in particular.

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE 2012-2013 FISCAL YEAR BUDGET AND EXECUTE A SIDE LETTER AGREEMENT BETWEEN SEIU LOCAL 721 MAINTENANCE AND TRADES UNIT TO ADJUST THE SALARIES OF POSITIONS IN THE PUBLIC WORKS AND MUNICIPAL UTILITIES DEPARTMENT

On motion by Zurita, seconded by Arceneaux, **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE 2012-2013 FISCAL YEAR BUDGET AND EXECUTE A SIDE LETTER AGREEMENT BETWEEN SEIU LOCAL 721 MAINTENANCE AND TRADES UNIT TO ADJUST THE SALARIES OF POSITIONS IN THE PUBLIC WORKS AND MUNICIPAL UTILITIES DEPARTMENT"** failed for a lack of a majority of votes, by the following vote on roll call:

AYES: Council Members - Zurita, Arceneaux, Jones
NOES: Council Members - Dobson, Perrodin
ABSENT: Council Members - None

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A GROUND LEASE AGREEMENT WITH PRISM-IQ PARTNERS II, LLC.

On motion by Arceneaux, seconded by Zurita, **Resolution # 23,698** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A GROUND LEASE AGREEMENT WITH PRISM-IQ PARTNERS II, LLC."** was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

APPROVAL OF WARRANTS

9. Warrant #213401 - 1/17/13 - American Print Media - Public/Hearing Notices - $19,495.50 - Requested by: City Clerk's Office

   Warrant #213408 - 1/17/13 - CDWG - Printer/Scanner/Fax Machine Purchase - $1,906.58 - Requested by: Water Department

   Warrant #213458 - 1/24/13 - Clinical Lab of San Bernardino - Water Samples, Testing and Inspections Payment - $2,592.00 - Requested by: Water Department

   Warrant #213475 - 1/24/13 - Smart-Tek Automated Services - Emergency Transportation and Basic Life - $19,844.13 - Requested by: Fire Department

#2.

Warrant #213827 - 2/06/13 - All Star Interpreting Service - Spanish Interpreting - $3,000.00 - Requested by: City Clerk's Office

Total Amount - $46,838.21

On motion by Arceneaux, seconded by Jones, the warrants were approved, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

MEETING RECESSED

On motion by Arceneaux, seconded by Jones, the meeting recessed at 8:02 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

MEETING RECONVENED

On motion by Arceneaux, seconded by Jones, the meeting reconvened at 9:09 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

COUNCIL COMMENTS

Councilperson Arceneaux apologized to the Mayor for over-ruling his decision to remove someone from Council Chambers.

Councilperson Arceneaux mentioned that over 100 youths were in attendance at the Compton Creek Clean-up last weekend. She thanked the Kardones, the Compton Unified School District Board of Trustees, Water Replenishment District of Southern California and the Mosquito Abatement District.

Councilperson Arceneaux announced the "Free Income Tax Preparation & Family Service Event" presented by Jerome E. Horton at California State University Dominguez Hills to be held on Saturday, February 23, 2013 from 10 a.m. to 3 p.m. For more information please call (323) 980-1221.

Councilperson Arceneaux asked the residents to keep Robert Ray in their thoughts and prayers for his upcoming surgery.

Councilperson Arceneaux requested that the meeting be adjourned in the memory of long-time resident Ms. Margaret Evelyn White.

Councilperson Arceneaux also asked that everyone keep the Dorner family in their prayers as well as the family members of the police officers that were killed.

Councilperson Dobson apologized to the audience for arriving late and cited that it was because she had attended a Metro special meeting. Ms. Dobson encouraged the citizens to attend upcoming meetings to get their questions answered in the appropriate forum.

Councilperson Dobson mentioned that she had the opportunity to participate to the Major League Baseball Academy games last Sunday and Bishop Sanders' 30th Church anniversary.

Councilperson Zurita asked the city manager if he had the billboard overlay and bus stop bench report.

City Manager Duffey remarked that he did not have that information and presumed that she was referring to the city attorney.

Councilperson Zurita asked the city attorney if he could bring back that information next week.

City Attorney Cornwell replied affirmatively and clarified that he would be bringing back a timeline report of how long it will take to resolve this matter.

Councilperson Zurita also requested an update on the traffic signal at Compton Boulevard and Central Avenue and noted that she was getting a little impatient. City Manager Duffey indicated that he did not have any information at this time.

Councilperson Zurita stated that she is expecting that information next week.

Councilperson Zurita asked the city manager if he has a date set for a town hall meeting to discuss "Measure I." City Manager Duffey indicated that he did not have a date and that he was trying to locate a neutral facilitator for the event.

Councilperson Zurita reminded the citizens that City Hall would be closed on Monday, February 18, 2013.

Councilperson Zurita directed the city manager to bring back a report regarding the City's camera project.

Councilperson Zurita requested that the meeting be adjourned in the memory of long time resident James Hampton.

Councilperson Arceneaux requested that the meeting be adjourned in the memory of Jackie Fisher's mother.

Councilperson Zurita announced that the Eastern Stars would be honoring Minnie Sawyer on Saturday, April 27, 2013 at the Manhattan Beach Marriot. Donations are $55. For more information please call (951) 970-7400.

Councilperson Jones stated that he also had the opportunity to attend the Major League Baseball Academy games last Sunday.

Councilperson Jones mentioned that he was able to attend the Black History Month events last Saturday at the Compton library.

Councilperson Jones reminded the citizens that this year marks the 150th anniversary of the signing of the Emancipation Proclamation.

Mayor Perrodin congratulated Bishop Sanders on his 30 years of ministry.

Mayor Perrodin announced that this year is the City of Compton's 125th birthday, the seventh oldest city in Los Angeles County.

Mayor Perrodin directed the city manager to install restrooms at all public parks.

Mayor Perrodin further commented on the acts committed by former LAPD officer Christopher Dorner and the sensitive nature of the information surrounding the murder of Keith Lawrence and Monica Quan.

#2.

Mayor Perrodin requested that the meeting be adjourned in memory of those individuals and sent his prayers out to their family.

ADJOURNMENT

On motion by Zurita, seconded by Jones, the meeting was adjourned at 9:35 p.m. in the memory of **Margaret Evelyn White**, **James Hampton**, **Jackie Fisher's mother**, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Arceneaux, Jones, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

Clerk of the City of Compton **Mayor of the City of Compton**

February 26, 2013

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **G. HAROLD DUFFEY, CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ORKIN PEST CONTROL AND ISSUE A PURCHASE ORDER FOR PEST CONTROL SERVICES**

SUMMARY

City Council adoption of the attached Resolution will authorize the City Manager to accept the bid of Orkin Pest Control and issue a purchase order for pest control service at fifteen city facilities for the fiscal year 2012-2013.

BACKGROUND

The General Services Department is responsible for providing attractive and well-maintained facilities for conducting City business and recreational enjoyment. The Department provides pest control services to adhere to public health and safety laws and ensure the well being and welfare of staff and citizens.

The City Council approved a resolution for Orkin Pest Control to provide services through June, 2012. During fiscal year 2012-2013, the Department has been operating on a month-to-month basis with Orkin Pest Control. The Department processed invoices for the prior year and current year, bringing Orkin Pest Control to its $5,000 threshold. Therefore, a resolution is required to continue providing monthly pest control service.

STATEMENT OF THE ISSUE

The General Service Department solicited bids and the following companies submitted proposals to provide pest control services:

COMPANY	MONTHLY AMOUNT
Admiral Pest Control	$1,782.00
Orkin Pest Control	**$1,242.00**
Three D Pest Control	$4,700.00

The General Services Department wishes to contract with Orkin Pest Control to provide pest control services for the fiscal year 2012-2013.

ALTERNATIVE

None, without a finding that the above-recommended contractor's bid is not the lowest and/or responsible bid for this project.

FISCAL IMPACT

A purchase order shall be issued to Orkin Pest Control in the amount of $12,420.00 to provide services for the balance of this fiscal year. An additional $3,000.00 shall be allocated for emergency termite or rodent services not included in the contract. These funds are allocated in the General Services Department's Fiscal Year 2012-2013 Budget in Account Number 1001-600-000-4269 for a total of $15,420.00. Below is the accounting information for Account Number 1001-600-000-4269.

Fiscal Year	Amount Budgeted	YTD Encumbrances	Unencumbered Balance
2012-2013	185,000.00	110,978.25	74,021.75

RECOMMENDATION

Staff recommends the adoption of the attached resolution in order to comply with public health and safety laws and provide pest control services.

G. HAROLD DUFFEY
CITY MANAGER

#3.

RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ORKIN PEST CONTROL AND ISSUE A PURCHASE ORDER FOR PEST CONTROL SERVICES

WHEREAS, The General Services Department is responsible for providing attractive and well-maintained facilities for conducting City business and recreational enjoyment; and

WHEREAS, the Department provides pest control services to adhere to public health and safety laws and ensure the well being and welfare of staff and citizens; and

WHEREAS, the City Council approved a resolution for Orkin Pest Control to provide services through June, 2012; and

WHEREAS, the Department has been operating on a month-to-month basis with Orkin Pest Control and has reached its $5,000 threshold this fiscal year; and

WHEREAS, therefore, a resolution is required for the continuance of the monthly pest control service; and

WHEREAS, the General Service Department solicited bids and the following companies submitted proposals to provide pest control services; and

COMPANY	MONTHLY AMOUNT
Admiral Pest Control	$1,782.00
Orkin Pest Control	**$1,242.00**
Three D Pest Control	$4,700.00

WHEREAS, the General Services Department wishes to contract with Orkin Pest Control to provide pest control services for the fiscal year 2012-2013.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is authorized to enter into a contract with Orkin Pest Control in the amount of $12,420.00 to provide monthly pest control services.

SECTION 2. That the City Manager is authorized to allocate an additional $3,000 for emergency termite or rodent services not included in the contract.

SECTION 3. That the City Manger is authorized to issue a Purchase Order to Orkin Pest Control in the amount of $15,420.00 and funds are available in account number 1001-600-000-4269.

SECTION 4. That a copy of this resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, and the Department of General Services.

#3.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _________ day of ______________________, 2013.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the __________ day of ____________________ 2013.

That said resolution was adopted by the following vote to wit:

AYES:	**COUNCIL MEMBERS-**
NOES:	**COUNCIL MEMBERS-**
ABSENT:	**COUNCIL MEMBERS-**
ABSTAIN:	**COUNCIL MEMBERS-**

CITY CLERK OF THE CITY OF COMPTON

#3.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **General Services**

RESOLUTION TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ORKIN PEST CONTROL AND ISSUE A PURCHASE ORDER FOR PEST CONTROL SERVICES**

<ManagersName>	**<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
<CityManager>	**<CityManagerDate>**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

February 26, 2013

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE WATERLINE IMPROVEMENT JOB #120 PERFORMED BY JA SALAZAR CONSTRUCTION AND SUPPLY COMPANY SANCTIONING STAFF TO FILE A NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE AND AUTHORIZE THE RELEASE OF THE CONTRACTOR'S RETENTION

SUMMARY

It is recommended that the City Council accept the Waterline Replacement Job #120W performed by J. A. Salazar Construction & Supply Company as complete and direct staff to file the appropriate Notice of Completion with the Los Angeles County Recorder's Office and release of the contract retention.

BACKGROUND

Resolution No. 23,433 authorized a contract with J.A. Salazar Construction & Supply Corporation for the completion of Waterline Improvement Job #120W ($4,300,738.00), and a 20% contingency ($860,147.60) was also approved.

The work scope consisted of the replacement of existing water mains and appurtenances on Long Beach Blvd. between Marcelle Ave. and Bennett St.; Crane Avenue between Bennett St. and Alondra Blvd.; Myrrh St. between Bullis Rd. and Harris Ave.; and a new interconnection for Well #20 at Sebrie Park on El Segundo Blvd. between Parmelee Ave. Compton Ave.

STATEMENT OF THE ISSUE

While the project was in process, in accordance with California Public Contracts Law and City practice, a retention amount of 10% is withheld from progress payments to insure that vendors providing services for the project are paid for.

All work on the project has been inspected and found to be completed in a satisfactory manner. Staff recommends that the City Council accept the project as complete and direct staff to file the appropriate Notice of Completion with the Los Angeles County Recorder's Office and authorize release of the project retention.

ALTERNATIVES

There are no alternatives. The contractor has fulfilled its contractual obligations according to the plans and specifications outlined in the bid proposal.

#4.

FINANCIAL IMPACT
None.

RECOMMENDATION
Staff recommends the adoption of the attached resolution.

GLEN W. C. KAU, P.E.,
PUBLIC WORKS DIRECTOR/CITY ENGINEER

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER

RESOLUTION NO.________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE WATERLINE IMPROVEMENT JOB #120 PERFORMED BY JA SALAZAR CONSTRUCTION AND SUPPLY COMPANY SANCTIONING STAFF TO FILE A NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE, AND AUTHORIZING THE RELEASE OF THE CONTRACTOR'S RETENTION

WHEREAS, on November 22, 2011, Resolution No. 23,433 accepted the bid and authorized a contract with J.A. Salazar Construction & Supply Company for the completion of Waterline Improvement Job #120W in the amount of Four Million Three Hundred Thousand, Seven Hundred and Thirty-Eight Dollars ($4,300,738.00) which included; and

WHEREAS, there was contingency of Eighty Hundred Sixty Thousand, One Hundred and Forty-Seven Dollars and Sixty Cents ($860,147.60) included; and

WHEREAS, while the project was being conducted, in accordance with California Public Contracts Law, a retainage amount equivalent to 20% was withheld from progress payments to ensure satisfactory completion; and

WHEREAS, the project has been completed in satisfactory manner at a final construction cost of $4,300,738.00 (Four Million Three Hundred Thousand, Seven and Thirty-Eight Dollars), which is within the amount authorized, and should be formally accepted.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council of the City of Compton accepts the completion of Waterline Replacement Job #120W completed by J. A. Salazar Construction & Supply Company, and authorizes staff to file a Notice of Completion with the County of Los Angeles Recorder's Office and release the contractor's retention.

SECTION 2. That certified copies of this resolution shall be filed in the offices of the City Manager, City Controller, City Clerk and Public Works Department.

SECTION 3. That the Mayor shall sign and the City Clerk shall attest of this resolution.

ADOPTED this __________day of ___________, 2013.

____
MAYOR OF THE CITY OF COMPTON

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

#4.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Goodwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _________day of ____________________, 2013.

That said resolution was adopted by the following vote to wit:

AYES: **COUNCIL MEMBERS-**
NOES: **COUNCIL MEMBERS-**
ABSENT: **COUNCIL MEMBERS-**
ABSTAIN: **COUNCIL MEMBERS-**

____
CITY CLERK OF THE CITY OF COMPTON

#4.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Water Department**

RESOLUTION TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE WATERLINE IMPROVEMENT JOB #120 PERFORMED BY JA SALAZAR CONSTRUCTION AND SUPPLY COMPANY SANCTIONING STAFF TO FILE A NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE, AND AUTHORIZING THE RELEASE OF THE CONTRACTOR'S RETENTION**

<ManagersName>	**<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
<CityManager>	**<CityManagerDate>**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

February 26, 2013

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CHIEF J. THOMPSON, INTERIM DIRECTOR
MUNICIPAL LAW ENFORCEMENT SERVICES

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER XII OF THE COMPTON MUNICIPAL CODE BY ADDING SECTION 12-6.2 (FEE FOR COLLECTION OF DELINQUENT PENALTY PAYMENTS)

SUMMARY

The City Council will consider adopting an Ordinance that will amend Chapter XII (Bail Rate Schedule) of the Compton Municipal Code (CMC) to add Section 12-6.2 which will assess the collection costs of delinquent parking citations penalties against the violators.

BACKGROUND

The California Government Code, Section 53069.4 allows cities, by ordinance, to make any violation of its ordinances subject to an administrative fine or penalty. Other applicable state laws, including Section 40200.3 of the Vehicle Code, govern procedures for the City to recover administrative fees, process service fees, collection costs related to civil debt collection, late payment penalties and other related charges.

The City currently contracts with the City of Inglewood for parking citation processing services, including but not limited to mailing out delinquent and non-delinquent notices. The City of Inglewood also provides the City with valuable collection programs, such as Department of Motor Vehicles (“DMV”) and Franchise Tax Board (“FTB”) refund liens.

STATEMENT OF THE ISSUE

Pursuant to Vehicle Code Section 40203.5, the City adopted Section 12-6.1 of the CMC, which sets forth a Bail Rate Schedule of civil fines for parking violations and late payment penalties. When a violator receives a parking citation, they are provided with several written reminder notifications of the parking fine that is due prior to attachment of a late payment penalty. Once the late payment penalty is assessed, if the violator still fails to remit the parking fine and penalty, they are notified that failure to pay may result in collection by income tax refund interception by the FTB,

#5.

vehicle registration lien by the DMV or collection by other service providers (e.g. collection agencies, law firms, etc.) -- secondary delinquent citation service providers.

The secondary collection services provided by the FTB, the DMV and other collection service providers for collections on delinquent citations; typically engaged 120 days after the initial fine and late payment penalty remains unpaid; are charged to the City. Typically, the rate charged by secondary collection service providers is twenty-five (25%) to thirty-five (35%) percent of any revenues collected on each citation, which is currently paid by Compton residents, not the violators. By way of example: if the fine for the parking violation, inclusive of the late payment penalty, amounts to $100.00 which is then collected by the secondary collection service provider, they may typically charge up to a $35.00 collection fee and the City will only receive $65.00, from which the City is required to remit a minimum of $12.50 per citation to the State for a variety of court and construction funds surcharges, plus pay the City's costs of staffing, equipment, supplies, administrative hearings, etc. for administering the citation program within the City.

Collecting the fee charged to the City by the secondary delinquent citation collection service provider from the delinquent citation violator could save the City's General Fund approximately Two Hundred Thousand Dollars ($200,000.00) over the next five (05) years from delinquent past due accounts.

ALTERNATIVE

The City may continue to supplement the collection service fees charged by the secondary delinquent citation collection service provider for the violators, allowing the City's residents to bear the cost rightfully due by the violator. The adoption of this ordinance will charge the violator the fee for the collection services, with a projected savings to the General Fund of a projected Two Hundred Thousand Dollars ($200,000.00) over the next five years, or approximately forty thousand ($40,000.00) dollars per year.

FINANCIAL IMPACT

The adoption of this ordinance could save a projected Forty Thousand Dollars ($40,000.00) per year to the General Fund.

RECOMMENDATION

The staff recommends that the City Council adopt the attached Ordinance.

**CHIEF JON THOMPSON, INTERIM DIRECTOR
MUNICIPAL LAW ENFORCEMENT SERVICES**

APPROVED FOR FORWARDING:

**G. HAROLD DUFFEY
CITY MANAGER**

#5.

ORDINANCE NO. _________

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER XII OF THE COMPTON MUNICIPAL CODE BY ADDING SECTION 12-6.2 (FEE FOR COLLECTION OF DELINQUENT PENALTY PAYMENTS)

WHEREAS, California Vehicle Code Section 40203.5 authorizes a local governing body to establish a schedule of parking penalties and late payment penalties for parking violations; and

WHEREAS, applicable State Law, including but not limited to California Vehicle Code Section 40200.3, and other provisions govern procedures for cities to recover administrative fees, process fees, collection costs related to civil debt collection, late payment penalties and other related charges; and

WHEREAS, the City has adopted an ordinance which establishes a schedule of parking fines and late payment penalties, however because there currently does not exist a provision assessing the collection cost charges by secondary delinquent citation collection service providers to the violators, the City's residents pay such collection charges; and

WHEREAS, over the years the cost to the City of citation collections has been paid by the General Fund and the City desires to save its citizens the continuing financial burden of paying the fees for collection of delinquent penalty payments that rightfully should be borne by the violators; and

WHEREAS, following notice duly given, the City Council held a public hearing on February 4, 2013, regarding adoption of this Ordinance to amend Section 12-6 (Bail Rate Schedule) of the Compton Municipal Code by adding a fee for the collection of delinquent penalty payments and has considered all oral and written statements, protests and communications made or filed by interested persons.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That Chapter XII of the Compton Municipal Code is hereby amended to add Section 12-6.2 to read as follows:

Section 12-6.2 Fee For Collection Of Delinquent Penalty Payments.

If the City incurs collection costs in conjunction with the assignment of a parking citation for collection, that cost shall be added to the penalty and the violator shall be liable to the City for both the civil penalties and the collection costs, including administrative costs, civil service of process costs and other direct costs.

Each person who is assessed a civil penalty under the provisions of this section shall be assessed a separate civil penalty for each and every violation and shall be liable for the cumulative amount of all such penalties and collection costs.

Section 2. That the City Council declares that, should any provision, section, subsection, sentence, paragraph, clause, phrase or word of this ordinance, hereby adopted, be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by any reason of any preemptive legislation, the remaining provisions, sections, subsections, sentences, paragraphs, clauses, phrases or words of this ordinance hereby adopted shall remain in full force and effect.

#5.

<u>Section 3.</u> That copies of this Ordinance shall be filed in the offices of the City Clerk, City Manager, City Attorney, Municipal Law Enforcement Services

Department and the Compton Station of the Los Angeles County Sheriff's Department.

<u>Section 4.</u> That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance and shall cause the same to be published as required by law.

ADOPTED this ____ day of _______________, 2013.

____
MAYOR OF THE CITY OF COMPTON

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of ____________________, 2013.

That said Ordinance was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

____
CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Law Enforcement**

RESOLUTION TITLE: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER XII OF THE COMPTON MUNICIPAL CODE BY ADDING SECTION 12-6.2 (FEE FOR COLLECTION OF DELINQUENT PENALTY PAYMENTS) First Reading**

Carl Houston	**1/3/2013 5:33:07 PM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Ruth Rugley	**1/10/2013 10:20:02 AM**
CITY ATTORNEY	DATE
Stephen Ajobiewe	**1/10/2013 1:54:46 PM**
CITY CONTROLLER	DATE
G. Harold Duffey	**1/9/2013 8:01:29 PM**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

February 26, 2013

TO: MAYOR AND COUNCILMEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES A DEVELOPER PARTNER FOR THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)

SUMMARY

Staff is requesting that the City Council authorize the City Manager to enter into an agreement with the Habitat for Humanity of Greater Los Angeles as a Developer Partner under the City of Compton's Neighborhood Stabilization Program (NSP 3).

BACKGROUND

The City of Compton (City) has received an allocation of $1,436,390 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP 3) to stabilize neighborhoods negatively impacted by foreclosed and abandoned properties.

The Neighborhood Stabilization Program provides funds to local governments to stabilize their respective neighborhoods by acquiring and redeveloping foreclosed, vacant, and abandoned properties that have become eyesores in the community and are driving down neighboring property values. Upon rehabilitation, these homes are offered at affordable prices to qualified homebuyers.

STATEMENT OF THE ISSUE

The NSP program guidelines include provisions that recommend that the City enter into agreements with experienced for-profit and/or non-profit housing development organizations as partners ("Developer Partners") to enhance the efforts of the Agency to implement the NSP program. The Successor Agency administers and implements the NSP program on behalf of the City. To that extent, the Agency solicited proposals from qualified companies and non-profit agencies with extensive experience in real estate rehabilitation, management and estate financing. Although HUD does not mandate a specific employment requirement within the NSP program, the Agency emphasizes preference for prospective Developer Partners desirous of recruiting and utilizing local residents and supplies from businesses within the City.

Habitat for Humanity of Greater Los Angeles has expressed their strong desire and interest to work with the City of Compton and the Successor Agency in furtherance of the goals and objectives of the City's NSP programs. Habitat for Humanity has been in the field of Affordable Housing for over 20 years. During this period, the organization built and rehabilitated over 430 home and managed over $50 million dollars in federal, state and local funding. Additionally, Habitat is dedicated to providing life skills including, homeownership, financial literacy, education and job training skills to individuals In addition, Habitat focuses their outreach, training and affordable housing development in Low-Income communities such as Compton.

Habitat for Humanity has a proven track record of successful collaborative experience in the area of rehabilitation and resale of foreclosed properties. Previously, they have worked with neighboring cities of Lynwood, Carson, Gardena, Long Beach and Los Angeles to purchase, rehabilitate and sale HUD homes to low-income families. Agency staff believes that Habitat's prior experience in the area of rehabilitation and resale of low-income housing will lend them to be a great asset to the City's NSP program.

Currently, the City has three approved Developer Partner's under the NSP Program: ANR Industries, Youth Build and the Win Project. The approval of Habitat for Humanity as a Developer Partner will allow the Agency to have more flexibility in implementing the NSP program; meet all of the HUD expenditure deadlines thus allowing for increased acquisition and rehabilitation of foreclosed properties within the City hence, stabilizing and revitalizing distressed neighborhoods in the community.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund for the approval of this agreement. The NSP program is funded by the U.S. Department of Housing and Urban Development (HUD) and does not require the City to contribute any matching funds to this grant.

There are funds available in the Agency's budget under account number #1675-91-0000-4770 ($500,000) and #1675-91-0000-4771 ($430,000).

These are federal funds and therefore not subject to the provisions of AB 26 and AB 1484.

RECOMMENDATION

Staff is requesting that the City Council authorize the City Manager to enter into an agreement with Habitat for Humanity as a Developer Partner under the City of Compton's Neighborhood Stabilization Program# 3.

DR. KOFI SEFA-BOAKYE
SUCCESSOR AGENCY

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER

#6.

RESOLUTION NO. ___________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES A DEVELOPER PARTNER FOR THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)

WHEREAS, the City of Compton (City) has received an allocation of $1,436,390 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP 3) to stabilize neighborhoods negatively impacted by foreclosed and abandoned properties; and

WHEREAS, the Neighborhood Stabilization Program provides funds to local governments to stabilize their respective neighborhoods by acquiring and redeveloping foreclosed, vacant, and abandoned properties that have become eyesores in the community and are driving down neighboring property values. Upon rehabilitation, these homes are offered at affordable prices to qualified homebuyers; and

WHEREAS, the NSP guidelines include provisions that recommend that the Agency enter into agreements with experienced for-profit and/or non-profit housing development organizations as partners ("Developer Partners") to enhance the efforts of the Agency to implement the NSP program; and

WHEREAS, the Successor Agency administers and implements the NSP program on behalf of the City. To that extent, the Agency solicited proposals from qualified companies and non-profit agencies with extensive experience in real estate rehabilitation, management and estate financing. Although HUD does not mandate a specific employment requirement within the NSP program, the Agency's has emphasizes importance to all prospective Developer Partners of the City's desire of recruiting and utilizing local residents, businesses within the City; and

WHEREAS, Habitat for Humanity of Greater Los Angeles has expressed their strong desire and interest to work with the City of Compton and the Successor Agency in furtherance of the goals and objectives of the City's NSP programs. Habitat for Humanity has been in the field of Affordable Housing for over 20 years. During this period, the organization built and rehabilitated over 430 home and managed over $50 million dollars in federal, state and local funding. Additionally, Habitat is dedicated to providing life skills including, homeownership, financial literacy, education and job training skills to individuals In addition, Habitat focuses their outreach, training and affordable housing development in Low-Income communities such as Compton; and

WHEREAS, Habitat has a proven track record of successful collaborative experience in the area of rehabilitation and resale of foreclosed properties. Previously, they have worked with neighboring cities of Lynwood, Carson, Gardena, Long Beach and Los Angeles to purchase, rehabilitate and sale HUD homes to low-income families. Agency staff believes that Habitat's prior experience in the area of rehabilitation and resale of low-income housing will lend them to be a great asset to the City's NSP program; and

WHEREAS, the City has three (3) approved Developer Partner's under the NSP Program: ANR Industries, Youth Build and the Win Project. The approval of Habitat for Humanity as a Developer Partner will allow the Agency to have more flexibility in implementing the NSP program, meet all of the HUD expenditure deadlines thus allowing for increased acquisition and rehabilitation of foreclosed properties within the City hence stabilizing and revitalizing distressed neighborhoods in the community.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

#6.

Section 1. The City Manager is authorized to enter into an agreement with Habitat for Humanity as a developer partner for the purchase, demolition, rehabilitation, resale and

reconstruction of foreclosed, vacant and abandoned properties under the Neighborhood Stabilization Program (NSP 3) within the City of Compton.

Section 2. That there is no fiscal impact to the City's General Fund for the approval of this agreement. The NSP program is funded by the U.S. Department of Housing and Urban Development (HUD) and does not require the City to contribute any matching funds to this grant.

Section 3. That are funds available in the Agency's budget under account number #1675-91-0000-4770 ($500,000) and #1675-91-0000-4771 ($430,000).

Section 4. That the Mayor shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _______________________, 2013.

____
MAYOR OF THE CITY OF COMPTON

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the City Council of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested by the Clerk at the regular meeting thereof held on the _____ day of________ __________, 2013.

That said resolution was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS-**
NOES: **COUNCILMEMBERS-**
ABSENT: **COUNCILMEMBERS-**

____
CITY CLERK OF THE CITY OF COMPTON

Habitat for Humanity®
Greater Los Angeles

Celebrating More Than 20 Years of Building Hope, Lives & Communities

December 6, 2012

Michael Antwine, Deputy Director
City of Compton
Successor to the Community Redevelopment Agency
205 S. Willowbrook Ave
Compton, CA 90220

Dear Mr. Antwine:

SUBJECT: Request to become a Developer Partner under the City's Neighborhood Stabilization Program.

On behalf of Habitat for Humanity of Greater Los Angeles (HFH GLA), I'd like to submit the attached proposal for consideration by the City to become a developer partner under the Neighborhood Stabilization Program (NSP).

Habitat for Humanity has been serving the Los Angeles area for over 20 years and has built and rehabilitated 430 homes. In this time, HFH GLA has successfully managed over $50 million dollars in federal, state, and local development funding. Additionally, HFH GLA has raised $30 million dollars in private funds from corporations, foundations, and faith groups that was put toward the creation of affordable housing.

HFH GLA possesses a strong knowledge of the NSP program. Currently the organization is wrapping up about a hundred units of housing in Long Beach, Lynwood, South Gate, Los Angeles, and Norwalk that were all funded through the program.

HFH GLA would like to serve the City of Compton as a development partner under the Neighborhood Stabilization Program. We greatly appreciate your consideration, and if you require any additional information please do not hesitate to contact me.

Sincerely,

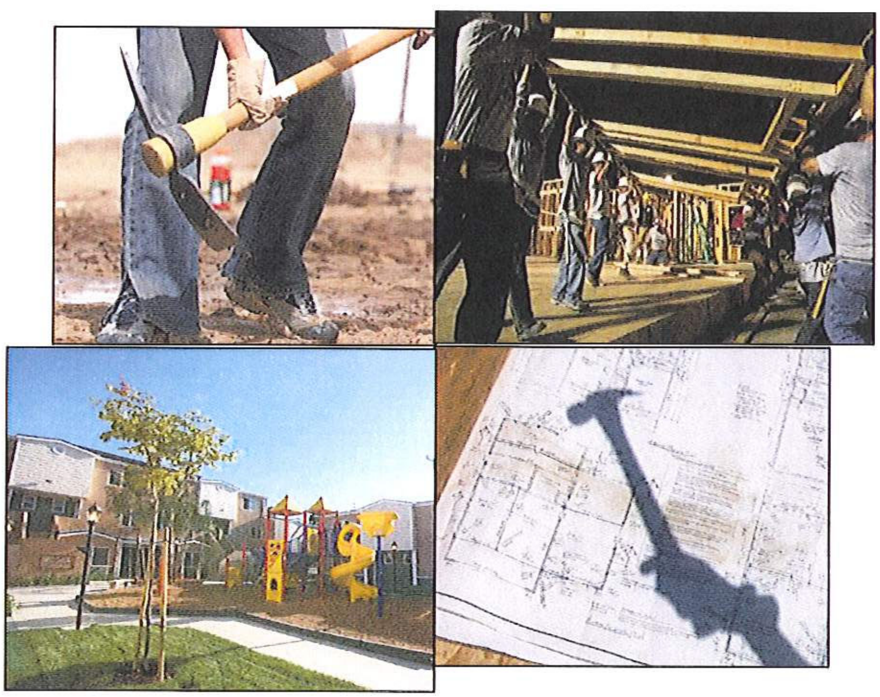
Robert Dwelle
Director of Real Estate
310-323-4663 x 211

#6.

DEVELOPER PROFILE

General information

Developer/Contractor:	**Habitat for Humanity of Greater Los Angeles** **CA License# 907613 (Class B)** Affordable Housing Developer, General Contractor, and Mortgage Lender for New Construction and Rehabilitation 17700 S. Figueroa Street Gardena, CA 90248 (310) 323-4663
Full time Employees:	**65**
Structure:	**California 501c3 Non-profit Public Benefit Corporation**
Persons Authorized To Negotiate:	**Erin Rank, President and CEO** and **Mark Van Lue, Chief Operating Officer**
Project Manager:	**Steve Sferrino, VP of Construction and Real Estate** (310) 988-0304 - ssferrino@habitatla.org



Habitat for Humanity® Greater Los Angeles

DEVELOPER PROFILE

Introduction:

Habitat for Humanity of Greater Los Angeles (HFH GLA) was formed on July 1, 1990 and since that time has developed and rehabilitated 430 homes in Los Angeles County.

Habitat for Humanity is currently the largest private home builder in the United States and the Greater Los Angeles affiliate is consistently in the top 1% of affiliates in national production. HFH GLA has:

- Highly trained and experienced staff
- A high degree of efficiency and cost containment in our building methodology
- An in-house mortgage lending and buyer education process with proven success, especially with low- and very low-income buyers
- Financial security through our mortgage assets and retail operations
- Commitment to "green" and sustainable building technologies
- Capacity to build complex developments on multiple sites simultaneously

Our Accomplishments:

- Built and rehabilitated 430 homes in Los Angeles County
- Issued over 200 in-house mortgages to low and very-low income buyers with a 1% mortgage default rate in 20 years. Mortgage revenue helps build future homes
- Engaged over 10,000 volunteers annually in the cause of affordable housing
- Successfully managed over $50 million dollars in government funding.
- Funded and/or built over 300 additional homes internationally
- Gross $1.5 million in annual revenues from our Home Improvement Store (social enterprise) with a second, larger store opening in 2010
- Selected to host two Jimmy Carter Work Projects – the marquee annual building event for Habitat for Humanity International - drawing thousands of people from around the world to build homes in locations demonstrating a great need for decent housing. (1995/2007)
- Created the Hollywood for Habitat for Humanity program which engages celebrities, athletes and the entertainment industry in our work locally and internationally. (information attached)

#6.

DEVELOPER PROFILE

HFHGLA is an ideal developer of for-sale affordable housing because:

- We are a developer, builder and lender.
- We have in-house real estate and property management professionals to provide "Dirt to Drapes" service to our buyers.
- We utilize volunteer labor and in-kind donations to reduce costs.
- We have a professional and experienced full-time staff.
- We involve the community in our projects.
- We leverage the city's investment by bringing together resources from faith groups, corporations, community groups, local government, state government and the federal government.
- We build family wealth and create affordability by providing our buyers with zero-interest loans.
- We provide education and support to all of our homeowners before and after the sale.

By combining all of these factors, Habitat for Humanity is able to achieve a much greater level of affordability at a lower cost to local government. Even in high-cost real estate markets, HFH GLA is still able to build for-sale homes affordable to a family earning between 30 - 80% of the Area Median Income.

DEVELOPER PROFILE

Recent Relevant Projects

HFH GLA has constructed 211 new homes in the Los Angeles area, and we currently have 3 homes under construction and another 43 homes in development. Attached are property profiles for four recent projects:

- Keeler Elliott Townhomes
- Imperial Hwy Townhomes
- Vermont Village
- Harborside Terrace

HFH GLA has also rehabilitated 219 homes through a combination of the Neighborhood Stabilization Program (NSP), our Brush with Kindness Program, and through various partnerships with local municipalities. HFH GLA currently under construction on 34 units of housing, and has 14 more units in development. HFH GLA takes pride in rehabilitating homes to high standard of construction. With each rehabilitation project, it is HFH GLA's goal to deliver the family a quality and energy efficient home that will not become burdensome on the Owner. Included is a NSP profile summary.

Development Team

HFH GLA's highly qualified staff is ready to provide the City a full range of services including:

- Construction and rehabilitation
- Design, plans and permitting
- Government compliance
- Property acquisition
- Marketing and family selection
- Homebuyer Education
- Income qualification

HFH GLA follows federal, state, and local procurement and hiring guidelines, with a preference given to local contractors. HFH GLA has successfully managed over $50 million dollars in federal, state, and local government funds, and carries full time staff with an extensive knowledge of the program regulations. HFH GLA is especially familiar with the NSP-2 program, and has been awarded 30 million dollars in funds.

#6.

DEVELOPER PROFILE

Construction Services Team: HFH GLA's construction team has a wealth of knowledge and rehabilitation experience.

- Erin Rank – In her 13 years at the helm of HFH GLA, Ms. Rank has led the organization through remarkable growth. She and the affiliate have received numerous accolades for innovation, production and economic resiliency. She has working knowledge of each operational area of the organization.
- Mark Van Lue – Overall management of affiliate operations, with twenty-six years of new construction and rehabilitation experience.
- Steve Sferrino – Overall project manager and quality control; Responsible Managing Employee of the corporate contractor's license, with possession of a broad range of construction management and building skills.
- Frankie Murphy – Coordination of day-to-day rehabilitation activities, including procurement of contractors/materials, management of resources and permitting. Eleven years of experience with a full range of rehabilitation activities.
- Ten full time site supervisors and four AmeriCorps crew leaders, performing on-site construction work and managing contractors and volunteers.

Design / Compliance and Acquisition Team:

- Robert Dwelle – Government compliance, in-house architect/engineering, with ten years of experience helping local municipalities develop affordable housing projects. Solid knowledge of HOME, CDBG, NSP, and CRA set-aside requirements. Mr. Dwelle will be securing all the building permits for the project and insuring compliance with the program requirements.
- Melanie Middien – Outside Real Estate Broker for HFH GLA, specializing in acquiring foreclosed properties. Has acquired hundreds of properties through her extensive network of real estate investors and professional banking contacts. Her tremendous expertise matched with our national bank relationships provides an inside edge on foreclosed properties.
- Rudy Zuniga –In-house Licensed Real Estate Agent and Mortgage Broker, specializing in finding qualified buyers for our properties and walking them through the escrow process.

Marketing & Family Selection:

- Jo-A Turman – Licensed Real Estate Broker with twenty years of valuable experience. Her proven track record of garnering media attention for projects will help highlight Los Angeles' community improvement efforts through the NSP program.
- Sylvia Bautista – Five years of experience with community outreach and the buyer education process, specific to HFH GLA. She's also intimately familiar with the local Southern California communities and their cultures.

#6.

NEW CONSTRUCTION PROJECTS

IN DEVELOPMENT				
GLOBE AVE PROJECT	CULVER CITY	10	SFD and Duplex	
L STREET	WILMINGTON	9	SFD	
MAGNOLIA	LYNWOOD	6	SFD	
PINE AND 14TH	LONG BEACH	2	SFD	
WILLOWBROOK LOTS	WILLOWBROOK	16	SFD and DUPLEX	
UNDER CONSTRUCTION				
RNLA – NET ZERO	LOS ANGELES	3	SFD	
COMPLETE 2012				
WRIGHT RD	LYNWOOD	2	SFD	LEED*
PALMS	LYNWOOD	3	SFD/DUPLEX	LEED*
163RD ST	LAWNDALE	2	SFD	LEED*
WASHINGTON AREA	LONG BEACH	2	SFD	LEED*
COMPLETE 2011				
KEELER TOWNHOMES	BURBANK	8	TOWNHOMES	LEED Silver
IMPERIAL HWY TOWNHOMES	LYNWOOD	10	DUPLEX	LEED Silver
COMPLETE 2010				
WASHINGTON AREA	LONG BEACH	1	SFD	LEED*
12812 BLODGETT	DOWNEY	1	SFD	LEED Gold
COMPLETE 2009				
FERNWOOD TRAIL	LYNWOOD	3	SFD/DUPLEX	
11213 GRAND AVE	LOS ANGELES	1	SFD	
COMPLETE 2007/2008				
HARBORSIDE TERRACE	SAN PEDRO	16	DUPLEX	LEED Silver
VERMONT VILLAGE	LOS ANGELES	14	TRIPLEX/FLATS	LEED Silver
NICHOLES	LYNWOOD	1	SFD	
438 W 112TH ST	LOS ANGELES	2	SFD	
TOTAL NEW CONSTRUCTION 1992 – 2012		**211**		

*Our recent builds meet the LEED for homes Silver requirements, but we do not formally certify the buildings as a cost savings measure.

Habitat for Humanity® Greater Los Angeles

#6.

KEELER - ELLIOTT TOWNHOMES

About this Project:

This project was developed as part of a partnership between Habitat for Humanity, Burbank Housing Corporation, and the Burbank Redevelopment Agency. The eight units consist of a 5-unit building, a duplex and the rehabilitation of a single family home. The back yard space of the single family home was transformed into a nice community common area. The land for the project is owned by Burbank Housing Corporation and is leased to the families. All the new construction units are LEED for homes Silver.

Project Information:

LOCATION:	**1720 – 1734 Elliot St Burbank, CA**
PRODUCT TYPE:	**Multi-family**
NO. OF UNITS:	**8 units, four – 3 bd (1200 sq ft) Two - 2 bd (900 sq ft) Two – 4 bd (1450 sq ft)**
PROJECT COST:	**$2,200,000**
COMPLETED:	**2011 (10 mo. construction)**

Family Information:

AVG FAMILY SIZE:	**4**
AVG INCOME:	**$38,000**
% OF MEDIAN:	**50%**
PAYMENT:	**$685/mo**

Project Partners:

Burbank Redevelopment Agency	$1,168,000
Federal Home Loan Bank WISH program	$120,000
Corporate and Faith Sponsorships	$807,000
Self-Help Home ownership Opportunity Partnership (HUD)	$105,000

Habitat for Humanity® Greater Los Angeles

IMPERIAL HWY TOWNHOMES

About this Project:

This project is set on a uniquely shaped flagged lot near Lynwood High School. The unique shape was utilized to set-back the units from the busy street into a townhome village with a meandering walking path connect the units and the common space. All units are Energy Star Certified, and meet LEED for Homes Silver standards.

Project Information:

LOCATION:	**4237 Imperial Hwy Lynwood, CA**
PRODUCT TYPE:	**Duplex**
NO. OF UNITS:	**10 units, 3 bedroom Units (1300 sq feet) (for-sale under 60% AMI)**
PROJECT COST:	**$3,000,000**
COMPLETED:	**2011 (18 mo. construction)**

Family Information:

AVG FAMILY SIZE:	**4**
AVG INCOME:	**$38,000**
% OF MEDIAN:	**60%**
PAYMENT:	**$667/mo**

Project Partners:

City of Lynwood/Lynwood Redevelopment Agency (HOME/set aside)	$1,500,000
State of California (HCD) – BEGIN	awarded
New Market Tax Credit	$566,000
Corporate and Faith Sponsorships	$834,000
Self-Help Home ownership Opportunity Partnership (HUD)	$100,000

Habitat for Humanity®
Greater Los Angeles

#6.

VERMONT VILLAGE

About this Project:

The Vermont Village project features 14 new for-sale housing units arranged around a central playground area. The development has 2 completely handicapped accessible units and one unit that can be easily modified to be handicapped accessible. All the buildings received a LEED for silver designation and have a solar power system.

Project Information:

LOCATION:	**11130–11134 Vermont Ave Los Angeles, CA**
PRODUCT TYPE:	**Triplex and Flats**
NO. OF UNITS:	**14 units, 3 and 4 bedroom Units (1170 to 1370 sq feet) (for-sale under 50% AMI)**
PROJECT COST:	**$4,000,000**
COMPLETED:	**2008 (14 mo. construction)**

Family Information:

AVG FAMILY SIZE:	**5**
AVG INCOME:	**$35,000**
% OF MEDIAN	**50%**
PAYMENT:	**$700/mo**

Project Partners:

Los Angeles Housing Department (HOME funds)	$1,260,000
State of California (HCD) – BEGIN, CalHome TA	$610,000
Corporate and Faith Sponsorships	$1,850,000
Federal Home Loan Bank (AHP)	$280,000

Habitat for Humanity®
Greater Los Angeles

#6.

HARBORSIDE TERRACE

About this Project:

Built on a bluff near the Port of Los Angeles, the Harborside Terrace project features 16 units of affordable home-ownership housing arranged in 8 duplexes around a common driveway. The development also features a nice common area with a view of the port. All the buildings received a LEED for homes silver designation and have a solar power system.

Project Information:

LOCATION:	**300–330 N Palos Verdes St San Pedro, CA**
PRODUCT TYPE:	**Duplex**
NO. OF UNITS:	**16 units, 3 and 4 bedroom Units (1270 to 1370 sq feet) (for-sale under 50% AMI)**
PROJECT COST:	**$4,400,000**
COMPLETED:	**2008 (12 mo. construction)**

Family Information:

AVG FAMILY SIZE:	**5**
AVG INCOME:	**$35,000**
% OF MEDIAN	**50%**
PAYMENT:	**$700/mo**

Project Partners:

Los Angeles Housing Department (HOME funds)	$1,440,000
State of California (HCD) – BEGIN, CalHome, CalHome TA	$1,780,000
Corporate and Faith Sponsorships	$860,000
Federal Home Loan Bank (AHP)	$320,000

Habitat for Humanity® Greater Los Angeles

#6.

REHABILITATION PROJECTS

IN DEVELOPMENT			
NSP 2 – VARIOUS LOCATIONS	LYNWOOD	2	SFD
	SOUTH GATE	2	SFD
	LONG BEACH	8	SFD
	NORWALK	2	SFD
UNDER CONSTRUCTION			
NSP 2 – VARIOUS LOCATIONS	LYNWOOD	15	SFD
	SOUTH GATE	14	SFD
	LONG BEACH	4	SFD
NSP 1 – NORWALK	NORWALK	1	SFD
COMPLETE 2012			
NSP 2 – VARIOUS LOCATIONS	LYNWOOD	18	SFD
	SOUTH GATE	15	SFD
	LONG BEACH	20	SFD
COMPLETE 2011			
NSP 2 – VARIOUS LOCATIONS	LYNWOOD	2	SFD
	SOUTH GATE	2	SFD
	LONG BEACH	1	SFD
NSP I – NORWALK	NORWALK	2	SFD
DINWIDDIE	DOWNEY	1	SFD
A BRUSH WITH KINDNESS	VARIOUS	12	SFD
COMPLETE 2010			
WASHINGTON AREA	LONG BEACH	1	SFD
NSP 1 – NORWALK	NORWALK	1	SFD
ABRUSH WITH KINDNESS	VARIOUS	24	SFD
COMPLETE 2009			
LYNWOOD ACQ/REHAB	LYNWOOD	2	SFD
A BRUSH WITH KINDNESS	VARIOUS	20	SFD
COMPLETE 2007/2008			
LONG BEACH $1 HOMES	LONG BEACH	2	SFD/CONDO
LAHD REOs	LOS ANGELES	9	SFD
A BRUSH WITH KINDESS	LOS ANGELES	82	SFD

TOTAL REHABILITATION PROJECTS 1992 – 2011 **219**

Habitat for Humanity® Greater Los Angeles

#6.

Neighborhood Stabilization Program

Before

After

About this Project:

This project consists of the acquisition and rehabilitation of approximately 100 bank owned foreclosed homes in Lynwood, South Gate, Los Angeles, and Norwalk.

CITY	HOMES	INCOME TARGET	FUNDING
LYNWOOD	30 HOMES	LOW AND VERY LOW	NSP-ii FUNDS THROUGH HFHI
SOUTH GATE	30 HOMES	LOW AND VERY LOW	NSP-II FUNDS THROUGH HFHI
LONG BEACH	25 HOMES	VERY LOW	NSP-II FUNDS THROUGH LONG BEACH
NORWALK	5 HOMES	LOW	NSP-I FUNDS THROUGH NORWALK
RNLA	3 HOMES	LOW	NSP-II FUNDS THROUGH LAHD
IN DEVELOPMENT	12 HOMES	LOW AND VERY LOW	NSP-II, PROGRAM INCOME
TOTAL	**105 HOMES**		

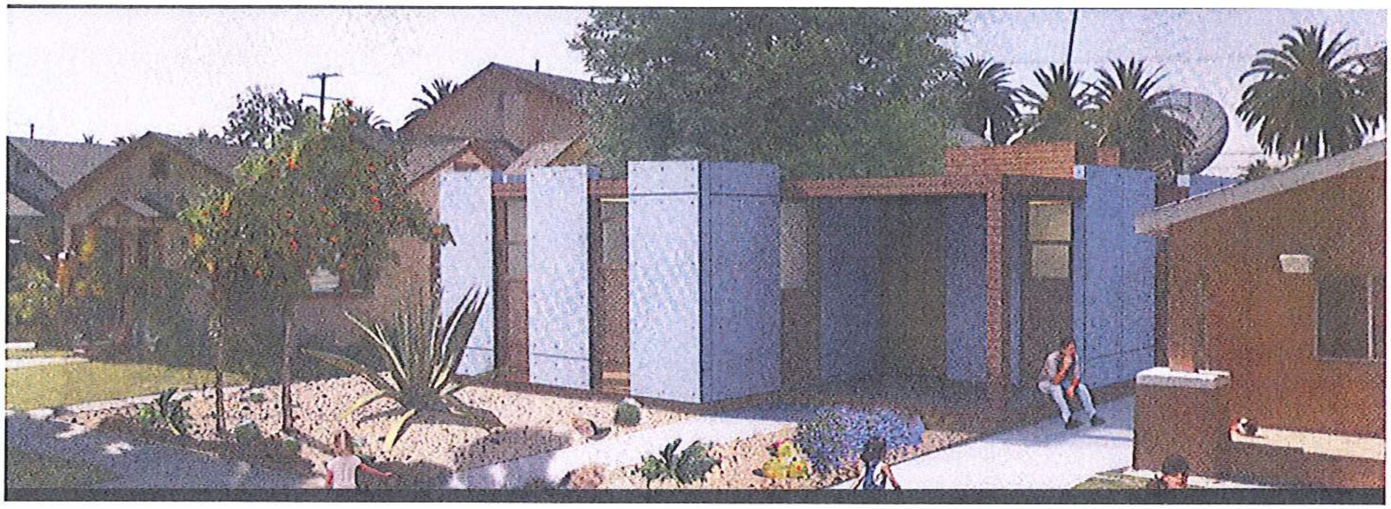
Project Partners:

HABITAT FOR HUMANITY INTERNATIONAL	$25,000,000
CITY OF LONG BEACH	$5,000,000
CITY OF NORWALK	$1,200,000
RESTORE NEIGHBORHOODS LA	$1,000,000
TOTAL	**$32,200,000**

Habitat for Humanity® Greater Los Angeles

#6.

NET-ZERO HOMES



About this Project:

This project is a partnership with Restore Neighborhoods LA, and consists of the construction of 3 new homes that will be net-zero. A net-zero home produces enough power to meet all of its energy needs. In order to assist in meeting this requirement and to speed up the construction, the home is built with an innovative panel system that provides superior insulation in comparison to a typical stick built home. The homes also have a system to provide natural ventilation in order to reduce the use of mechanical heating and cooling. (The home does also have heating and air conditioning)

Project Information:

LOCATION:	**652 E 90th Street, Los Angeles** **1421 E 41st Place, Los Angeles**
PRODUCT TYPE:	**Single Family – Net zero**
NO. OF UNITS:	**3 – 1200 sq feet – 3 bedroom/2 bath**
PROJECT COST:	**$900,000**
COMPLETED:	**2013 (4 mo. construction)**

Habitat for Humanity® Greater Los Angeles

#6.

AGREEMENT FOR NSP 3
BETWEEN
THE CITY OF COMPTON
AND
HABITAT FOR HUMANITY
OF
GREATER LOS ANGELES

THIS AGREEMENT FOR NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3) REHABILITATION FUNDS ("Agreement") is made this _____ day of ____________, 2013, by and between the CITY OF COMPTON, a municipal corporation of the State of California, (hereinafter referred to as the "CITY"), and HABITAT FOR HUMANITY OF GREATER LOS ANGELES (hereinafter referred to as the "AWARDEE").

WITNESSETH

WHEREAS, the CITY is the recipient of Neighborhood Stabilization Program (NSP 3) funds from the U.S. Department of Housing and Urban Development ("HUD"), including funds that are reserved for use by approved Developer Partners; and

WHEREAS, the AWARDEE has been chosen as a Developer Partner with the CITY for the NSP 3 Program, and has submitted a proposal for use of NSP funds – for an eligible project under NSP (as defined below) regulations.

NOW, THEREFORE in consideration of the mutual covenants and obligations herein contained, including the exhibits attached hereto, and subject to the terms and conditions hereinafter stated, the parties hereto understand and agree as follows:

Section I – Definitions

A. **CITY** – is hereby defined as the City of Compton, the NSP Program. For the purposes of this Agreement and all administration of NSP funds, the CITY shall act in the execution and fiscal and programmatic control of this Agreement. The term "Approval by the CITY" or like term used in this Agreement shall in no way relieve the AWARDEE from any duties or responsibilities under the terms of this Agreement, or obligation State or local law or regulation.

B. **DIRECTOR** – is hereby defined as the City Manager of the City of Compton or his/her designee.

C. **FEE** – is hereby defined as the amount of money the CITY agrees to pay and which amount the AWARDEE agrees to accept as payment in full for all the professional, technical and construction services rendered pursuant to this Agreement to complete the WORK as further defined in Section IV - Reimbursement of Expenses hereof.

D. **WORK** – is hereby defined as all the professional, technical and construction services to be rendered or provided by the AWARDEE as described in this Agreement.

#6.

E. **PROJECT** – is defined in Section III – Scope of Work, below.

F. **NSP-** is hereby defined as the Neighborhood Stabilization Program as described in the Housing and Economic Recovery Act of 2008, Title III Section 2301 (c).

Section II – Term

The AWARDEE expressly agrees to complete all work required by this Agreement in accordance with the timetable described in the attached **Exhibit 1 – Project Implementation Timeline**, which by this reference is incorporated herein as if fully set forth.

In addition, the AWARDEE shall comply with requirements of NSP for the 20-year compliance period commencing from the date of initial occupancy of the PROJECT. During the 20-year NSP compliance period, the AWARDEE will assure continued compliance with NSP requirements. For homebuyer units this includes monitoring units for principal residency and recapture of funds at time of sale. For rental units, this includes ongoing property standards, occupancy and rent limits compliance.

Timely completion of the work specified in this Agreement is an integral and essential part of the AWARDEE's performance hereunder. The expenditure of NSP funds is subject to Federal deadlines and could result in the loss of the Federal funds. The CITY goal is to commit and expend the NSP 3 funds by March 2013. By the acceptance and execution of this Agreement, it is understood and agreed by the AWARDEE that the PROJECT will be completed as expeditiously as possible and that the AWARDEE will make every effort to ensure that the PROJECT will proceed and will not be delayed. The AWARDEE's failure to meet these deadlines can result in cancellation of this Agreement and the revocation of NSP funds.

The AWARDEE acknowledges that time is of the essence as regards this Agreement. The AWARDEE shall cause appropriate provisions to be inserted in all contracts or subcontracts relative to the work tasks required by this Agreement to ensure that the PROJECT will be completed according to the timetable set forth. It is intended that such provisions inserted in any subcontracts be, to the fullest extent permitted by law and equity, binding for the benefit of the CITY and enforceable by the CITY against the AWARDEE and its successors and assigns to the PROJECT or any part thereof or any interest therein.

In the event the AWARDEE is unable to meet the above schedule or complete the above services because of delays resulting from Acts of God, untimely review and approval by the CITY and other governmental authorities having jurisdiction over the PROJECT, or other delays that are not within the reasonable control of the AWARDEE, the CITY shall grant a reasonable extension of time for completion of the WORK. It shall be the responsibility of the AWARDEE to notify the CITY within 15 days in writing whenever a delay is anticipated or experienced, and to inform the CITY of all facts and details related to the delay.

Section III – Scope of Work

The AWARDEE, in close coordination with the CITY, shall take all such action and perform all professional services (collectively, the "WORK") necessary to complete the rehabilitation and occupancy of the following homeownership and rental projects in full compliance with the terms of this Agreement in strict accordance with the attached **Exhibit 5 – Scope of Work**, which by this reference is hereby incorporated as if fully set forth and maybe modified in writing with the consent of the developer and CITY.

As provided in **Exhibit 5 – Scope of Work**, the AWARDEE will acquire and rehabilitate single family and/or multi-unit properties in the City of Compton to create stable, affordable rental housing options for people that are low-moderate income.

It is understood that the AWARDEE will provide the CITY a specific working budget and realistic timetable as relates to: construction/rehabilitation, soft costs, development fees and other allowable costs/activities prior to any fund usage. Said budget shall identify all sources and uses of funds, allocate NSP and non-NSP funds to activities or line items, and such other information as may be reasonably requested by the CITY.

The aforementioned Work tasks will be performed in essentially the manner proposed in the AWARDEE's proposal received by the CITY. The aforementioned proposal will be considered to be a part and portion of this Agreement as described in the attached **Exhibit 6 – Habitat for Humanity of Greater Los Angeles Pro Forma** which by this reference is incorporated herein as if fully set forth.

Section IV – Reimbursement of Expenses

A. Expenses (excluding any developer fee) for the PROJECT shall be reimbursed by the CITY based on invoices submitted by the AWARDEE for actual expenses incurred or paid. Requests for reimbursement must be submitted by the AWARDEE on forms specified and approved by the CITY, with adequate and proper documentation of eligible costs incurred in compliance with 24 CFR § 92.206 and necessary for HUD IDIS disbursement requirements. All such expenses shall be in conformance to the approved PROJECT budget. Payment(s) for reimbursements will occur per the CITY'S regular accounting schedule but will not exceed 30 days from date CITY receives requests for payment. Budget revision and approval shall be required prior to reimbursement of any expenses submitted by the AWARDEE not conforming to the approved PROJECT budget.

B. The CITY shall reimburse the AWARDEE, up to a maximum compensation for project pursuant to the Scope of Work thereof, the sum of Nine Hundred and Thirty Thousand Dollars ($930,000). For the approved and acquisition or any single family or multi-family property acquired under the NSP 3 program:

Funds in accordance with the attached **Exhibit 2 – Project Budget**, which by this reference is incorporated herein as if fully set forth.

C. The CITY shall have the right to inspect the AWARDEE's books and records and PROJECT sites to determine that reimbursement and compensation requests are reasonable. The CITY may withhold payment of any reimbursement or compensation request submitted by the AWARDEE hereunder until adequate documentation has been provided and reviewed by the CITY.

D. The AWARDEE may submit a final invoice upon completion of the Work. Final reimbursement shall be made within 30 days after the CITY has determined that all services have been rendered, files and documentation delivered, and units have been placed in service in full compliance with NSP regulations, including submission of a completion report and documentation of eligible occupancy, property standards and long-term use restrictions.

E. The CITY shall have the right to review and audit all records of the AWARDEE pertaining to any payment of the NSP funds by the CITY hereunder. The AWARDEE shall maintain such records for a period of five years after completion of the Work.

Section V – Project Requirements

The AWARDEE agrees to comply with all requirements of the Housing and Economic Recovery Act of 2008, Title III Sec. 2301 (c) and HOME Program as stated in 24 CFR Part 92, including but not limited to the following.

A. No funds may be committed to an NSP activity or project before the completion of the environmental review and approval of the request for release of funds and related certification, except as authorized by 24 CFR Part 58. The environmental review may result in a decision to proceed with, modify or cancel the PROJECT.

Notwithstanding any provision of this Agreement, the parties hereto agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of environmental review and receipt by the CITY of a release of funds from HUD under 24 CFR Part 58.

Further, the AWARDEE will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction prior to the environmental clearance by the CITY and release of funds from HUD, and acknowledges that the violation of this provision may result in the denial of any funds under the Agreement.

B. The NSP funds advanced by the CITY to the AWARDEE hereunder for the PROJECT will be secured by a note and deed of trust, and in the case of a rental project, a deed covenant as required by 24 CFR Part 92. The AWARDEE acknowledges and agrees HUD regulations provide that NSP-assisted rental housing units for the PROJECT must meet, among other things, certain affordability requirements for not less than the applicable period specified therein. The AWARDEE further acknowledges and agrees that these affordability requirements must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD. In compliance with HUD regulations, and as a material inducement to the CITY to enter into this Agreement, the AWARDEE will execute and deliver, in recordable form, the attached.

Exhibit 7 - Agreement Containing Covenants Affecting Real Property (Including Rental Restrictions) and by this reference incorporated herein as if fully set forth, and the AWARDEE agrees to cause this Agreement Containing Covenants Affecting Real Property (Including Rental Restrictions) to be recorded by the County Recorder of Los Angeles County in the deed records upon the close of escrow for the AWARDEE's acquisition of the PROJECT.

C. The AWARDEE will ensure that any expenditure of NSP funds will be in compliance with the requirements at 24 CFR § 92.206, and acknowledges that NSP funds will only be provided as reimbursement for eligible costs incurred, including actual expenditures or invoices for work completed.

D. If the PROJECT is to be owner-occupied, the AWARDEE will ensure that all NSP assisted units will be in compliance with 24 CFR § 92.254, including documenting that the property is eligible under 24 CFR § 92.254(a)(1) – (2), and will maintain compliance during the minimum compliance period. (If the property also contains a rental unit assisted with NSP funds, the AWARDEE will ensure that occupancy complies with the requirements of 24 CFR § 92.254(a)(6).) If the PROJECT is to be rental, the AWARDEE will ensure that that PROJECT is eligible under 24 CFR § 92.214, and that it will meet the applicable standards of 24 CFR §§ 92.252 – 253 at occupancy and for the minimum compliance period as provided in attached

Exhibit 3 – NSP Rent Restrictions, which by this reference is incorporated herein as if fully set forth.

E. The AWARDEE represents and warrants that the designated NSP-assisted units of this PROJECT will meet the affordability requirements as found in 24 CFR § 92.252 (rental) or 92.254 (owner-occupied), as applicable, for the entire 25-year compliance period. The AWARDEE shall collect and maintain PROJECT beneficiary information pertaining to household size, income levels, racial characteristics, and the presence of Female Headed Households in order to determine low- and moderate-income benefit in a cumulative and individual manner. Income documentation shall be in a form consistent with NSP requirements as stated in the HUD Technical Guide for Determining Income and Allowances Under the HOME Program as set forth in attached **Exhibit 4 – HUD Incomes**, which by this reference is incorporated herein as if fully set forth.

F. In the selection of occupants for PROJECT units, the AWARDEE shall comply with all nondiscrimination requirements of 24 CFR § 92.350. If the PROJECT consists of 5 or more units, the AWARDEE will implement affirmative marketing procedures as required by 24 CFR § 92.351. Such procedures must be submitted to CITY for approval prior to engaging in any such marketing.

G. If the PROJECT is occupied upon execution of this Agreement, the AWARDEE will comply with the relocation requirements of 24 CFR § 92.353.

H. The AWARDEE shall assure compliance with 24 CFR § 92.251 as relates to Property Standards and Housing Quality Standards (HQS), Accessibility Standards under 24 CFR §

#6.

92.251(a)(3), as may be applicable, and Lead Based Paint Requirements as found in 24 CFR § 92.355 and 24 CFR Part 35.

I. If the PROJECT is to be owner-occupied, the AWARDEE shall assure that any NOTES and MORTGAGES recorded for homebuyers shall be in compliance with 24 CFR § 92.254 and that the AWARDEE will monitor each unit for principal residency (under 24 CFR § 92.254(a)(3)) and resale/recapture (under 24 CFR § 92.254 (a)(4) – (5)).

J. The AWARDEE will promptly provide any documentation requested by the CITY regarding matching requirements to document the type and amount of match contributions for the PROJECT for purposes of the NSP program.

K. If the PROJECT under this Agreement involves the construction or rehabilitation of 12 or more NSP-assisted units, the AWARDEE shall comply with the provisions of the Davis-Bacon Act (40 U.S.C. 276 a to a - 7) as supplemented by CITY of Labor regulations (29 CFR Part 5), as amended.

L. If the PROJECT is sold through a lease-purchase agreement, the AWARDEE will ensure compliance with 24 CFR § 92.254(a)(7), as modified by the 1999 Appropriations Act, Section 599B.

M. The AWARDEE will be monitored by the CITY for compliance with the regulations of 24 CFR § 92.508 for the 20-year compliance period specified in Section II above. The AWARDEE will provide reports and access to project files as requested by the CITY during the pendency of the PROJECT and for five (5) years after completion and closeout of this Agreement. For rental housing projects, records may be retained for five years after the PROJECT completion date; except that records of individual tenant income verifications, PROJECT rents and PROJECT inspections must be retained for the most recent five-year period, until five years after the affordability period terminates.

Section VI – Repayment of Loan

A. All NSP funds are subject to repayment by the AWARDEE in the event the AWARDEE fails to comply with or the PROJECT does not meet the requirements of this Agreement.

B. The AWARDEE acknowledges and agrees that upon the completion of the PROJECT, any NSP funds reserved but not expended by the AWARDEE under this Agreement will revert to the CITY.

C. The NSP funds are provided as a deferred loan for the 20 year affordability, at which time the loan will be forgiven by the CITY. In addition, NSP funds shall be reduced by One Twentieth (1/20) of its original amount (i.e., the sum of $46,500) for each year that the AWARDEE operated the Property in compliance with this Agreement. The adjustment described in this paragraph shall occur on July 1 of each calendar year starting upon the completion of the PROJECT. If the PROJECT is sold by the AWARDEE and ownership is transferred or refinanced to a third party the NSP funds shall become immediately due and payable. Sale of the property to another party during such 20-year period may occur only with the prior written approval of the CITY, and the third party purchaser shall agree to assume all obligations of the AWARDEE under this Agreement, the note and mortgage, and the deed covenants. Provisions in those documents will provide for the extinguishment of the requirements of this Agreement only in the event of a third-party foreclosure or deed in lieu of foreclosure.

Section VII – Procurement Standards

The AWARDEE shall establish procurement procedures to ensure that materials and services for the PROJECT are and will be obtained in a cost-effective manner. When procuring for services to be provided under this Agreement, the AWARDEE shall comply at a minimum with the nonprofit procurement standards at 24 CFR §§ 84.40 - 84.48.

In addition, the AWARDEE acknowledges that if the AWARDEE can be considered to be a religious organization then the AWARDEE shall abide by all portions of 24 CFR § 92.257.

Section VIII – Conflict of Interest Provisions

The AWARDEE warrants and covenants that it presently has no interest and shall not acquire any interest, directly or indirectly, which could conflict in any manner or degree with the performance of its services hereunder. The AWARDEE further warrants and covenants that in the performance of this Agreement, no person having such conflict of interest shall be employed by the AWARDEE.

The AWARDEE acknowledges that NSP conflict of interest provisions, as stated in 24 CFR § 92.356, apply to the award of any contracts under this Agreement and the selection of tenant households to occupy NSP-assisted units.

The AWARDEE further acknowledges that no employee, agent, consultant, elected official, or appointed official of the AWARDEE may obtain a financial interest or unit benefits from a NSP-assisted activity, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. This prohibition includes the following:

1. Any interest in any contract, subcontract or agreement with respect to a NSP-assisted project or program administered by the AWARDEE, or the proceeds thereunder; or

2. Any unit benefits or financial assistance associated with NSP projects or programs administered by the AWARDEE, including:

   a. Occupancy of a rental housing unit in a NSP-assisted rental project;
   b. Receipt of NSP tenant-based rental assistance;
   c. Purchase or occupancy of a homebuyer unit in a NSP -assisted project;
   d. Receipt of NSP homebuyer acquisition assistance; or
   e. Receipt of NSP owner-occupied rehabilitation assistance.

#6.

This prohibition does not apply to an employee or agent of the AWARDEE who occupies a NSP-assisted unit as the on-site project manager or maintenance worker.

In addition, no Member of Congress of the United States, official or employee of HUD, or official or employee of the CITY shall be permitted to receive or share any financial or unit benefits arising from the NSP-assisted project or program.

Prior to the implementation of the NSP -assisted activity, exceptions to these provisions may be requested by the AWARDEE in writing to the CITY. The AWARDEE must demonstrate and certify that the policies and procedures adopted for the activity will ensure fair treatment of all parties, and that the covered persons referenced in this policy will have no inside information or undue influence regarding the award of contracts or benefits of the NSP assistance. The CITY may grant exceptions or forward the requests to HUD as permitted by 24 CFR §§ 92.356, 85.36 and 84.42, as may be applicable.

Section IX –CITY Responsibilities

The CITY shall furnish the AWARDEE with the following services and information from existing CITY records and CITY files:

A. The CITY shall provide to the AWARDEE information regarding its requirements for the PROJECT.

B. The CITY will provide the AWARDEE with any changes in NSP regulations or program limits that affect the PROJECT, including but not limited to income limits, property value limits and rent limits.

C. The CITY will conduct progress inspections of work completed to protect its interests as lender and regulatory authority for the PROJECT, and will provide information to the AWARDEE regarding any progress inspections or monitoring to assist it in ensuring compliance.

The CITY's review and approval of the WORK will relate only to overall compliance with the general requirements of this Agreement and NSP regulations, and all CITY regulations and ordinances.

Nothing contained herein shall relieve the AWARDEE of any responsibility as provided under this Agreement.

Section X – Equal Employment Opportunity

During the performance of this Agreement, the AWARDEE agrees as follows:

A. The AWARDEE will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin(s). The AWARDEE will take affirmative action to ensure the applicants are considered for employment, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin(s). Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The AWARDEE agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer of the CITY setting forth the provisions of this nondiscrimination clause.

B. The AWARDEE will, in all solicitations or advertisements for employees placed by or on behalf of the AWARDEE, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

C. The AWARDEE will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the CITY's contracting officer, advising the labor union or worker's representative of the AWARDEE's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. The AWARDEE will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the U.S. Secretary of Labor.

E. The AWARDEE will furnish to the CITY all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the U.S. Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the CITY and the U.S. Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and order.

F. In the event the AWARDEE is found by the CITY to be in noncompliance with the nondiscrimination clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the AWARDEE may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965 or by rule, regulations, or order of the U.S. Secretary of Labor or as otherwise provided by law.

G. The AWARDEE will include the provisions of paragraphs (A) through (G) of this Section XI in every subcontract or purchase order unless exempted by rules, regulations, or orders of the U.S. Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The AWARDEE will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the AWARDEE becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the CITY, the AWARDEE may request the United States to enter into such litigation to protect the interest of the United States.

#6.

Section XI – Labor, Training & Business Opportunity

The AWARDEE agrees to comply with the federal regulations governing training, employment and business opportunities as follows:

A. The AWARDEE acknowledges that the WORK to be performed under this Agreement is on a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC § 1701u, as well as any and all applicable amendments thereto. The AWARDEE further acknowledges that such Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given low- and moderate-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the project area.

B. The AWARDEE shall comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the U.S. Secretary of Housing and Urban Development as set forth in Title 24 of the Code of Federal Regulations as well as any and all applicable amendments thereto prior to the execution of this Agreement or during the term of this Agreement. The AWARDEE certifies and agrees that it is under no contractual or other disability which would prevent it from complying with these requirements as well as any and all applicable amendments thereto.

C. The AWARDEE will include this Section 3 clause in every subcontract for work in connection with the PROJECT and will, at the direction of the CITY, take appropriate action against the subcontractor upon a finding that the subcontractor is in violation of regulations issued by the U.S. Secretary of Housing and Urban Development, in Title 24 of the Code of Federal Regulations. The AWARDEE will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under Title 24 of the Code of Federal Regulations and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with these requirements as well as with any and all applicable amendments thereto.

D. The AWARDEE acknowledges and agrees that compliance with the provisions of Section 3, the regulations set forth in Title 24 of the Code of Federal Regulations and all applicable rules and orders of HUD issued thereunder prior to the execution of this Agreement shall be a condition precedent to federal financial assistance being provided by the CITY to the PROJECT as well as a continuing condition, binding upon the AWARDEE, its successors, and assigns. The AWARDEE's failure to fulfill these requirements shall subject the AWARDEE, its contractors and subcontractors, its successors and assigns to those sanctions specified by Title 24 of the Code of Federal Regulations as well as with any and all applicable amendments thereto.

Section XII – Compliance with Federal, State & Local Laws

The AWARDEE covenants and warrants that it will comply with all applicable laws, ordinances, codes, rules and regulations of the state, local and federal governments, and all amendments thereto, including, but not limited to: Title 8 of the Civil Rights Act of 1968, P.L. 90-284; Executive Order 11063 on Equal Opportunity and Housing; Section 3 of the Housing and Urban Development Act of 1968; Housing and Community Development Act of 1974; as well as all requirements set forth in 24 CFR Part 92 of the Home Investment Partnership Program (HOME) and Neighborhood Stabilization Program (NSP).

The AWARDEE agrees to comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 USC 1857(h)), Section 508 of the Clean Water Act (33 USC 1368), Executive Order 11738, and Environmental Protection CITY regulations (40 CFR Part 15).

The AWARDEE further warrants and agrees to include or cause to be included the criteria and requirements of this section in every non-exempt subcontract in excess of $100,000. The AWARDEE also agrees to take such action as the federal, state or local government may direct to enforce aforesaid provisions.

Section XIII – Suspension & Termination

In accordance with 24 CFR § 85.43, suspension or termination may occur if the AWARDEE materially fails to comply with any term of the award, and that the award may be terminated for convenience in accordance with 24 CFR § 85.44.

If, through any cause, the AWARDEE shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if the AWARDEE shall violate any of the covenants, agreements, or stipulations of this Agreement, the CITY shall thereupon have the right to terminate this Agreement upon not less than five (5) days written notice to the AWARDEE of such termination specifying the effective date thereof. In such event, the AWARDEE shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder to the date of said termination. Notwithstanding the above, the AWARDEE shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of this Agreement by the AWARDEE and the CITY may withhold any payments to the AWARDEE for the purpose of setoff until such time as the exact amount of damages due the CITY from the AWARDEE is determined whether by court of competent jurisdiction or otherwise.

Section XIV – Termination for Convenience of the CITY

The CITY may terminate this Agreement for its convenience at any time by giving at least thirty (30) days' notice in writing to the AWARDEE. If the Agreement is terminated by the CITY, as provided herein, the CITY will reimburse the AWARDEE for any actual and approved expenses incurred, including those costs involved in terminating the contracts and shutting down the work as of the date of notice, and the AWARDEE will be paid as a FEE an amount which bears the same ratio to the total compensation as the services actually performed bear to the total service of the AWARDEE covered by this Agreement, less payments of compensation previously made. Claims and disputes between the parties will be resolved by binding arbitration held in accordance with the rules of the Judicial Arbitration and Mediation Services, Inc. (JAMS) with the venue for such arbitration to be in Los Angeles County. Any award or judgment rendered pursuant to such arbitration may be entered in any court in Los Angeles County having jurisdiction thereof.

Section XV – Default-Loss of Grant Funds

If the AWARDEE fails in any manner to fully perform and carry out any of the terms, covenants, and conditions of this Agreement, and more particularly if the AWARDEE refuses or fails to proceed with the work with such diligence as will ensure its completion within the time fixed by the schedule set forth in **Exhibit 1 – Project Implementation Timeline** of this Agreement, the AWARDEE shall be in default under this Agreement. If, upon written notice of default given by the CITY to the AWARDEE, the AWARDEE fails to cure such default within such time as may be required by such notice, the CITY, acting by and through the CITY, may terminate and cancel this Agreement upon not less than ten (10) days' notice.

In the event of such termination, all grant funds awarded to the AWARDEE for the PROJECT pursuant to this Agreement shall be immediately revoked and any approvals related to the PROJECT shall be deemed revoked and canceled immediately without further notice. In such event, the AWARDEE acknowledges and agrees that the AWARDEE will no longer be entitled to receive any compensation for work undertaken after the date of the termination of this Agreement.

Such termination shall not affect or terminate any of the rights of the CITY as against the AWARDEE then existing, or which may thereafter accrue because of such default, and the foregoing provision shall be in addition to all other rights and remedies available to the CITY under law and the note and deed of trust (if in effect), including but not limited to a cause of action for specific performance to compel the AWARDEE to complete the PROJECT in accordance with the terms of this Agreement, in a court of equity.

Section XVI – Reporting Responsibilities

The AWARDEE agrees to submit report(s) required by HUD or the CITY to the CITY in a timely manner.

The CITY will send the AWARDEE one reminder notice if the report(s) has not been received within fourteen (14) days after the due date. If the AWARDEE has not submitted a report fourteen (14) days after the date on the reminder notice, the CITY will have the option to terminate this Agreement. In addition, the AWARDEE agrees to provide the CITY information as required to determine program eligibility and financial records pertinent to the PROJECT.

Section XVII – Inspection, Monitoring & Access to Records

The CITY shall have the right to inspect, monitor, and observe work and services performed by the AWARDEE at the PROJECT at any and all reasonable times upon not less than 24 hours' notice.

The CITY shall have the right to audit the records of the AWARDEE any time during the performance of this Agreement and for a period of five years after final payment is made under this Agreement.

If required, the AWARDEE must provide the CITY with a certified audit of the AWARDEE's records representing the Fiscal Year during which the PROJECT becomes complete whenever the FEE amount listed in SECTION VII equals or exceeds $300,000, pursuant to the requirements of OMB Circular A-133.

The CITY, HUD, the Comptroller General of the United States, or any of their duly authorized representatives or agents, shall have right to inspect any books, documents, papers, and electronic records of the AWARDEE or its contractors, wherever located, which are directly pertinent to the PROJECT for the purpose of making audit, examination, copies, excerpts, and transcriptions as provided under this Agreement.

Section XVIII - Insurance

Without limiting the AWARDEE'S indemnification of the CITY**,** AWARDEE shall provide and maintain at its own expense, and require any of its subconsultants and subcontractors to maintain, during the term of this Agreement the following program(s) of insurance covering its operations as applicable hereunder in this Agreement.

Such insurance shall be provided by insurer(s) satisfactory to the City's Risk Manager. A certificate of insurance, including endorsement page(s), shall be delivered to the CITY at the time of AWARDEE'S execution of this Agreement. Such evidence shall contain express conditions that the CITY is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. AWARDEE shall provide at least ten (10) day notice of any non-payment of premium(s). Failure on the part of the AWARDEE to procure or maintain insurance shall constitute a material breach upon which the CITY may immediately terminate this Agreement.

All insurance required hereunder shall not call on the CITY'S programs for contributions. Program(s) of insurance shall include:

(1) *General Liability*: A program, including but not limited to commercial or comprehensive general liability, inclusive of contractual liability, personal injury liability and broad form property damage coverage, with a combined single limit of not less than One Million Dollars ($1,000,000.00) per occurrence.

(2) *Workers' Compensation*: A program of workers' compensation insurance in an amount and form to meet all applicable requirements of the California Labor Code or by any other state, and which specifically covers all persons providing services by or on behalf of the AWARDEE, and risks to such persons under this Agreement.

Such comprehensive general liability of insurance shall name the CITY as "an additional insured" party. AWARDEE shall be required to provide the CITY with certified copies of the current Certificates of Insurance and the Policy Endorsement Pages at the time of execution of this Agreement. Certificates of Insurance and Endorsement Pages must also include the AWARDEE'S name as the insured party.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the AWARDEE under the terms of the Agreement. AWARDEE shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary for its proper protection of the AWARDEE'S work.

AWARDEE shall ensure any and all subconsultants hired or used by the AWARDEE performing services under this Agreement meet the insurance requirements of this Agreement.

Section XVIX – General Conditions

A. All notice or other communication which shall or may be given pursuant to this Agreement shall be in writing and shall be delivered by personal service, by any reputable overnight courier service, or by registered mail addressed to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personally served; if by reputable overnight courier, on the day of delivery; or, if by registered mail, on the fifth day after being posted or the date of actual receipt, whichever is earlier.

CITY:

Dr. Kofi Sefa-Boakye, Director
The Successor Agency to the Community Redevelopment Agency
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220
Phone: (310) 605-5511

AWARDEE:

Erin Rank, President/CEO
Mark Van Lue, COO
Habitat for Humanity Greater Los Angeles
17700 S. Figueroa Street
Gardena, Ca 90248
(310) 323-4463

B. Title and paragraph headings are merely for convenience and are not a part of this Agreement.

C. In the event of conflict between the terms of this Agreement and any terms or conditions contained in any exhibits, the terms in this Agreement shall control.

D. No waiver or breach of any provision of this Agreement shall constitute a waiver of a subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

E. This Agreement shall be construed under and enforced according to the laws of the State of California.

F. Should any provisions, paragraphs, sentences, words, or phases contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of California or under any rule or ordinance of the CITY, such provisions, paragraphs, sentences, words or phrases shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable to conform with such laws, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect.

G. The AWARDEE shall comply with the provisions of the Copeland Anti-Kickback Act (18 U.S.C. 874) and the regulations promulgated by the U.S. Department of Labor in 29 CFR Part 3, as amended.

H. The AWARDEE shall comply with the provisions of sections 103 and 107 of the Contract Work Hours and Safety Standard Act (40 U.S.C. 327-330) and the regulations promulgated by the U.S. Department of Labor in 29 CFR Part 5, as amended.

I. The AWARDEE further warrants and agrees to include or cause to be included the criteria and requirements of paragraphs (G) through (H) of this Section XIX in every nonexempt subcontract. The AWARDEE also agrees to take such action as the federal, state or local government may direct to enforce aforesaid provisions.

J. The obligations undertaken by AWARDEE pursuant to this Agreement shall not be delegated or assigned to any other person or CITY unless the CITY shall first consent to the performance or assignment of such service or any part thereof by another person or CITY.

K. Subject to the provisions of paragraph (J) above, this Agreement shall be binding upon the parties hereto, their heirs, executors, legal representative, successors and assigns.

L. The AWARDEE agrees to indemnify, hold harmless and defend the CITY (with counsel selected by the CITY) and its elected officials, officers, and employees from and against any and all claims, actions, losses, damages, or liabilities arising from the AWARDEE's acts, errors or omissions in connection with the AWARDEE's performance or obligations under this Agreement and for any costs or expenses, including reasonable attorney fees and costs, incurred by the CITY on account of any such claims, actions, losses, damages or liabilities. The AWARDEE shall promptly notify the CITY in writing of the occurrence of any such claims, actions, losses, damages, or liabilities.

M. The AWARDEE and its employees and agents shall be deemed to be independent contractors, and not agents or employees of the CITY, and shall not attain any rights or benefits under the civil service or pension ordinances of the CITY, or any rights generally afforded classified or unclassified employee; further they shall not be deemed entitled to State Compensation benefits as an employee of the CITY.

N. The AWARDEE, at its own expense and during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the AWARDEE.

#6.

Upon execution of this Agreement, the AWARDEE shall show evidence of a City of Compton Business License permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

O. Funding for this Agreement is contingent on the availability of funds from HUD under the NSP program and continued authorization for such activities is subject to amendment or termination due to lack of funds, or re-authorization, reduction of funds, and/or change in regulations.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above.

The City of Compton,
a Municipal Corporation

____
G. Harold Duffey
City Manager

Habitat for Humanity, Greater Los Angeles

____
Erin Rank, President and CEO
Mark Van Lue, Chief Operating Officer

ATTEST:

____
Alita Godwin, City Clerk

(SEAL)

APPROVED AS TO FORM:

____
Craig J. Cornwell, City Attorney

EXHIBIT 1

PROJECT IMPLEMENTATION TIMELINE
(Subject to change with CITY approval)

Action	Date
1. AWARDEE shall commence Rehabilitation of the subject properties.	Within 20 days following contract approval and signature
2. AWARDEE shall complete the rehabilitation of the property.	Within 120 days of commencing the rehabilitation of the property.
3. Issuance of Certificate of Completion.	Final Certificate of Completion to be issued within forty-five (45) days of completion of construction.
4. Rental Lease-up	Within 20 days following completion of construction.
5. Compliance Monitoring	Will occur annually

#6.

EXHIBIT 2

PROJECT BUDGET

The maximum amount of NSP 3 Funds that the CITY will be paying for AWARDEE's acquisition and rehabilitation of the PROPERTIES will not exceed Nine Hundred and Thirty Thousand Dollars ($930,000).

Funds will be provided in the form of a forgivable deferred loan for development of the PROJECT. NSP funds shall be reduced by One Twentieth (1/20) of its original amount (i.e., the sum of $46,500) for each year that the AWARDEE operated the Property in compliance with this Agreement. The adjustment described in this paragraph shall occur on July 1 of each calendar year starting upon the completion of the PROJECT.

As a material condition and inducement to the CITY's agreement hereunder to contribute the maximum NSP funds in the amount of $930,000 for the PROJECT, the AWARDEE, Habitat for Humanity of Greater Los Angeles.

EXHIBIT 3

HOME RENT RESTRICTIONS

*Los Angeles-Long Beach SMSA, CA

	Efficiency	1-BR	2-BR	3-BR	4-BR
50% Low Monthly HOME Rent:	$747	$801	$961	$1110	$1238
65% High Monthly HOME Rent:	$951	$1021	$1227	$1409	$1553

The CITY's current applicable Utility Allowance must be subtracted from the low HOME rent in order to determine the actual maximum rent unless the owner pays for all utilities.

Effective June 2012 (updated annually by HUD)
***2012 HOME rents held at last year's level**

#6.

EXHIBIT 4

HUD INCOME LIMITS

As of 06/2012 (updated annually by HUD)

Los Angeles County, California										
FY 2012 Income Limit Area	**Median Income**	**FY 2012 Income Limit Category**	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5 Person**	**6 Person**	**7 Person**	**8 Person**
Los Angeles County	$64,800	**Very Low (50%) Income Limits**	$29,550	$33,750	$37,950	***$42,150***	$45,550	$48,900	$52,300	$55,650
		Extremely Low (30%) Income Limits	$17,750	$20,250	$22,800	***$25,300***	$27,350	$29,350	$31,400	$33,400
		Low (80%) Income Limits	$47,250	$54,000	$60,750	***$67,450***	$72,850	$78,250	$83,650	$89,050

EXHIBIT 5

SCOPE OF WORK

Project Definition

The developer will acquire either single family or multi-family properties in accordance with the NSP guidelines. All properties will be rehabilitated up to the standards of the City of Compton Building and Safety Department.

AWARDEE will provide the necessary rehabilitation to ensure that the form and function of each unit supports the residents and meets local housing codes.

These projects will produce affordable rental units or for-sale ownership unit for a minimum of ***20*** years.

See attached rehabilitation work scopes for each individual project

#6.

EXHIBIT 6

The Habitat for Humanity – Greater Los Angeles
PRO FORMA

To be provided upon successful bid or acquisition or real property

See attached Construction/Bid Estimates and Proposal for the homeownership or rental aspects/property management.

EXHIBIT 7

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY [INCLUDING RENTAL RESTRICTIONS]

The Affordability covenants will be submitted to the CITY and Buyer of the each property during the opening of escrow for each property & buyer. All covenants will be executed prior to the close of escrow and recorded with the Los Angeles County Recorder's Office after the close of escrow.

#6.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Community Redevelopement**

RESOLUTION TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES A DEVELOPER PARTNER FOR THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)**

<ManagersName>	**<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
<CityManager>	**<CityManagerDate>**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

#7.

February 26, 2013

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **GLEN W. C. KAU, P.E., INTERIM PUBLIC WORKS DIRECTOR/CITY ENGINEER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO USA MOBILITY FOR PROVIDING NOTIFICATION/PAGING SERVICES TO THE WATER DEPARTMENT'S STANDBY CREW AFTER WORK HOURS**

SUMMARY

In order for City's Public Works/Municipal Utilities Department to provide its customers with quality water service, it is essential that notifications be made to its stand-by personnel to respond to after hour needs. Notifications to stand-by personnel are made via pager services. Response service is available to the community 24 hours a day which includes after business hours and weekends.

BACKGROUND

After hours services are provided for by stand-by staff to respond to city-wide emergencies/situations such as fires, water main breaks, accident related incidents, and emergency shut-off's. Efficient staff response is dependent upon the notifications being delivered in an effective and timely manner.

Staff has determined it is cost effective to schedule stand-by personnel and provide them with pager/voice mail services so that staff is available 24 hours a day which includes weekends to respond.

The services offered by USA Mobility has been reviewed and provides the required services, equipment, protection/maintenance, standard paging and voice mail service, and professional customer care for a nominal monthly cost.

STATEMENT OF THE ISSUE

Staff's assessment has determined that the pager service is essential and a necessity, and provides a cost-savings to schedule standby personnel. Staff also believes that it is in the best interest of the Department to issue a purchase order to USA Mobility for the above mentioned services.

Therefore, staff recommends that the City Council authorize the City Manager to issue a purchase order to USA Mobility in the amount of $7,500.00 for these services.

FISCAL IMPACT

The product and service shall be funded from the Water Department's fiscal year 2012-2013 budget in Account #5000-900-000-4250 (Communications).

ALTERNATIVE

None

RECOMMENDATION

Staff recommends adoption of the attached resolution.

GLEN W. C. KAU, P.E.,
INTERIM PUBLIC WORKS DIRECTOR//CITY ENGINEER

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER

RESOLUTION NO. ___________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO USA MOBILITY FOR PROVIDING NOTIFICATION/PAGING SERVICES TO THE WATER DEPARTMENT'S STANDBY CREW AFTER WORK HOURS

WHEREAS, the mission of the Public Works and Municipal Utilities Department is to provide customers with ample and quality service essential to maintaining community well being; and

WHEREAS, this service must be available to the community twenty-four hours daily, which includes after regular work hours and weekends; and

WHEREAS, regular work hour shifts are Monday-Friday 7:30am – 4:00pm; and

WHEREAS, to provide the required after hour residential and city-wide emergency service such as fire incidents, water main breaks, and accident related incidents; and

WHEREAS, it is cost saving to schedule standby personnel and provide pagers for notification vs. employing full time (24 hour and weekend) staff; and

WHEREAS, USA Mobility provides pager equipment, protection/maintenance, standard pager and voice mail service including professional customer care for a nominal monthly cost; and

WHEREAS, funds in the amount of $7,500.00 is allocated in the Water Department's fiscal year 2012-2013 budget in account number 5000-90-0000-4250; and

WHEREAS, it is in the best interest of the City of Compton to issue a purchase order to USA Mobility for said service.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager is authorized to issue a purchase order to USA Mobility in the amount of Seven Thousand Five Hundred Dollars ($7,500.00) for providing standby notification/paging services to the Public Works and Municipal Utilities water standby crew after regular work hours.

Section 2. That funds are available in the amount of $7,500.00 in the Water Department's fiscal year 2012-2013 budget in Account No. 5000-90-0000-4250.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk and Water Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of________________, 2013.

____

MAYOR OF THE CITY OF COMPTON

#7.

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____________________________, 2013.

That said resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

____
CITY CLERK OF THE CITY OF COMPTON

#7.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Water Department**

RESOLUTION TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO USA MOBILITY FOR PROVIDING NOTIFICATION/PAGING SERVICES TO THE WATER DEPARTMENT'S STANDBY CREW AFTER WORK HOURS**

John Strickland	**11/15/2012 10:06:43 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
G. Harold Duffey	**1/9/2013 8:01:07 PM**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

#8.

February 26, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: JON THOMPSON, FIRE CHIEF

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ACCEPT THE BID OF LEVERAGE INFORMATION SYSTEMS TO PROVIDE AN ADVANCED SURVEILLANCE AND PROTECTION SYSTEM IN FOUR (4) CITY PARKS AND REPLACEMENT OF AN INOPERABLE PORTION OF THE CURRENT INFRASTRUCTURE

SUMMARY

This resolution authorizes the City Manager to accept the bid, enter into a contract and issue a purchase order to Leverage Information Systems to provide an advanced surveillance and protection system in four (4) city parks.

BACKGROUND

The city parks have been the victim of much graffiti, vandalism and theft. Due to budget constraints additional staffing and/or security personnel are not available to be at the parks 24 hours a day. Nine (9) parks have had cameras installed which can be viewed by Los Angeles County Sheriff Compton Station and the Municipal Law Enforcement Services department.

An advanced surveillance and protection system gives local law enforcement the ability to view the parks remotely from the comforts of a dispatch center. Upon observing an event take place, the proper response to the situation can be dispatched.

STATEMENT OF THE ISSUE

The City went out to bid on November 7, 2012 for said project. A mandatory site walk was held on November 26, 2012 for prospective bidders. Leverage Information Systems was the only bidder to show. Leverage Information Systems provided the initial phases of this project, therefore the City felt comfortable with moving forward. Leverage Information Systems submitted a bid to provide an advanced surveillance and protection system in the four (4) remaining city parks and to replace an inoperable portion of the current camera system along Alameda. The four (4) parks are South, Ellerman, Tragniew and Burrell/McDonald. The contractor provided a responsible bid providing staff with competitive pricing and meeting requested requirements. The bid amounts to $131,979.91. We are also requesting contingency funds in an amount not to exceed $20,000 to address any possible change orders that will improve the system and save funds in the city-wide project.

The City of Compton received Justice Assistance Grant (JAG) ARRA funds to assist with the construction of this system. The balance of these funds is $81,272.31.

While remaining funds will not cover the entire project, Lease Revenue Bonds funds allocated to a city-wide camera will be used to cover the balance.

This project will share the same data center and hub as the city wide surveillance system thus eliminating the need for two separate centers.

FINANCIAL IMPACT

There is no further financial impact to the 2012/13 fiscal year budget. The current funding for this project has been allocated into accounts 10616700044334 and 30306900004334 of the fire department's fiscal year budget.

RECOMMENDATIONS

Staff recommends that the Council adopt the attached Resolution.

JON THOMPSON
FIRE CHIEF

APPROVED TO FORWARD:

G. HAROLD DUFFEY
CITY MANAGER

RESOLUTION NO. ____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ACCEPT THE BID OF LEVERAGE INFORMATION SYSTEMS TO PROVIDE AN ADVANCED SURVEILLANCE AND PROTECTION SYSTEM IN FOUR (4) CITY PARKS AND REPLACEMENT OF AN INOPERABLE PORTION OF THE CURRENT INFRASTRUCTURE

WHEREAS, city parks are being inundated with vandalism, graffiti and criminal activity; and

WHEREAS, an advanced surveillance and protection system has assisted local law enforcement in curtailing those various activities in nine (9) city parks; and

WHEREAS, The City of Compton received Justice Assistance Grant (JAG) ARRA funds to assist with the construction of this system; and

WHEREAS, The City of Compton has appropriated Lease Revenue Bond funds to establish a city-wide camera system; and

WHEREAS, an invitation for bids was posted and Leverage Information Systems, Inc was the responsive bidder and chosen for their submitted bid amount of $131,979.91; and

WHEREAS, it is in the best interest of the City of Compton to accept the bid and enter into a contract with Leverage Information Systems, Inc.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the bid Leverage Information Systems, Inc. be accepted.

Section 2. That the City Manager is authorized to issue a purchase order and enter into a contract with Leverage Information Systems, Inc. to provide an advanced surveillance and protection system in the four (4) remaining city parks and replacement of an inoperable portion of the current infrastructure in an amount not to exceed One hundred and thirty one thousand, nine hundred and seventy-nine dollars and ninety-one cents ($131,979.91).

Section 3. The funds are available in grant account 10616700044334 and bond account 30306900004334 of the fire department's 2012/13 fiscal year budget. and shall be used to compensate Leverage Information Systems, Inc. for the design and construction of the advanced surveillance and protection system.

Section 4. Contingency funds not exceeding an amount of $20,000 from account 30306900004334 are set aside to address any possible change orders that will improve the system and decrease the cost of future city-wide camera project.

Section 5. That a certified copy of this resolution shall remain on file in the offices of the City Manager, City Controller, Fire Department and the City Clerk.

#8.

RESOLUTION NO. ________________

PAGE TWO

<u>Section 6.</u> That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this __________________ day of ____________, 2013

____
MAYOR OF THE CITY OF COMPTON

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the forgoing resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on _______________ day of _____________, 2013

That said resolution was adopted by the following vote, to wit:

AYES: **Council Members-**
NOES: **Council Members-**
ABSTAINS: **Council Members-**
ABSENT: **Council Members-**

____
CITY CLERK OF THE CITY OF COMPTON

#8.

LEVERAGE INFORMATION SYSTEMS
www.leverageis.com

Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300526**
Date: 02/06/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: Burrell McDonald

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	7020	HotPort 7020, Outdoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node.	EA	$1,960.36	$1,960.36
002	1	769282	9000 Fixed IP Camera NTSC, Telephoto Lens, Day/Night with Audio, PoE, Enh Mgnt Software	EA	$1,433.25	$1,433.25
003	1	769364	9000 Standard Pendant PTZ Dome, NTSC, 36x StableZoom Lens (mount not included) - NEW	EA	$2,674.75	$2,674.75
004	1	110060	24V Power Supply - 3.33A for 9000 PTZ	EA	$55.50	$55.50
005	1	110084	Pendant PTZ Dome Wall Mount	EA	$61.50	$61.50
006	1	110096	Pendant PTZ Dome Pole Mount Adapter	EA	$65.25	$65.25
007	1.00	LOT - EQUIP	Installation Equipment	EA	$3,157.48	$3,157.48
035	1.00	OSINSTALL	Onsite Installation	EA	$4,640.00	$4,640.00
040	1.00	LM-7020-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$180.89	$180.89
041	1.00	LM-769282-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$159.86	$159.86
042	1.00	LM-769364-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$298.34	$298.34
043	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$450.92	$450.92
044	1.00	Bonding	Bonding	EA	$734.36	$734.36

Your Price:	**$15,872.46**
Sales Tax	$887.31
SubTotal:	**$16,759.77**
Total:	**$16,759.77**

Prices are firm until 3/8/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/6/2013

Accepted by: ____________________ **PO#:**__________ **Date:**__________

#8.

Quote

No.: **1300526**

Date: 02/06/2013

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

If applicable, sales tax will be charged when invoiced.

Leverage Information Systems 30 day return policy does not apply to changed, opened, or cancelled orders. In the event the customer chooses to change or cancel an order, restocking fees may apply.

- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#8.

LEVERAGE INFORMATION SYSTEMS
www.leverageis.com

Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300701**
Date: 02/18/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: Tragview Park

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	7010	HotPort 7100, Indoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node. Includes Power Supply Desk	EA	$1,017.50	$1,017.50
002	1	769103	9000 1 Input Transmitter / Receiver Box With Audio, Poe, E Recording	EA	$1,077.05	$1,077.05
003	1	SCP-2430H	Analog PTZ, 43X Optical Zoom, Outdoor, 600TV, WDR, IK10 IP66	EA	$1,895.75	$1,895.75
004	1	AWSP40-24	AC/DC Power Supply 24VDC - Speaker Power	EA	$19.18	$19.18
005	1.00	LOT - EQUIP	Installation Equipment	EA	$1,736.78	$1,736.78
024	1.00	OSINSTALL	Onsite Installation	EA	$3,237.50	$3,237.50
029	1.00	LM-7010-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$93.89	$93.89
030	1.00	LM-769103-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$120.13	$120.13
031	1.00	LM-SCP-2430H-OS-1Y R	12 Months On-Site NBD Support (8-5/ M-F)	EA	$303.16	$303.16
032	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$165.76	$165.76
033	1.00	Bonding	Bonding	EA	$475.05	$475.05

Your Price:	**$10,141.75**
Sales Tax	$532.08
SubTotal:	**$10,673.83**
Total:	**$10,673.83**

Prices are firm until 3/20/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/18/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

#8.

Quote

No.: **1300701**

Date: 02/18/2013

If applicable, sales tax will be charged when invoiced.

Leverage Information Systems 30 day return policy does not apply to changed, opened, or cancelled orders. In the event the customer chooses to change or cancel an order, restocking fees may apply.

- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#8.

LEVERAGE INFORMATION SYSTEMS
www.leverageis.com

Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300698**
Date: 02/18/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: Ellerman Park & Raymond Park /

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	7010	HotPort 7100, Indoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node. Includes Power Supply Desk	EA	$1,017.50	$1,017.50
002	1	769103	9000 1 Input Transmitter / Receiver Box With Audio, Poe, E Recording	EA	$1,077.05	$1,077.05
003	1	SCP-2430H	Analog PTZ, 43X Optical Zoom, Outdoor, 600TV, WDR, IK10 IP66	EA	$1,895.75	$1,895.75
004	1	SW-7000-RADIO-1	Firetide 7000 Series Radio License (ELECTRONIC LICENSE) - Allows user to enable and use the second radio in the Firetide 7000 series product for a sin	EA	$388.93	$388.93
005	1	SW-7000-MIMO	Firetide 7000 Series MIMO License (ELECTRONIC LICENSE) - Allows user to enable and use the MIMO functionality (11n) on the Firetide 7000 series produc	EA	$1,096.07	$1,096.07
006	1	AWSP40-24	AC/DC Power Supply 24VDC - Speaker Power	EA	$19.18	$19.18
007	1.00	LOT - EQUIP	Installation Equipment	EA	$3,629.68	$3,629.68
031	1.00	OSINSTALL	Onsite Installation	EA	$4,890.00	$4,890.00
036	1.00	LM-7010-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$93.89	$93.89
037	1.00	LM-769103-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$120.13	$120.13
038	1.00	LM-SCP-2430H-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$303.16	$303.16
039	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$221.46	$221.46
040	1.00	Bonding	Bonding	EA	$726.57	$726.57

Your Price:	**$15,479.37**
Sales Tax	$707.46
SubTotal:	**$16,186.83**
Total:	**$16,186.83**

#8.

Quote

No.: **1300698**

Date: 02/18/2013

Prices are firm until 3/20/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/18/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

If applicable, sales tax will be charged when invoiced.

Leverage Information Systems 30 day return policy does not apply to changed, opened, or cancelled orders. In the event the customer chooses to change or cancel an order, restocking fees may apply.

- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300704**
Date: 02/18/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: South Park

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	7010	HotPort 7100, Indoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node. Includes Power Supply Desk	EA	$1,017.50	$1,017.50
002	1	769103	9000 1 Input Transmitter / Receiver Box With Audio, Poe, E Recording	EA	$1,077.05	$1,077.05
003	1	SCP-2430H	Analog PTZ, 43X Optical Zoom, Outdoor, 600TV, WDR, IK10 IP66	EA	$1,895.75	$1,895.75
004	1	SW-7000-RADIO-1	Firetide 7000 Series Radio License (ELECTRONIC LICENSE) - Allows user to enable and use the second radio in the Firetide 7000 series product for a sin	EA	$388.93	$388.93
005	2	SW-7000-MIMO	Firetide 7000 Series MIMO License (ELECTRONIC LICENSE) - Allows user to enable and use the MIMO functionality (11n) on the Firetide 7000 series produc	EA	$1,096.07	$2,192.14
006	1	AWSP40-24	AC/DC Power Supply 24VDC - Speaker Power	EA	$19.18	$19.18
007	1.00	LOT - EQUIP	Installation Equipment	EA	$2,760.47	$2,760.47
026	1	Rental-Boom Lift	80ft Boom Lift Rental	EA	$1,875.00	$1,875.00
027	1.00	OSINSTALL	Onsite Installation	EA	$3,582.50	$3,582.50
032	1.00	LM-7010-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$93.89	$93.89
033	1.00	LM-769103-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$120.13	$120.13
034	1.00	LM-SCP-2430H-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$303.16	$303.16
035	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$195.90	$195.90
036	1.00	Bonding	Bonding	EA	$766.29	$766.29

Your Price:	**$16,287.89**
Sales Tax	$626.93
SubTotal:	**$16,914.82**
Total:	**$16,914.82**

#8.

Quote

No.: **1300704**

Date: 02/18/2013

Prices are firm until 3/20/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/18/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

If applicable, sales tax will be charged when invoiced.

Leverage Information Systems 30 day return policy does not apply to changed, opened, or cancelled orders. In the event the customer chooses to change or cancel an order, restocking fees may apply.

- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#8.

LEVERAGE INFORMATION SYSTEMS
www.leverageis.com

Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300524**
Date: 02/06/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: Infrastructure

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	5	7020	HotPort 7020, Outdoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node.	EA	$1,960.36	$9,801.80
002	4	SW-7000-RADIO-1	Firetide 7000 Series Radio License (ELECTRONIC LICENSE) - Allows user to enable and use the second radio in the Firetide 7000 series product for a sin	EA	$392.86	$1,571.44
003	3	SW-7000-MIMO	Firetide 7000 Series MIMO License (ELECTRONIC LICENSE) - Allows user to enable and use the MIMO functionality (11n) on the Firetide 7000 series produc	EA	$1,100.00	$3,300.00
004	1.00	LOT - EQUIP	Installation Equipment	EA	$4,670.85	$4,670.85
013	1.00	OSINSTALL	Onsite Installation	EA	$9,190.00	$9,190.00
018	5.00	LM-7020-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$180.88	$904.40
019	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$467.17	$467.17
020	1.00	Bonding	Bonding	EA	$1,471.93	$1,471.93

Your Price:	**$31,377.59**
Sales Tax	$1,344.58
SubTotal:	**$32,722.17**
Total:	**$32,722.17**

Prices are firm until 3/8/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/6/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

If applicable, sales tax will be charged when invoiced.

Leverage Information Systems 30 day return policy does not apply to changed, opened, or cancelled orders. In

#8.

the event the customer chooses to change or cancel an order, restocking fees may apply.

- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#8.

LEVERAGE INFORMATION SYSTEMS
www.leverageis.com

Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300608**
Date: 02/12/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: 2100 Alameda

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	2	7010	HotPort 7100, Indoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node. Includes Power Supply Desk	EA	$1,017.50	$2,035.00
002	1.00	LOT - EQUIP	Installation Equipment	EA	$2,441.82	$2,441.82
015	1.00	OSINSTALL	Onsite Installation	EA	$2,862.50	$2,862.50
020	2.00	LM-7010-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$93.89	$187.78
021	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$121.56	$121.56
022	1.00	Bonding	Bonding	EA	$376.35	$376.35

Your Price:	**$8,025.01**
Sales Tax	$413.85
SubTotal:	**$8,438.86**
Total:	**$8,438.86**

Prices are firm until 3/14/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/12/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

If applicable, sales tax will be charged when invoiced.

Leverage Information Systems 30 day return policy does not apply to changed, opened, or cancelled orders. In the event the customer chooses to change or cancel an order, restocking fees may apply.

- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#8.

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Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300705**
Date: 02/18/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Project: MLES Wireless

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	225-2089	T3600 Workstation, Quad Xeon 3.0, 8GB RAM, (2) 23 Monitors	EA	$2,040.01	$2,040.01
002	1	CISCO881-K9	Cisco 881 Ethernet Sec Router	EA	$442.85	$442.85
003	1	110066	IndigoVision CCTV keyboard	EA	$878.57	$878.57
004	1.00	LOT - EQUIP	Installation Equipment	EA	$769.32	$769.32
006	1.00	OSINSTALL	Onsite Installation	EA	$705.00	$705.00
010	1.00	LM-225-2089-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$226.82	$226.82
011	1.00	LM-CISCO881-K9-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$58.82	$58.82
012	1.00	LM-110066-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$89.17	$89.17
013	1	CON-SNT-C881	SMARTNET 8X5XNBD Cisco 881 Ethernet Sec Router	EA	$39.86	$39.86
014	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$121.81	$121.81
015	1.00	Bonding	Bonding	EA	$262.52	$262.52

Your Price:	**$5,634.75**
Sales Tax	$382.73
SubTotal:	**$6,017.48**
Total:	**$6,017.48**

Prices are firm until 3/20/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/18/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

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- Pricing is valid for (30) days

Quote

No.: **1300705**

Date: 02/18/2013

- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
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PO Box 630
Woodinville, WA 98072

Quote
No.: **1300706**
Date: 02/18/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Surveillance Project, MLES Option 2

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	2	7020	HotPort 7020, Outdoor MIMO-802.11n capable, Dual Radio, Tri Band Spectrum 2.4 GHz/4.9 GHz/5 GHz, 400 mW, Wireless Mesh Node. 5 meter North America AC	EA	$1,960.36	$3,920.72
002	1.00	LOT - EQUIP	Installation Materials	EA	$3,576.05	$3,576.05
017	1.00	OSINSTALL	Onsite Installation	EA	$7,455.00	$7,455.00
022	2.00	LM-7020-OS-1YR	12 Months On-Site NBD Support (8-5/ M-F)	EA	$180.89	$361.78
023	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$198.21	$198.21

Your Price:	**$15,511.76**
Sales Tax	$692.55
SubTotal:	**$16,204.31**
Total:	**$16,204.31**

Prices are firm until 3/20/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 2/18/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

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Woodinville, WA 98072

Quote
No.: **1300226**
Date: 01/16/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Surveillance Project, MLES Option

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	PLCM-UNL-CP	Peerless PLCM-UNL-CP Solid-Point Flat Panel Straight Column Ceiling Mount	EA	$295.39	$295.39
002	1.00	LOT - EQUIP	Installation Materials	EA	$428.57	$428.57
004	1.00	OSINSTALL	Onsite Installation	EA	$1,707.50	$1,707.50
009	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$60.11	$60.11

Your Price:	**$2,491.57**
Sales Tax	$70.57
SubTotal:	**$2,562.14**
Total:	**$2,562.14**

Prices are firm until 2/15/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 1/16/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

Unless otherwise quoted, Standard delivery charges are 30 days ARO. Expedited freight will be charged prepay and add. Please notify your sales rep should you want to use a freight account.

If applicable, sales tax will be charged when invoiced.

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- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#8.

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Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300231**
Date: 01/16/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Surveillance Project, Substation Option

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	1	VCQ2000-PB	PNY VCQ2000-PB Quadro 2000 Graphic Card - 1 GB GDDR5 SDRAM - PCI Express 2.0 x16	EA	$548.77	$548.77
002	1.00	LOT - EQUIP	Installation Materials	EA	$214.29	$214.29
004	1.00	OSINSTALL	Onsite Installation	EA	$1,262.50	$1,262.50
009	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$55.55	$55.55

Your Price:	**$2,081.11**
Sales Tax	$73.67
SubTotal:	**$2,154.78**
Total:	**$2,154.78**

Prices are firm until 2/15/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 1/16/2013

Accepted by: ______________________ **PO#:**__________ **Date:**__________

Disclaimer

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If applicable, sales tax will be charged when invoiced.

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- Leverage is a Small Business Enterprise
- Pricing is valid for (30) days
- Accepted Methods of Payment - Check or EFT, Please contact your sales rep for re-quote should you like to pay via Credit Card

Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

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Leverage Information Systems
Phone: 425-482-9200
Fax: 425-485-9400
PO Box 630
Woodinville, WA 98072

Quote
No.: **1300230**
Date: 01/16/2013

Prepared for:

City Of Compton

Prepared by: Bob Stenson
Account No.: 531
Type:
Job: Parks 2 Surveillance Project, Dispatch Option

CLIN	Qty.	Item ID	Description	UOM	Sell	Total
001	2	PLCM-UNL-CP	Peerless PLCM-UNL-CP Solid-Point Flat Panel Straight Column Ceiling Mount	EA	$295.39	$590.78
002	1.00	LOT - EQUIP	Installation Materials	EA	$285.71	$285.71
004	1.00	OSINSTALL	Onsite Installation	EA	$2,320.00	$2,320.00
009	1.00	Freight - Fixed Price	Fixed Freight Charge	EA	$63.80	$63.80

Your Price:	**$3,260.29**
Sales Tax	$84.63
SubTotal:	**$3,344.92**
Total:	**$3,344.92**

Prices are firm until 2/15/2013 Terms: Net 30

Quoted by: Bob Stenson, bob.stenson@leverageis.com **Date:** 1/16/2013

Accepted by: ______________________ **PO#:**__________ **Date:**___________

Disclaimer

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Tax ID / EIN# 91-1607710
DUNS# 807596051
Cage Code: 0X6H7

#9.

February 26, 2013

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **RENEA FERRELL, GRANTS MANAGER**
CITY MANAGER'S OFFICE

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ADOPTION OF SUBSTANTIAL AMENDMENTS TO THE CITY OF COMPTON'S FISCAL YEARS 2009-2010, 2010-2011, 2011-2012 AND 2012-2013 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLANS BY REALLOCATING UNUSED CDBG FUNDS, ESG FUNDS AND SECTION 108 FUNDS**

SUMMARY

Staff would like Council to receive citizen comments and adopt the resolution approving the City's proposed substantial amendments to its HUD-mandated Fiscal Years 2009-2010, 2010-2011, 2011-2012 and 2012-2013 Annual Action Plans of the Consolidated Plans, as well as authorize the City Manager to enter into agreement with the proposed agencies and businesses.

BACKGROUND

The City of Compton is proposing substantial amendments to its Fiscal Years 2009-2010, 2010-2011, 2011-2012 and 2012-2013 Annual Action Plans of the Consolidated Plans. These Action Plans outline the City of Compton's planned uses of the Community Development Block Grant (CDBG), Home Investment Partnership (HOME) Emergency Solutions Grant (ESG) and Section 108 programs. These programs are funded by the U.S. Department of Housing and Urban Development (HUD). The substantial amendment being proposed are those modifications involving a change in use, purpose, scope location and or funding amounts. The City has followed HUD's regulation for substantial amendments as well as the City's Citizen Participation Plan.

STATEMENT OF ISSUE

The City proposes to reallocate unexpended funds in the amount of $ 102,471.10 (CDBG), $29,870.00 (ESG) and $2,050,000.00 (Section 108) from prior and/or current year projects.

The following is a detailed list of the proposed changes:

a. Re-allocation of CDBG program funds FROM projects with unexpended balances

#9.

FY 2011-12

Compton Dance: $6,270.13 (CDBG)
These funds were allocated to provide dance classes that concentrate on professional technical training. The in-class instructional hours cover performance studies for beginner, intermediate and advanced level dances. The agency did not enter into contract with the City to receive their funds. This project has been cancelled and $6,270.13 remains unexpended in the account.

Hopes and Dreams: $4,180.09 (CDBG)
These funds were allocated to provide an educational program focused on self sufficiency through financial literacy. The agency did not enter into contract with the City to receive their funds. This project has been cancelled and $4,180.09 remains unexpended in the account.

Angels for Sight: $183.05 (CDBG)
These funds were allocated to provide free eye examinations and eyewear for low income residents of the City of Compton. Angels for Sight was originally funded $56,362.55, after the project was completed $183.05 remained expended.

El Nido Family Centers: $7,837.83 (CDBG)
These funds were allocated to provide individual and group counseling to high-risk young youth within the City. El Nido Family Centers was originally funded $37,620.79, after the project was completed $7,837.83 remained unexpended.

FY 2012-13

Dickison Community Lighted Schools: $84,000 (CDBG)
These funds were allocated to provide meals to City of Compton seniors through the "Meals on Wheels" program. This project has been cancelled and $84,000 remains unexpended in the account.

Re-allocation of CDBG program funds TO new and/or existing projects

The City proposes to reallocate the above listed unexpended CDBG, ESG and Section 108 funds to the following new and/or existing projects:

Park Enhancement Project 2012 (new): $18,471.10
These funds will go towards the cost of park improvements at Olympic Park. Funds will be expended by June 30, 2013.

Angels for Sight (existing project): $20,000.00
These funds will go towards the Brighter Vision for a Brighter Future program that provides free eye examinations and eyewear for low income residents of the City of Compton. Funds will be expended by June 30, 2013.

Legal Aid Society of OC (existing project): $6,958.00
These funds will go toward the Domestic Violence Program that provides free legal services for women dealing with domestic violence. The program is managed at two (2) locations within the City. Funds will be expended by June 30, 2013.

The Children's Clinic (existing project): $30,000.00
These funds will go towards the Health Care and Health Education Program that provides free and low cost medical services to women, men and children of the City of Compton. The program is managed at six (6) locations surrounding the City. Funds will be expended by June 30, 2013.

El Nido Family Centers (existing project): $22,042.00
These funds will go towards the Compton Youth Development Program that provides individual and group counseling to high-risk young men and women within the City. Funds will be expended by June 30, 2013.

Champions of Care (existing project): $5,000.00
These funds will go towards the Family Literacy Program which assists homeless families in shelters with educational needs and literacy assistance. Funds will be expended by June 30, 2013.

b. Re-allocation of ESG program funds FROM projects with unexpended balances

FY 2011-12

Peace and Joy: $29,870.00
These funds were allocated to fund a shelter that was once located in the City of Compton; however, the organization's has come under investigation due to fraudulent activity.

Re-allocation of ESG program funds TO new and/or existing projects

Los Angeles Homeless Services Authority (existing project): $29,870.00
These funds will go towards identifying sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. These services include emergency shelters, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, etc.), street outreach, homeless prevention, rapid re-housing, HMIS data entry and administration. Funds will be expended by June 30, 2013.

c. Re-allocation of Section 108 program funds FROM projects with unexpended balances

#9.

FY 2009-10

Compton Cart Program: $400,000.00
These funds were allocated to purchase kiosks machines. This project has been cancelled and $400,000.00 remains unexpended in the account.

Industrial Park Improvement: $700,000.00
These funds were allocated to repair Walnut Industrial Park. This project has been cancelled and $700,000.00 remains unexpended in the account. These funds will be reallocated to a specific industrial site along Walnut Ave., such as Alloy Processing.

Preparation and Acquisition at Brickyard: $500,000.00
These funds were to cover the costs a Specific Plan, EIR, and Phase I Environmental for the Brickyard Specific Plan development site. This project has been cancelled and $500,000.00 remains unexpended in the account. Additional funding is needed for this project. This project will be revisited at a later date.

Business Attraction: $200,000.00
These funds were allocated to pay for tenant lease payments for a potential restaurant. This project has been cancelled and $200,000.00 remains unexpended in the account. A portion of Section 108 program funds will be set aside for future business attraction.

The remaining Section 108 program funds will be allocated within the next 60 to 90 days.

Re-allocation of Section 108 program funds TO new and/or existing projects

Alloy Processing (new): $1,500,000.00
These funds will go towards a business loan to Alloy Processing, a manufacturing company in the City, who specializes in metal parts for aerospace and industrial industries. They plan to use the funds to assist with their current business expansion, tenant improvements, facility build out and building upgrades. The Company plans to hire low to moderate persons to assist in the Company's growing business. These positions will include benefits after 90 days of employment.

Rosewood Family & Immediate Medical Care Center (new): $550,000.00
These funds will go towards a business loan to Rosewood Family & Immediate Medical Care Center, Inc. to assist in the tenant improvement for the new medical facility to be located in Compton. The medical facility will include such services as vision care, chiropractic care, dental and general medicine. The Company plans to hire low to moderate persons to assist in the operation of the medical facility.

ALTERNATIVES

The Council has the authority to change the implementation of the HUD funded programs. If the Council decides against allocating the funds towards proposed projects, the City would have to expend General Fund dollars to implement these activities.

FISCAL IMPACT

This resolution will have no impact on the General Fund. The FY 2012-2013 budget will be amended as follows:

a. Move unexpended funds from prior years to current year by increasing expenditures and revenues.

CDBG

Increase Expenditure:

Account No.	Account Description		Amount
2800-78Y-109-4289	Contribution to Other Agencies		$6,270.13
2800-78Y-138-4289	Contribution to Other Agencies		$4,180.09
2800-780-Y13-4289	Contribution to Other Agencies		$183.05
2800-780-Y23-4289	Contribution to Other Agencies		$7,837.83
		Total:	**$18,471.10**

Increase Revenue:

Account No.	Account Description		Amount
28000000003583	HUD Revenue		$18,471.10
		Total:	**$18,471.10**

ESG

Increase Expenditure

Account No.	Account Description		Amount
2801-780-000-4289	Contribution to Other Agencies		$29,870.00
		Total:	**$29,870.00**

Increase Revenue:

Account No.	Account Description		Amount
28010000003583	HUD Revenue		$29,870.00
		Total:	**$29,870.00**

b. Re-allocate the funds as follows:

CDBG

From

Account No.	Account Description		Amount
2800-78Y-109-4289	Contribution to Other Agencies		$6,270.13
2800-78Y-138-4289	Contribution to Other Agencies		$4,180.09
2800-780-Y13-4289	Contribution to Other Agencies		$183.05
2800-780-Y23-4289	Contribution to Other Agencies		$7,837.83
2800-510-A28-4289	Contribution to Other Agencies		$84,000.00
		Total:	**$102,471.10**

To

Account No.	Account Description		Amount
2800-51A-146-4289	Contribution to Other Agencies		$18,471.10
2800-510-A13-4289	Contribution to Other Agencies		$20,000.00
2800-51A-139-4289	Contribution to Other Agencies		$5,000.00
2800-510-A23-4289	Contribution to Other Agencies		$22,042.00
2800-510-A77-4289	Contribution to Other Agencies		$6,958.00
2800-510-A29-4289	Contribution to Other Agencies		$30,000.00
		Total:	**$102,471.10**

As for the Section 108 Loan Projects totaling $2,050,000.00, the funding had previously been brought forward into this year's budget 2012-2013 during the annual budget period in Account No. 2818-780-000-4289.

RECOMMENDATIONS

Staff recommends that the Mayor and Council Members adopt the attached resolution.

RENEA FERRELL
GRANTS MANAGER

APPROVED AS TO FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER

#9.

RESOLUTION NO. ___________________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ADOPTION OF SUBSTANTIAL AMENDMENTS TO THE CITY OF COMPTON'S FISCAL YEARS 2009-2010, 2010-2011, 2011-2012 AND 2012-2013 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLANS BY REALLOCATING UNUSED CDBG FUNDS, ESG FUNDS AND SECTION 108 FUNDS

WHEREAS, the City of Compton is proposing to substantially amend its HUD-mandated fiscal year's 2009-2010, 2010-2011, 2011-2012 and 2012-2013 Annual Action Plan of the Consolidated Plans; and

WHEREAS, the City's Action Plan outlines its planned uses of the Community Development Block Grant (CDBG), Home Invest Partnership (HOME), Emergency Solutions Grant (ESG) and Section 108 Loan programs; and

WHEREAS, the City has conducted its substantial amendment process in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations and the City's Citizen Participation Plan; and

WHEREAS, a public hearing was conducted on the proposed amendments on February 26, 2013; and

WHEREAS, the City Council has received all testimony and been fully informed of citizens views; and

WHEREAS, the City Council approved the City Manager to enter into a contract with the below listed agencies and companies; and

WHEREAS, the proposed substantial amendments will be accounted for in the City of Compton FY 2012-2013 Budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Council shall adopt the proposed substantial amendment to the fiscal years 2009-10, 2010-11, 2011-2012 and 2012-2013 Annual Action Plans of the Consolidated Plan, as follows:

The following is a detailed list of the proposed changes:

a. Re-allocation of CDBG program funds FROM projects with unexpended balances

FY 2011-12

Compton Dance: $6,270.13 (CDBG)
These funds were allocated to provide dance classes that concentrate on professional technical training. The in-class instructional hours cover performance studies for

#9.

beginner, intermediate and advanced level dances. The agency did not enter into contract with the City to receive their funds. This project has been cancelled and $6,270.13 remains unexpended in the account.

Hopes and Dreams: $4,180.09 (CDBG)
These funds were allocated to provide an educational program focused on self sufficiency through financial literacy. The agency did not enter into contract with the City to receive their funds. This project has been cancelled and $4,180.09 remains unexpended in the account.

Angels for Sight: $183.05 (CDBG)
These funds were allocated to provide free eye examinations and eyewear for low income residents of the City of Compton. Angels for Sight was originally funded $56,362.55, after the project was completed $183.05 remained expended.

El Nido Family Centers: $7,837.83 (CDBG)
These funds were allocated to provide individual and group counseling to high-risk young youth within the City. El Nido Family Centers was originally funded $37,620.79, after the project was completed $7,837.83 remained unexpended.

FY 2012-13

Dickison Community Lighted Schools: $84,000 (CDBG)
These funds were allocated to provide meals to City of Compton seniors through the “Meals on Wheels” program. This project has been cancelled and $84,000 remains unexpended in the account.

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Park Enhancement Project 2012 (new): $18,471.10
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Angels for Sight (existing project): $20,000.00
These funds will go towards the Brighter Vision for a Brighter Future program that provides free eye examinations and eyewear for low income residents of the City of Compton. Funds will be expended by June 30, 2013.

Legal Aid Society of OC (existing project): $6,958.00
These funds will go toward the Domestic Violence Program that provides free legal services for women dealing with domestic violence. The program is managed at two (2) locations within the City. Funds will be expended by June 30, 2013.

The Children’s Clinic (existing project): $30,000.00
These funds will go towards the Health Care and Health Education Program that provides free and low cost medical services to women, men and children of the City

of Compton. The program is managed at six (6) locations surrounding the City. Funds will be expended by June 30, 2013.

El Nido Family Centers (existing project): $22,042.00
These funds will go towards the Compton Youth Development Program that provides individual and group counseling to high-risk young men and women within the City. Funds will be expended by June 30, 2013.

Champions of Care (existing project): $5,000.00
These funds will go towards the Family Literacy Program which assists homeless families in shelters with educational needs and literacy assistance. Funds will be expended by June 30, 2013.

b. Re-allocation of ESG program funds FROM projects with unexpended balances

FY 2011-12

Peace and Joy: $29,870.00
These funds were allocated to fund a shelter that was once located in the City of Compton; however, the organization's has come under investigation due to fraudulent activity.

Re-allocation of ESG program funds TO new and/or existing projects

Los Angeles Homeless Services Authority (existing project): $29,870.00
These funds will go towards identifying sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. These services include emergency shelters, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, etc.), street outreach, homeless prevention, rapid re-housing, HMIS data entry and administration. Funds will be expended by June 30, 2013.

c. Re-allocation of Section 108 program funds FROM projects with unexpended balances

FY 2009-10

Compton Cart Program: $400,000.00
These funds were allocated to purchase kiosks machines. This project has been cancelled and $400,000.00 remains unexpended in the account.

Industrial Park Improvement: $700,000.00
These funds were allocated to repair Walnut Industrial Park. This project has been cancelled and $700,000.00 remains unexpended in the account. These funds will be reallocated to a specific industrial site along Walnut Ave., such as Alloy Processing.

Preparation and Acquisition at Brickyard: $500,000.00

#9.

These funds were to cover the costs a Specific Plan, EIR, and Phase I Environmental for the Brickyard Specific Plan development site. This project has been cancelled and $500,000.00 remains unexpended in the account. Additional funding is needed for this project. This project will be revisited at a later date.

Business Attraction: $200,000.00
These funds were allocated to pay for tenant lease payments for a potential restaurant. This project has been cancelled and $200,000.00 remains unexpended in the account. A portion of Section 108 program funds will be set aside for future business attraction.

The remaining Section 108 program funds will be allocated within the next 60 to 90 days.

Re-allocation of Section 108 program funds TO new and/or existing projects

Alloy Processing (new): $1,500,000.00
These funds will go towards a business loan to Alloy Processing, a manufacturing company in the City, who specializes in metal parts for aerospace and industrial industries. They plan to use the funds to assist with their current business expansion, tenant improvements, facility build out and building upgrades. The Company plans to hire low to moderate persons to assist in the Company's growing business. These positions will include benefits after 90 days of employment.

Rosewood Family & Immediate Medical Care Center (new): $550,000.00
These funds will go towards a business loan to Rosewood Family & Immediate Medical Care Center, Inc. to assist in the tenant improvement for the new medical facility to be located in Compton. The medical facility will include such services as vision care, chiropractic care, dental and general medicine. The Company plans to hire low to moderate persons to assist in the operation of the medical facility.

Section 2. The FY 2012-2013 budget will be amended as follows:

a. Move unexpended funds from prior years to current year by increasing expenditures and revenues.

CDBG
Increase Expenditure:

Account No.	Account Description	Amount
2800-78Y-109-4289	Contribution to Other Agencies	$6,270.13
2800-78Y-138-4289	Contribution to Other Agencies	$4,180.09
2800-780-Y13-4289	Contribution to Other Agencies	$183.05
2800-780-Y23-4289	Contribution to Other Agencies	$7,837.83
	Total:	**$18,471.10**

Increase Revenue:

Account No.	Account Description	Amount
28000000003583	HUD Revenue	$18,471.10
	Total:	**$18,471.10**

ESG

Increase Expenditure

Account No.	Account Description	Amount

2801-780-000-4289	Contribution to Other Agencies	$29,870.00
	Total:	**$29,870.00**

Increase Revenue:

Account No.	Account Description	Amount
28010000003583	HUD Revenue	$29,870.00
	Total:	**$29,870.00**

b. Re-allocate the funds as follows:

CDBG

From

Account No.	Account Description	Amount
2800-78Y-109-4289	Contribution to Other Agencies	$6,270.13
2800-78Y-138-4289	Contribution to Other Agencies	$4,180.09
2800-780-Y13-4289	Contribution to Other Agencies	$183.05
2800-780-Y23-4289	Contribution to Other Agencies	$7,837.83
2800-510-A28-4289	Contribution to Other Agencies	$84,000.00
	Total:	**$102,471.10**

To

Account No.	Account Description	Amount
2800-51A-146-4289	Contribution to Other Agencies	$18,471.10
2800-510-A13-4289	Contribution to Other Agencies	$20,000.00
2800-51A-139-4289	Contribution to Other Agencies	$5,000.00
2800-510-A23-4289	Contribution to Other Agencies	$22,042.00
2800-510-A77-4289	Contribution to Other Agencies	$6,958.00
2800-510-A29-4289	Contribution to Other Agencies	$30,000.00
	Total:	**$102,471.10**

As for the Section 108 Loan Projects totaling $2,050,000.00, the funding had previously been brought forward into this year's budget 2012-2013 during the annual budget period in Account No. 2818-780-000-4289.

Section 3. That the City Manager is authorized to execute the amendments to the Fiscal Years 2009-2010, 2010-2011, 2011-2012 and 2012-2013 Annual Action Plan of the Consolidated Plan in accordance with HUD regulations as well as City regulations related to the projects.

Section 4. That the City Manager is authorized to enter into agreements and implement all programs under the FY 2012-2013.

Section 5. That a copy of this resolution shall be filed in the office of the City Manager, City Controller, City Clerk, and the Planning and Economic Development Department.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _______ day of ____________________, 2013

____
MAYOR OF THE CITY OF COMPTON

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on the ____ day of _______________, 2013.

That said resolution was adopted by the following vote, to wit:

AYES:	**COUNCIL MEMBERS-**
NOES:	**COUNCIL MEMBERS-**
ABSTAIN:	**COUNCIL MEMBERS-**
ABSENT:	**COUNCIL MEMBERS-**

____
CITY CLERK OF THE CITY OF COMPTON

#9.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **City Management**

RESOLUTION TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ADOPTION OF SUBSTANTIAL AMENDMENTS TO THE CITY OF COMPTON'S FISCAL YEARS 2009-10, 2010-11, 2011-12 AND 2012-2013 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLANS BY REALLOCATING UNUSED CDBG FUNDS, ESG FUNDS AND SECTION 108 FUNDS**

<ManagersName> **<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE DATE

REVIEW / APPROVAL

<LegalName> **<LegalDate>**
CITY ATTORNEY DATE

<ControllerName> **<ControllerDate>**
CITY CONTROLLER DATE

<CityManager> **<CityManagerDate>**
CITY MANAGER DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.