

NOTICE

COMPTON CITY COUNCIL AGENDA Tuesday, July 02, 2013 5:45 PM

HEARING(S)

**6:00 P.M. - PUBLIC HEARING - HOUSING ELEMENT 2006-2014 GPA 2012-2
AND MITIGATED NEGATIVE DECLARATION 932 (Item #2)**

OPENING

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

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

REPORTS OF OFFICERS AND COMMISSIONS

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

1. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING CHANGES TO THE DEFINITION OF "2008 PROJECT" UNDER THE FACILITY LEASE AND THE TRUST AGREEMENT RELATING TO THE COMPTON PUBLIC FINANCE AUTHORITY LEASE REVENUE BONDS (REFUNDING AND VARIOUS CAPITAL PROJECTS), SERIES 2008 AND REALLOCATING MONEYS IN THE 2008 PROJECT FUND THEREFORE AND AMENDING THE FISCAL YEAR 2012-2013 BUDGET
2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING MITIGATED NEGATIVE DECLARATION NO. 932 FOR GENERAL PLAN AMENDMENT NO. 2012-2 AND AMENDING THE GENERAL PLAN TO INCORPORATE THE HOUSING ELEMENT 2006 - 2014

APPROVAL OF WARRANTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, July 09, 2013 @ 5:45 PM.

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July 2, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY ATTORNEY

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING CHANGES TO THE DEFINITION OF “2008 PROJECT” UNDER THE FACILITY LEASE AND THE TRUST AGREEMENT RELATING TO THE COMPTON PUBLIC FINANCE AUTHORITY LEASE REVENUE BONDS (REFUNDING AND VARIOUS CAPITAL PROJECTS), SERIES 2008, AND REALLOCATING MONEYS IN THE 2008 PROJECT FUND THEREFOR AND AMENDING THE FISCAL YEAR 2013-2014 BUDGET

SUMMARY

The City desires to make changes to the definition of the projects described in the Compton Public Finance Authority Lease Revenue Bonds, Series 2008 and to reallocate certain funds remaining on deposit in the Project Fund.

BACKGROUND

On September 11, 2007, the City Council approved a resolution to provide for the issuance of a lease revenue bond to refinance outstanding certificates of participation issued in 1997, and to finance various additional projects. On March 11, 2008, the City Council and the Board of Directors of the Compton Public Finance Authority authorized the issuance of the Compton Public Finance Authority Lease Revenue Bonds, Series 2008, “Series 2008”.

The Facility Lease and the Trust Agreement provide the definition of the “2008 projects” to be financed by the bonds. The City desires to make further changes to the definition of the 2008 projects and reallocate certain funds remaining on deposit in the 2008 Project Fund.

Section 6586.5 of the California Government Code provides for public input through a public hearing to solicit comments regarding the desired changes to the definition of the 2008 projects. The City Council held a public hearing with respect to the proposed changes and received evidence concerning the public benefits of the changes to the 2008 projects.

#1.

STATEMENT OF THE ISSUE

The City desires to make the following changes to the definition of the “2008 Projects” in the Facility Lease and in the Trust Agreement:

- Include the financing of improvements to the Martin Luther King Multimodal Transit Center in an additional amount not to exceed \$665,000.00.
- That funds received from BASE Architecture in the amount of \$260,000.00 be deposited into the legal recovery fund account number 3030-000-000-3571 and then transferred to the City of Compton’s Bond Trustee at US Bank.
- That the 2013-2014 FY Budget be amended as follows:

Increase Revenue: 3030-000-000-3970.....\$665,000.00

Increase Expenditure: 3030-420-000-4295.....\$665,000.00

- That a purchase order in an amount not-to-exceed \$10,000.00 be issued to the law firm of Watt, Tieder, Hoffar & Fitzgerald, LLP and Hartford Fire Insurance Company paid from fund number 1001-042-000-4261 for interest and attorneys associated with this item.

FISCAL IMPACT

Expenditures of the bond for the amount requested. The General Fund Impact is \$10,000.00.

RECOMMENDATIONS

Staff recommends that the City Council adopt the attached Resolution.

CRAIG J. CORNWELL
CITY ATTORNEY

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING CHANGES TO THE DEFINITION OF “2008 PROJECT” UNDER THE FACILITY LEASE AND THE TRUST AGREEMENT RELATING TO THE COMPTON PUBLIC FINANCE AUTHORITY LEASE REVENUE BONDS (REFUNDING AND VARIOUS CAPITAL PROJECTS), SERIES 2008, AND REALLOCATING MONEYS IN THE 2008 PROJECT FUND THEREFOR AND AMENDING THE FISCAL YEAR 2013-2014 BUDGET

WHEREAS, on September 11, 2007, the City Council approved a resolution directing City Staff to move forward with a plan to provide for the issuance of lease revenue bonds to refinance outstanding certificates of participation issued in 1997, and to finance various additional projects; and

WHEREAS, on March 11, 2008, the City Council and the Board of Directors of the Compton Public Finance Authority (the “Authority”) adopted two companion resolutions, Resolutions No. 22,536 of the City Council and Resolution No. 24 of the Board of Directors of the Authority, authorizing the issuance of the Compton Public Finance Authority Lease Revenue Bonds (Refunding and Various Capital Projects), Series 2008 (the “Bonds”) for the purpose of (i) refinancing all of the outstanding 1997 certificates of participation and (ii) financing various additional projects; and

WHEREAS, the Facility Lease related to the Bonds (the “Facility Lease”) and the Trust Agreement relating to the Bonds (the “Trust Agreement”) provide the definition of the “2008 Project” to be financed by the Bonds as follows:

““2008 Project” means the financing of various capital projects of the City, and payment of any costs associated with the financing of said projects, including, but not limited to, improvements to Compton City Hall, design, construction and equipping a senior citizen support center, various improvements to the City’s parks, construction of a transit center parking structure, purchase and installation of police surveillance cameras throughout the City and various other capital improvements and equipment within the City, as the same may be changed from time to time by the City by filing a Certificate of the City with the Trustee, together with an approving resolution of the City Council.”

WHEREAS, under such definition of the “2008 Project”, the City Council has the flexibility to change the projects as described therein; and

WHEREAS, Section 6586.5 of the Government Code provides for public input through a public hearing to solicit comments regarding changes to the definition of the “2008 Project”; and

WHEREAS, pursuant to its Resolution No. 22,901, in 2009, the City Council made certain changes to the definition of “2008 Project” and reallocated moneys in the 2008 Project Fund established under the Trust Agreement for the purpose of financing those changes; and

WHEREAS, on November 8, 2011, the City Council adopted Resolution 23,422 making additional modifications to the 2008 Project Fund including an allocation for the financing of improvements to the Martin Luther King Multimodal Transit Center.

WHEREAS, the City Council desires to make further changes to the definition of “2008 Project” and reallocate certain funds remaining on deposit in the 2008 Project Fund established under the Trust Agreement to accomplish those further changes; and

WHEREAS, after notice duly published in accordance with law, this City Council held a public hearing on this date with respect to the proposed changes to the definition of “2008 Project” described herein and received evidence concerning the public benefits therefrom.

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

SECTION 1. That the above recitals, and each of them, are true and correct. The City Council hereby finds that the changes to the definition described in the Recitals hereof from monies on deposit in the 2008 Project Fund established under the Trust Agreement will result in significant public benefits to the constituents of the City, including employment benefits from undertaking the projects in a timely fashion and more efficient delivery of City services funded by the City’s General Fund to residential and commercial development within the City.

SECTION 2. That the City Council of the City of Compton hereby changes the definition of “2008 Project” in the Facility Lease and in the Trust Agreement to include the following:

The financing of improvements to the Martin Luther King Multimodal Transit Center in an additional amount not-to-exceed \$665,000.00.

SECTION 3. That the funds in the amount of \$260,000.00 from BASE Architecture be deposited into the legal recovery fund account number 3030-000-000-3571 and then transferred to the City of Compton’s Bond Trustee at US Bank.

SECTION 4. That the 2013-2014 FY Budget be amended as follows:

INCREASE REVENUE

3030 -000-000-3970 \$665,000.00

INCREASE EXPENDITURE

3030-420-000-4295..... \$665,000.00

SECTION 5. That a purchase order in an amount not-to-exceed \$10,000.00 be issued to the law firm of Watt, Tieder, Hoffar & Fitzgerald, LLP and Hartford Fire Insurance Company paid from fund number 1001-042-000-4261 for interest and attorneys fees associated with this item.

SECTION 6. The City Manager is hereby authorized and directed to execute, deliver, and file with the Trustee under the Trust Agreement a Certificate of the City regarding the changes of the definition of “2008 Project” approved hereby, together with a copy of this Resolution, all as described in Exhibit C to the Facility Lease and in Section 1.01 of the Trust Agreement.

SECTION 7. At such time or times as he deems appropriate, the City Manager is hereby authorized and directed to execute and deliver to the Trustee, one or more Written Requests of the City as described in Section 3.02 of the Trust Agreement, that the City Manager may deem necessary or advisable in connection with disbursements for the item listed in Section 2 hereof, subject to and in accordance with the terms and provisions of this Resolution, the Trust Agreement, and the Facility Lease and in order to effectuate the purposes of this Resolution.

SECTION 8. That a copy of this Resolution shall be filed with the Offices of the City Clerk, City Controller, City Attorney and City Manager.

SECTION 9. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

RESOLUTION NO. _____
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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—
ABSTAINS: COUNCIL MEMBERS—

CITY CLERK OF THE CITY OF COMPTON

July 2, 2013

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM: ROBERT DELGADILLO, INTERIM DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

**RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON ADOPTING MITIGATED NEGATIVE
DECLARATION NO. 932 FOR GENERAL PLAN
AMENDMENT NO. 2012-2 AND AMENDING THE
GENERAL PLAN TO INCORPORATE THE HOUSING
ELEMENT 2006 – 2014.**

SUMMARY

The Planning and Economic Development Department has completed the City of Compton General Plan 2030 Housing Element, as required by California Government Code Section 65300.

The proposed City of Compton Housing Element takes the concerns of the legislature and the four major Housing Element components of section 65585, the demographics from the 2000 and 2010 census, the local needs of the City and formulates goals and programs addressing the need for Low and Moderate Income Housing within the City as well as the rehabilitation and preservation of existing housing units. The Housing Element discusses the existing characteristics and conditions that affect the demand, availability, affordability, and development of housing within Compton. The requirements for special needs groups such as seniors and disabled persons is also addressed.

The four major Housing Element components of Government Code section 65585 are:

1. Housing Needs Assessment
2. Sites inventory and analysis
3. Analysis of constraints on housing
(Governmental and Non-Governmental)
(Governmental, Environmental and Market constraints).
4. Proposed Quantified Objectives/Programs

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

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

- The Modification of Development Codes
- The Maintenance of continued affordable housing units

STATEMENT OF THE ISSUE

California Government Code Section 65300 code section requires that: "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning". A key component of the General Plan is the Housing Element.

The previous General Plan Housing Element that was adopted in 2000 has expired and will be superseded by the proposed 4th Planning Period Housing Element 2006- 2014.

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 (HCD) on December 28, 2012. HCD certification allows for the City Council to adopt the draft Housing Element and make it part of the General Plan.

The proposed Housing Element will serve as the primary vision and master planning guide for the City to guide the physical development of housing within the City and assist in identifying where residential development is best suited to occur considering land use, economic, and environmental constraints. The Compton Housing Element therefore serves as the blueprint for the development of housing in the City.

The Housing Element 2006 - 2014 addresses local and regional housing needs and details plans and programs for the rehabilitation and maintenance of existing housing stock in the City, the development of new low income housing, the maintenance of existing low income housing and the provision for Emergency Shelters, Supportive Housing and Transitional Housing.

The proposed Housing Element discusses and recommends Goals and Policies that:

- Provide housing opportunities to all income segments of the population;
- Provide adequate sites to accommodate the Regional Housing Needs Assessment;
- Remove governmental constraints in maintaining and developing housing;
- Conserve and improve the existing housing stock;
- Implement statutes under State Housing Law;
- Provide equal access to housing opportunities; and
- Preserve at-risk units

Below is a breakdown of residential acreages approved under the current General Plan 2010 and those proposed under General Plan 2030 Land Use Element.

Existing General Plan 2010 Land Use

Table1

Land Use Category	Description of Land Use Category	Land Area (in acres) Total Area
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Single Family Residential	Single-family residential uses.	2,556 acres
Low Density Multifamily Residential	Duplex units and smaller multifamily uses 8.1 to 17 DU/AC.	370 acres
Medium Density Multifamily Residential	Multifamily development 18.1 to 34 DU/AC	167 acres
Total		3093 acres

Proposed General Plan 2030 Land Use

Table2

Land Use Designation	Description of Land Use Designation	Land Area (in acres)
Single Family Residential	Single-family detached and attached homes	3,228 acres
Multi-Family Residential	Town-homes, condominiums, and apartments 11.1 to 34 DU/AC	587 acres
Multi-Family Residential (with Smart Growth Overlay)	Smart-growth guidelines and regulations are applicable 11.1 to 34 DU/AC	13 acres
Total		3828 acres

Table 2 shows an increase in the amount of acreage designated for residential land. However no new land not already in residential use has been created. The increase reflects the removal of the Mixed Use designation and application of the Residential designation where residences already exist. The revision was done to remove several instances of legal non conforming uses that were creating problems for the property owners, to bring the General Plan Land use Map and zoning Map into conformance and to recognize the existing residential land uses present onsite.

The Housing Element is predominantly a demographic document that portrays a snapshot of the current physical situation of housing in Compton and its resident's relationship to housing within the City. Based on the story the demographics tell Goals and Housing programs were developed to address certain conditions not conducive to meeting the objectives of the Housing Element.

Below are several tables contained within the proposed Housing Element. They each illustrate a different housing and or social facet of housing in Compton. Table 3 shows the past and current ethnic makeup of the City of Compton and an increasing Latino population trend.

Table 3 Population by Race and Ethnicity in Compton				
Race/Ethnicity	2000		2010	
	No.	%	No.	%
Latino, any Race	53,143	56.8%	62,669	65%
Non-Latino:				
African American	37,263	39.9%	31,688	32.5%
White	954	1.0%	566	0.6%
Pacific Islander	953	1.0%	718	0.7%
Asian	189	.2%	292	0.3%
Am. Indian	170	0.2%	655	0.7%
Other	100	0.1%	147	0.2%
Sources: U.S. Census Bureau, 2000 Census and 2010				

Table 5 shows Compton to be a predominantly family city with 83.4 % of the households being family occupied households and only 16.6% of the remaining households consisting of unrelated people.

Table 5 Household Type: Compton and Los Angeles County, 2010				
Households	Compton		Los Angeles Co.	
	No.	%	No.	%
Families	19,263	83.4%	2,136,977	68.2%
Non-Families	3,799	16.6%	996,797	31.8%
Total	23,062	100%	3,133,774	100%
Source: U.S. Census Bureau, 2010				

Table 6 shows that Compton has had a slight overcrowding problem in the past but the situation is resolving itself. To further reduce the amount of overcrowding additional affordable larger units will need to be built in the next planning period.

Table 6 Overcrowding Trend in Compton						
Occupied Units	Overcrowded Units - 1990		Overcrowded Units - 2000		Overcrowded Units - 2010	
	No	Percent	No	Percent	No	Percent
Overcrowded	7,872	35.3 %	8,670	38.5%	5,443	23.3%
Total	22,323	100 %	22,303	100%	24,523	100 %
Source: U.S. Census Bureau, 1990, 2000, 2010						

Table 17 shows that Compton is predominately a single family home/unit City.

Table 17 2012 Estimated Single & Multi-Family Housing Types in Compton		
Unit Type	No. of Units	% of Total
<i>Single Family Detached</i>	16,840	68%
<i>Single Family Attached</i>	2,346	9.5%
<i>2-4 Units</i>	2,121	8.6%
<i>5+ Units</i>	2,653	10.7%
<i>Mobile Homes</i>	626	2.5%
<i>Total</i>	24,586	99.3%
Source: State of California Dept. of Finance. 2012		

Table 20 shows that 55% of the units in Compton are occupied by Homeowners

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%
2010 Tenure Statistics		
Owner	12,726	55.2%
Renter	10,336	44.8%
Total	23,062	100%
Source: U.S. Census Bureau, 1990, 2000 and 2010 Census		

Table 21 provides a breakdown of housing units by year built in Compton and the Los Angeles-Long Beach Metropolitan Statistical Area. Table 21 shows that Compton similar to most post World War II communities has an older housing stock; roughly 60% of the housing units in Compton are at least between 54 to 74 years old.

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		

However, Compton has a higher proportion of older housing than the Los Angeles-Long Beach Metropolitan Statistical Area. Where nearly 60% of Compton units are 54 to 74 years old only 45% of the units in the Los Angeles-Long Beach Metropolitan Statistical Area 54 to 74 years old, (see Table 21).

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 surrounding larger metropolitan area. Aging and deteriorating housing stock can have severe negative effects on housing quality and quality of life.

Older housing also brings with it another issue that will become an increasing problem as the housing stock ages. The majority of units developed prior to the 1970s include lead paint 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 also commonly used in insulation and floor tiles during this same period. During any renovation process these two materials must be handled according to state regulations to be safely removed and disposed of properly.

As a result the older housing stock will require more attention from code and building enforcement as well as efforts to inform the residents about the importance of good maintenance and proper renovation to provide safe and healthy code compliant living units. Thus the Housing Element proposes several goals and programs to address this issue of older housing stock.

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.

The policies for each of the Housing Goals are stated in the Housing Element.

HOUSING PROGRAMS

The goal of the Housing Programs contained within the Housing Element 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 the first 10 of which and number 12 are existing programs and programs 11, 13, 14, 15 and 16 which need to be initiated.

1. Housing Choice Voucher Program - Compton Housing Authority
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. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing. Successor Agency
6. Emergency Assistance Program – Initiated in the early 1990's. Program is continuously ongoing. Successor Agency
7. Fix-it Grant Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 100 units within next five years. Successor Agency
8. 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, Successor Agency
9. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015, Successor Agency
10. Energy Conservation Program – Building and Planning Departments.
11. Emergency Shelter Grant Program – Grants Division.
12. Transitional and Supportive Housing Programs - Building and Planning Departments
13. Expedited Permit Procedures - Building and Planning Departments
14. Zoning Consistency Program to reevaluate existing development standards and to propose the removal of development standards acting as governmental constraints - Building and Planning Departments
15. Reasonable Accommodation Program - Building and Planning Departments

The Housing Element will be evaluated annually to determine whether programs are effective in achieving the goals of the Housing Element. State law requires the planning staff to provide the City Council with an annual progress report on the status of the implementation of the General Plan. The annual evaluations will provide an opportunity for each City department to identify how their respective departments have implemented the goals and policies of the General Plan.

The Housing Element will be revisited and updated on a 5 year cycle as required by state law to ensure its effectiveness and relevance. Modifications will be made to adjust and adapt to changes in the City needs, development trends and market conditions. The next update is scheduled for 2014.

Community Involvement

Government Code Section 65351 requires public participation in the amendment or adoption of a General Plan or Housing Element. 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 began in 2007 as part of the overall update of the General Plan. The first of a series of meetings looked at mobility, livability, prosperity and sustainability goals. 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 represented 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 collective values were then incorporated into the draft General Plan and Housing Element

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 adequacy 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, a discussion was held 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.

Above and beyond community meetings for the Consolidated Plan and the Analysis of Impediments, the City held five (5) community meetings in 2011 to collect input from residents; The following is a brief summary of the community outreach efforts the Planning Department undertook as part of the updating of the General Plan 2030 and Housing Element 2006 – 2014 in 2011.

- Four community meetings were held on February 12, 2011 to receive questions, and suggestions from the residents, (one in each City Council District). Staff gave presentations to the attendees about the proposed General Plan 2030 and answered questions from the residents. Select comments received at the meetings were incorporated into the General Plan to illustrate citizen involvement.
- 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.
- A separate community meeting was held for the senior citizens at the Dollarhide senior center to receive questions, and suggestions. Staff gave a brief presentation to the seniors and explained to them the reasons for the update of the existing General Plan and staffs' desire for them to offer any suggestions.
- An additional community meeting was held for the senior citizens at the Dollarhide senior center at the request of the Commission on Aging. Staff gave a brief presentation to the seniors and explained to them the reasons for the update of the existing General Plan and staffs' desire for them to offer suggestions. Planning staff explained to them the reasons for the update of the existing General Plan and staffs' desire for them to participate by offering suggestions.
- The Planning and Economic Development Department in conjunction with the Compton Unified School District hosted a meeting to discuss the General Plan 2030 with High School students. The meeting was attended by representatives of all the High School student governments.
- The Planning and Economic Development Department in conjunction with the Compton Unified School District provided a planning poster and writing exercise to the middle school students.
- The Planning and Economic Development Department in conjunction with the Compton Unified School District provided a planning poster and writing exercise to the middle school students. The Planning and Economic Development Department has incorporated some examples of the posters and essays into the General Plan.
- The draft General Plan 2030 was also placed on the City's web site along with the Implementation Plan and Environmental documents.
- Several large newspaper advertisements were placed in the local newspapers advising the public of community meetings.
- Thirty four thousand flyers were individually walked and hand delivered to each household and business in the city.
- Large color posters were placed at City Hall, four parks, the Dollarhide senior center, and Library advising the public of the upcoming community meetings.

- Presentations on the General Plan which included the Housing Element were made to both the Planning Commission and City Council.

General Plan and Redevelopment Plan Consistency:

The proposed draft Housing Element is the master document for residential development within the City and as such is subject to consistency only with the General Plan itself. The proposed Housing Element once enacted will become the document to which all other development actions pertaining to residential development must be consistent.

Environmental Review

As a final requirement, under the CEQA Guidelines, local jurisdictions must submit CEQA documents to the State Clearinghouse within the Office of Planning and Research to allow review by state agencies (Title 14, California Code of Regulations, §15161.6)

A Negative Declaration has been prepared by the City's environmental consultant Blodgett Baylosis and Associates to address the potential environmental impacts that may occur as a result of the implementation of the proposed Housing Element 2006 – 2014. The Negative Declaration has been submitted to the State Clearinghouse in May 2013 for review as required by state law. Staff recommends the Planning Commission recommend to the City Council certification of the prepared Negative Declaration.

Fiscal Impact

If the recommendations are approved by the City Council implementation of the General Plan 2030 Update will be supported by existing staff resources and programs. Funding for the existing programs is included in the Fiscal Year 2013-2014 budget. If future activities related to implementation of the Housing Element 2006 – 2014 update require additional resources, such needs will be addressed in future year budgets and or through grant funding.

FINDINGS FOR GENERAL PLAN AMENDMENT:

- a. That development of the site for residential use is substantially in conformance with the General Plan and compatible with the existing patterns of zoning, land use and development in the surrounding area.
- b. That the proposed project will enhance and expand the existing residential community and conforms to goals of the General Plan Housing Element for the development of special needs housing.
- c. That project development standards are in substantial conformance with the height, setbacks, parking and landscape/open space of other new residential projects in this area of the City and County.

#2.

General Plan Amendment Case No. 2012-02

July 2, 2013

Page 13

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

**ROBERT DELGADILLO, INTERIM DIRECTOR
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**G. HAROLD DUFFEY
CITY MANAGER**

Attachments:

1. Draft Housing Element 2006 - 2014
2. Initial Study/Negative Declaration (Exhibit A)
3. Letter of Certification form HCD
4. Letter of Support from Volunteers of America
5. Planning Commission Staff Report
6. Resolution of Approval

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ADOPTING MITIGATED NEGATIVE DECLARATION NO. 932 FOR GENERAL
PLAN AMENDMENT NO. 2012-2 AND AMENDING THE GENERAL PLAN TO
INCORPORATE THE HOUSING ELEMENT 2006 – 2014.**

WHEREAS, the current Housing Element was adopted in 2000 and has served as the City's current Housing Element, but has become outdated necessitating a comprehensive update; and

WHEREAS, a comprehensive update of the Housing Element has been undertaken and is reflected in the document known as Housing Element 2006 – 2014; and

WHEREAS, referral, publication and written notice of the proposed 2006 – 2014 was provided in accordance with Section 65090, 65352 and 65353 of the California Government Code prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, based on the Initial Study a Negative Declaration was prepared for the project, and the City Council found that the project would not have a significant effect on the environment; and

WHEREAS, the Initial Study and Negative Declaration for the Housing Element 2006 - 2014 were considered by the Planning Commission at a regular meeting on June 19, 2013; and

WHEREAS, at the June 19, 2013 meeting, the Planning Commission fully informed recommended the adoption of Housing Element 2006 - 2014 (GPA No. 2012-2) to the City Council; and

WHEREAS, the City of Compton City Council has reviewed all evidence presented both orally and in writing and certain findings in compliance with CEQA, which are described more fully in Exhibit A entitled CEQA the Initial Study and Negative Declaration for Housing Element 2006 – 2014; and

WHEREAS, a public hearing on said request to adopt of the Housing Element was held before the City Council on July 2, 2013; and

WHEREAS, the City Council considered all the information presented pertaining to the General Plan Amendment No. 2012-02.

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

Section 1.

1. That the proposed Housing Element 2006 - 2014 meets all for the adoption of a General Plan as set forth in Government Code section 65300 et. seq.
2. That the proposed Housing Element 2006 - 2014 will provide a long range comprehensive vision of the City Compton and will create through the implementation of its Goals and Policies a better more livable Compton.
3. That the proposed Housing Element 2006 - 2014 represents the collective vision of the property owners, business owners and residents of the City of Compton.
4. That the adoption of the Housing Element 2006 - 2014 will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located subject to the conditions of approval.

Section 2. Findings

- 1. That the proposed zone and/or land use classification is substantially in conformance with the General Plan and compatible with the existing patterns of zoning, land use and development in the surrounding area.
- 2. That the property is more suitable for the uses permitted in the proposed zone and/or land use classification than those permitted in the existing zone and/or land use classification.
- 3. That the uses permitted in the proposed zone and/or land use classification will not be detrimental to the surrounding area.

Section 3. That a copy of this Resolution shall be forwarded to the offices of Planning and Economic Development, City Manager, City Attorney, City Controller, Building and Safety, Municipal Law Enforcement Services.

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

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 of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ 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



WILLOW WALK TOWNHOMES



RESIDENTIAL NEIGHBORHOOD

HOUSING ELEMENT DRAFT COMPTON GENERAL PLAN 2030

#2.

City of Compton General Plan Housing Element



Poster Art Courtesy of elementary School student Compton California

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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 constructed, 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 household 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 household 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.

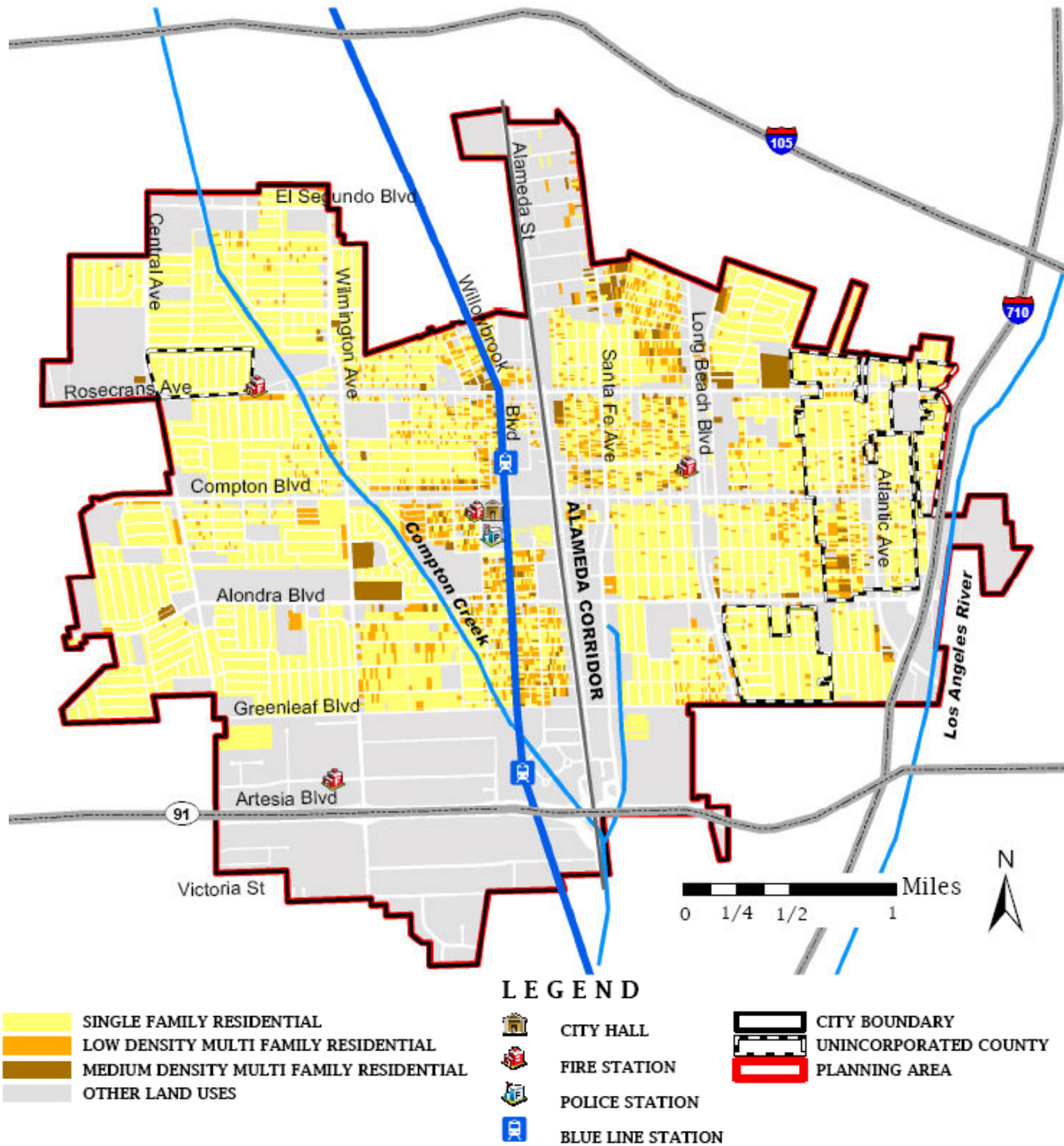
Household

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%
2010	96,455	6.3%	24,201	1.7%
Source: U.S. Census Bureau, 1980, 1990, 2000 and 2010 Census and California Department of Finance 2011				

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 28 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 2010 Census.

The under 5 population has decreased slightly as a percent of the total since 2000. However, the decrease in the 5 to < 19 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		2010	
	No.	Percent	No.	Percent
Total Population	93,493	--	96,455	--
Under 5 years	9,736	10.4%	8,871	9.9%
5 to <19 years	29,404	31.5%	26,765	25.9%
20 to <64 years	47,916	51.3%	53,621	57.5%
65 years and >	6,437	6.9%	6,424	6.8%
Median Age	25.0	--	28	--
Sources: U.S. Census Bureau, 2000 and 2010 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.

Table 3 Population by Race and Ethnicity in Compton				
Race/Ethnicity	2000		2010	
	No.	%	No.	%
Latino, any Race	53,143	56.8%	62,669	65%
Non-Latino:				
African American	37,263	39.9%	31,688	32.5%
White	954	1.0%	566	0.6%
Pacific Islander	953	1.0%	718	0.7%
Asian	189	.2%	292	0.3%
Am. Indian	170	0.2%	655	0.7%
Other	100	0.1%	147	0.2%
Sources: U.S. Census Bureau, 2000 Census and 2010				

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 adequacy 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.

- 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 version 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.
- 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 nation³⁴. 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.

HOUSING GOALS AND POLICIES

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.

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 into compliance with City codes and to improve overall housing conditions in Compton.

Housing Policy 1.2. 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 1.3. 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 1.4. 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.

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.

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, 2010				
Households	Compton		Los Angeles Co.	
	No.	%	No.	%
Families	19,263	83.4%	2,136,977	68.2%
Non-Families	3,799	16.6%	996,797	31.8%
Total	23,062	100%	3,133,774	100%
Source: U.S. Census Bureau, 2010				

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 4.16 persons per housing unit in 2010 (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 2010 Census, the average household size for owner-occupied units was 4.21 persons per household compared to 4.08 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 2007-2011 American Community Survey 5-year estimates.

Table 6 Overcrowding Trend in Compton						
Occupied Units	Overcrowded Units - 1990		Overcrowded Units - 2000		Overcrowded Units 2010	
	No	Percent	No	Percent	No	Percent
Overcrowded	7,872	35.3 %	8,670	38.5%	5,443	23.3%
Total	22,323	100 %	22,303	100%	24,523	100 %
Source: U.S. Census Bureau, 1990, 2000, 2010						

Table 7
Overcrowded Units By Tenure in Compton

Category	Units	Percent
Total Occupied Units	23,353	100
<i>(1.00 or less persons/room)</i>	<i>17,910</i>	<i>76.7</i>
Overcrowded Units (1.01-1.50 persons/room)	3696	15.8
Severely Overcrowded Units (1.51 > persons/room)	1,747	7.5
Total Overcrowded Units	5,443	23.3
Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-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 Median Family Income)			
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
OWNER VERSUS RENTER HOUSEHOLDS

Owner			Renter		
Households	Average Household Size	Percent	Households	Average Household Size	Percent
12,725	4.21	55.2	10,336	4.08	44.8

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	.548%	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.

- *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
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					
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 ($\leq 30\%$ of the County median), very low income households ($>30\%$ to $\leq 50\%$ of the County median), low income households ($>50\%$ to $\leq 80\%$ 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 $\leq 30\%$ 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 $\leq 50\%$ MFI/VLI	2,024	1,627	3,651
% Cost Burden $>30\%$	73.1	73.6	73.3%
Household Income $>50\%$ to $\leq 80\%$ MFI	2,150	2,487	4,637
% Cost Burden $>30\%$	27.6	58.8	44.3%

Source: U.S. Census, 2010

MFI Median Family income
ELI Extremely Low Income
VLI Very Low Income

EXHIBIT 2 INCOME AND POVERTY IN COMPTON (2000)

SOURCE: U.S. CENSUS BUREAU

Median Household Income

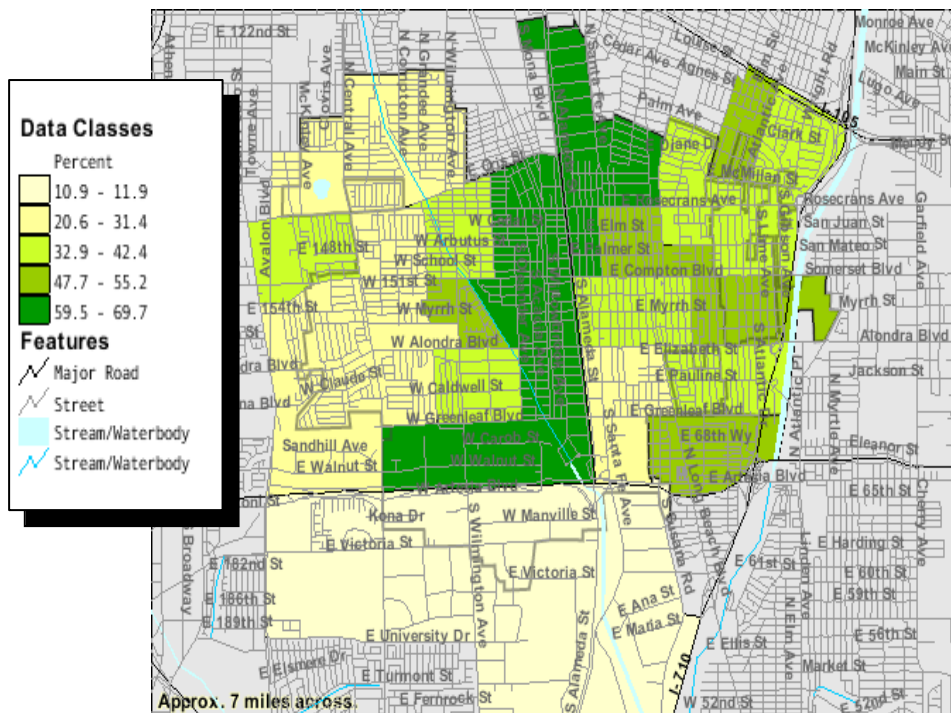
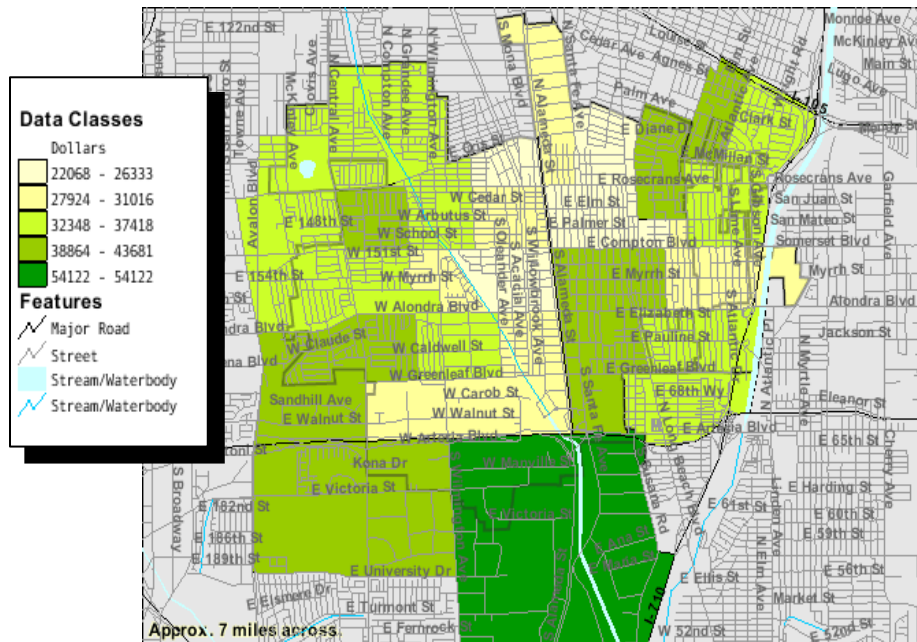


Table 13 A
Overpayment For Housing in Compton

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 identifies 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)

Special Needs Group	Persons	Households	Percent
Large Households		8,452	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 (owner/renter) size in Compton is 4.15 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 8,452 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 7,478 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 85 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
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 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 low income 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 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 Wilmington 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 (<i>HIV/AIDS, mental illness and/or substance abuse</i>)	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 2012 Estimated Single & Multi-Family Housing Types in Compton		
Unit Type	No. of Units	% of Total
Single Family Detached	16,840	68%
Single Family Attached	2,346	9.5%
2-4 Units	2,121	8.6%
5+ Units	2,653	10.7%
Mobile Homes	626	2.5%
Total	24,586	99.3%
Source: State of California Dept. of Finance. 2012		

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.

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%	(486)	-3.2%
Attached Single Family	1,572	7%	2,139	9%	433	36%
Total Single Family	17,901	74%	17,954	76%	(53)	.03%
2-4 Multi Family Units	2,653	11%	2,265	10%	(388)	-15%
5+ Multi Family Units	2,972	12%	2,923	12%	49	-17%
Mobile Homes	629	3%	638	3%	9	1%
Total, All Housing Types	24,155	100%	23,780	100%	(383)	-1.6%

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

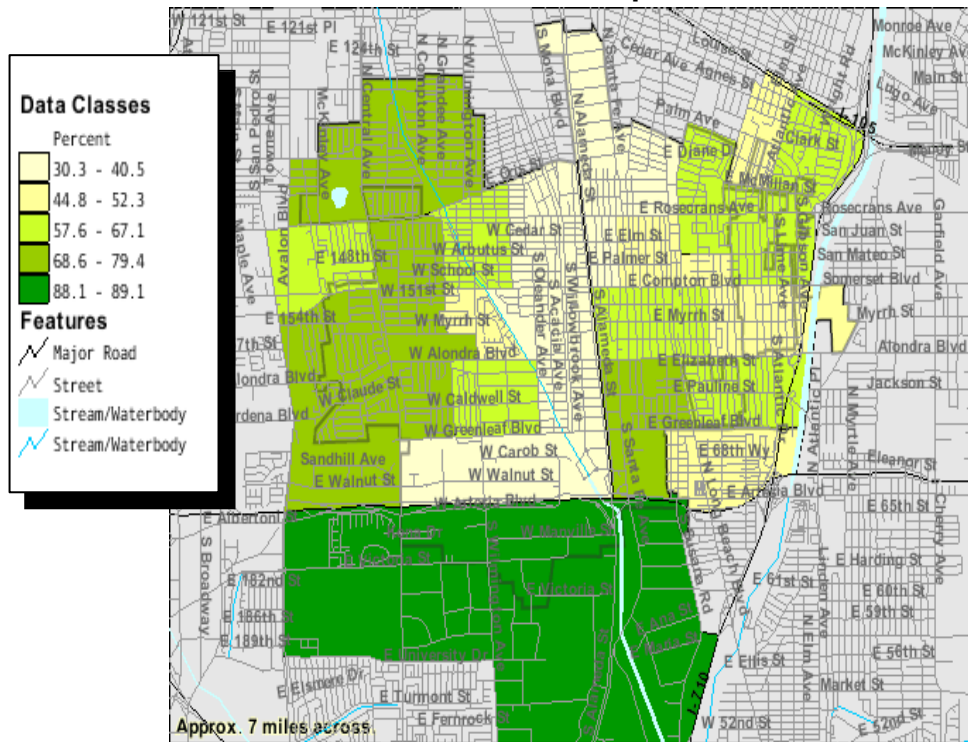
Table 20
Trends in Compton Housing Tenure

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%
2010 Tenure Statistics		
Owner	12,726	55.2
Renter	10,336	44.8
Total	23,062	100%

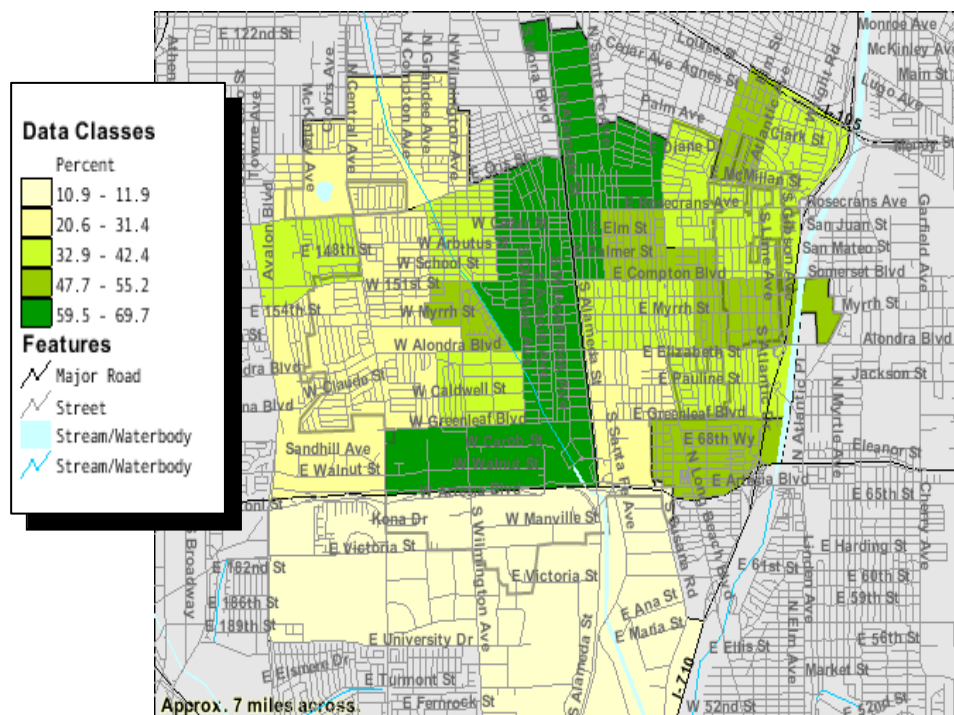
Source: U.S. Census Bureau, 1990, 2000 and 2010 Census

EXHIBIT 3 HOUSING TENURE IN COMPTON (2000)

SOURCE: U.S. CENSUS BUREAU
Owner Occupied



Renter Occupied



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 21). 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 identified 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 in 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

Below are the General Plan residential land use designation descriptions:

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

Section 28-4.23 of the Compton Municipal Code specifies the methodology for determining Parkland dedication of in lieu fees. For example. Parkland in lieu fees for three gross acres at a density of nine units per would be \$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. .

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.

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 discusses 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.

TABLE 23
TIMELINES FOR TYPICAL PROJECT PROCESS SCENARIOS
PLANNING AND BUILDING

	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	3 to 4 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 Detached	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 to 12 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 as 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:

**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 2010 U. S. Census indicated that 7198 households in the City (approximately 7.5 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.

Table 28
Disability Status of Local Residents, 2000

Age Group	Disabled Persons	
	Number	Percent
5 to 20 years of age	2,728	13.8%
21 to 64 years of age	13,539	68.7%
65 years of age and over	3,434	17.4%
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
Age 5 to 64	
Sensory	270
Physical	607
Mental	550
Self Care	77
Go Outside Home Disability	539
Employment Disability	1345
Age 65 and over	
Sensory	55
Physical	468
Mental	55
Self Care	0
Go Outside Home Disability	226
Employment Disability	
Source: U.S. Bureau of the Census. 2000	

Table 30
Households by Tenure by Age, 2000

Age Group	Disabled Persons		
	Owners	Renters	Total
65 - 74 years of age	1288	298	1586
75 plus years of age	828	183	1011
Total	2116	481	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.

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
Conforming¹ and FHA Loans		
30-Year Fixed	4.125%	4.294%
30-Year Fixed FHA	3.875%	5.015%
15-Year Fixed	3.250%	3.543%
5-Year ARM	2.250%	2.817%
5-Year ARM FHA	2.250%	2.942%
Jumbo¹ Loans – Amounts that exceed conforming loan limits¹		
30-Year Fixed	4.000%	4.112%
5-Year ARM	2.625%	2.893%

Source: www.wellsfargo.com, May 2013

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

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	

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.

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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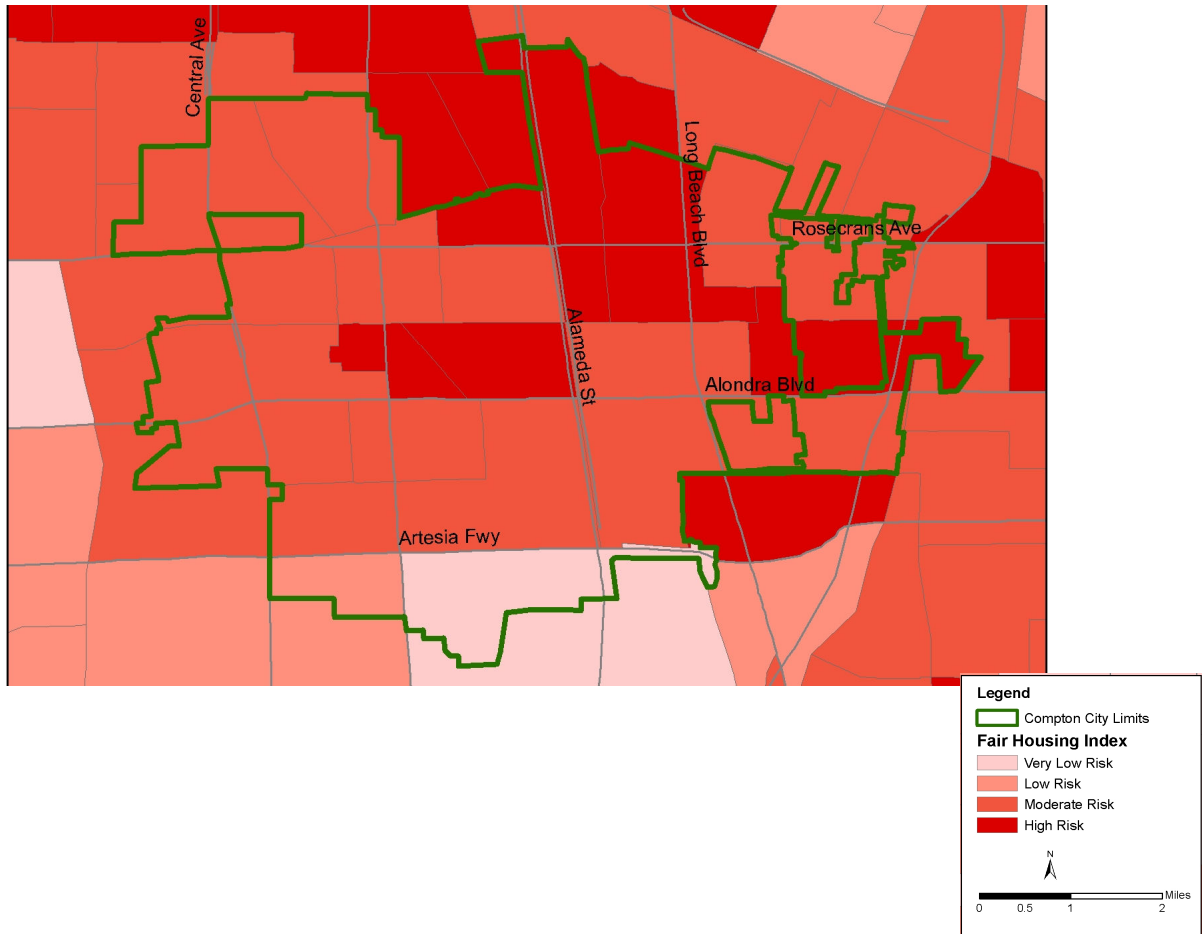
Fair Housing Index

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 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



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. Replace severely deteriorated units with sound, quality housing which meets the needs of residents displaced by unit demolition. Continue to implement existing rehabilitation programs which provide financial and technical assistance and incentives to property owners/tenants to correct housing deficiencies. Avoid concentration of low and very low income housing in any single portion of the City. Promote mixed income housing projects.	Numerous violations notices for unsafe structural conditions and illegal construction have been issued and corrected. Continued financial assistance to property owners/ tenants to correct housing deficiencies is offered. The City disperses low income residential units throughout the City avoiding concentration	Goal/Objective was reworded and retained Policy was retained Policy was retained. 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 Preserve "at-risk" affordable units through monitoring, working with potential non-profit purchasers/managers, identifying means to transfer ownership, or refinancing mortgage revenue bonds. Implement relocation and replacement housing plans as required. Relocate non-conforming residential uses from redevelopment project areas to appropriate sites within residential neighborhoods. Target a portion of future Redevelopment Agency housing set-aside funds to providing housing adequate in size for large family households.	The CRA and Housing Authority manage several rental assistance and home ownership programs to meet the housing needs of the residents. The Housing Authority will continue to work to preserve at risk housing and create new low income housing opportunities. When feasible non-conforming residential is removed from use in redevelopment and industrial areas. The CRA no longer exists.	Goal was reworded and retained. Policy was modified and retained. Policy was modified and retained. Policy was retained Policy was eliminated.

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 as reduced parking, reflective of the elderly's specific needs.	Two senior housing projects have been completed during the past planning period to meet 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. 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+ Require new residential projects adjacent to commercially and industrially zoned properties to incorporate adequate buffers into site plan design.	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. Policy was eliminated as land use designations have been adjusted and zoning will be updated after General Plan is approved, 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	Two Housing Units	28 housing units were constructed.		28 housing units; five (5) of which were set-aside affordable.		
Seasons at Compton		0 affordable senior housing units were constructed	Thirty (30) housing Units	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 its 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 13⁵ 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 constructed, 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-income 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.

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 constructed, entitled, or is in the planning review process. As a result, the City is in a unique position of having already achieved its 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 foot 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 of 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 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. .
- 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.

- 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. 130 th 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 7 shows the new residential land uses defined in the Land Use Element and included below.

**Table 43
RHNA Needs Status**

Income Category	A	B	A-B
	New Construction Need	Units Built, Under Construction or Approved	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	<u>357</u>	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 file 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

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

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

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

Table 46	
NEW CONSTRUCTION/REPLACEMENT COSTS_ (850 sq ft multi-family) unit	
<u>Cost/Fee type</u>	<u>Cost Per Unit</u>
<u>Land Acquisition</u>	\$30,000
<u>Construction</u>	\$109,650
<u>Financing/Other</u> (4% @ 30 yr.)	\$100,365.77
<u>Total Estimated Per Unit Cost</u>	\$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 4% 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

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 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 be 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	Vacant Land	1,500	Multifamily	Multi-Family	51 units
415 W. Compton Blvd.	6,696 sq. ft.	Limited Commercial	Vacant Land	1,500	Mixed Use	Multi-Family	4 units
106 E. Cedar St.	7,497 sq. ft.	Limited Commercial	Vacant Land	5,000	Single Family	Single Family	1 units
13800 – 3900 McKinley Avenue	284,192 sq. ft.	Heavy Manufacturing	Vacant Land	1,500	Mixed Use	Multi-Family	189 units
Total Units							<u>245 units</u>
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 2012.

Table 48 Overview of Quantified Objectives for New Housing		
Income Category	RHNA	
Extremely Low	8	25
Very Low	8	225
Low	10	20
Moderate ⁷	13	125
Above Moderate	30	400
Total	69	125

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 - Compton Housing Authority
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. Compton Housing Authority
6. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing. – Successor Agency
7. Emergency Assistance Program – Initiated in the early 1990's. Program is continuously ongoing. – Successor Agency

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

8. Fix-it Grant Program – Initiated in the early 1990's. Program is continuously ongoing. . – Successor Agency
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. – Successor Agency
10. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015. – Successor Agency
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 reevaluate 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:

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

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:

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

(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:

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

(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:

<i>Responsibility.</i>	Local Housing Authority of Compton
<i>Funding.</i>	Dept. of Housing and Urban Development
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	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:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Increment Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	<u>Initiated in the early 1990's. Program is continuously</u>
<i>Quantified Objectives.</i>	20 households assisted on an annual basis. <u>75-100 units within next 5 years.</u>

(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:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	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:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	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:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Increment Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	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 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:

<i>Responsibility.</i>	City of Compton – Successor Agency
<i>Funding.</i>	HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	35 units

(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:

<i>Responsibility.</i>	City of Compton – Successor Agency
<i>Funding.</i>	NSP1 Funds – Compton ARR Program
<i>Implementation Schedule.</i>	January 2009 – December 2011
<i>Quantified Objectives.</i>	21 units

(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:

<i>Responsibility.</i>	City of Compton Planning and Economic Development/Building Departments
<i>Funding.</i>	General Fund and grants
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	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:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	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 ordinances 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:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	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:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	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:

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

(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.

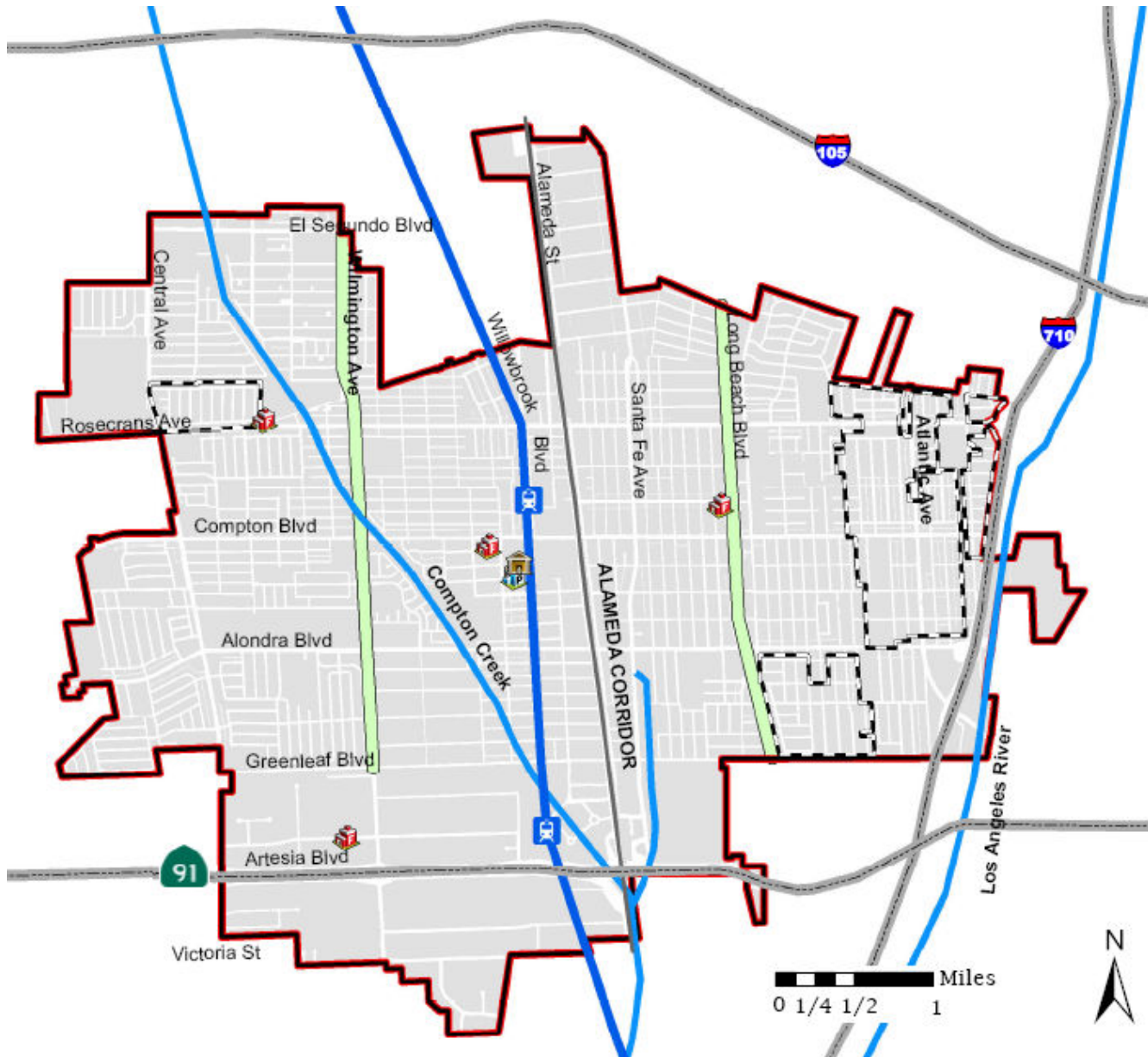
(16) Reasonable Accommodation Program

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

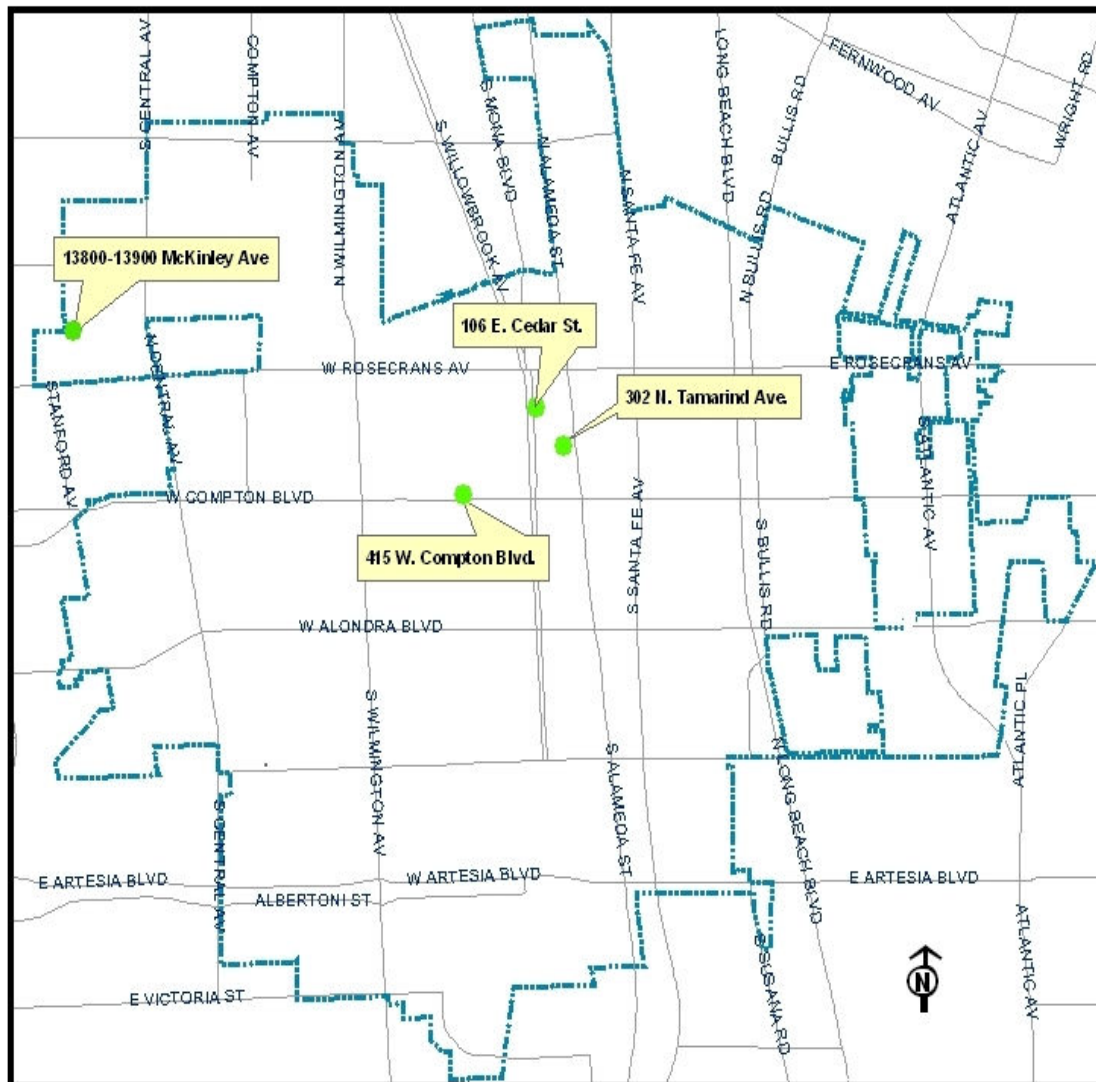
SOURCE: USC CENTER FOR ECONOMIC DEVELOPMENT



LEGEND					
	EMERGENCY SHELTER OVERLAY ZONE		CITY HALL		CITY BOUNDARY
			FIRE STATION		PLANNING AREA
	OTHER LAND USES		POLICE STATION		UNINCORPORATED COUNTY
			BLUE LINE STATION		

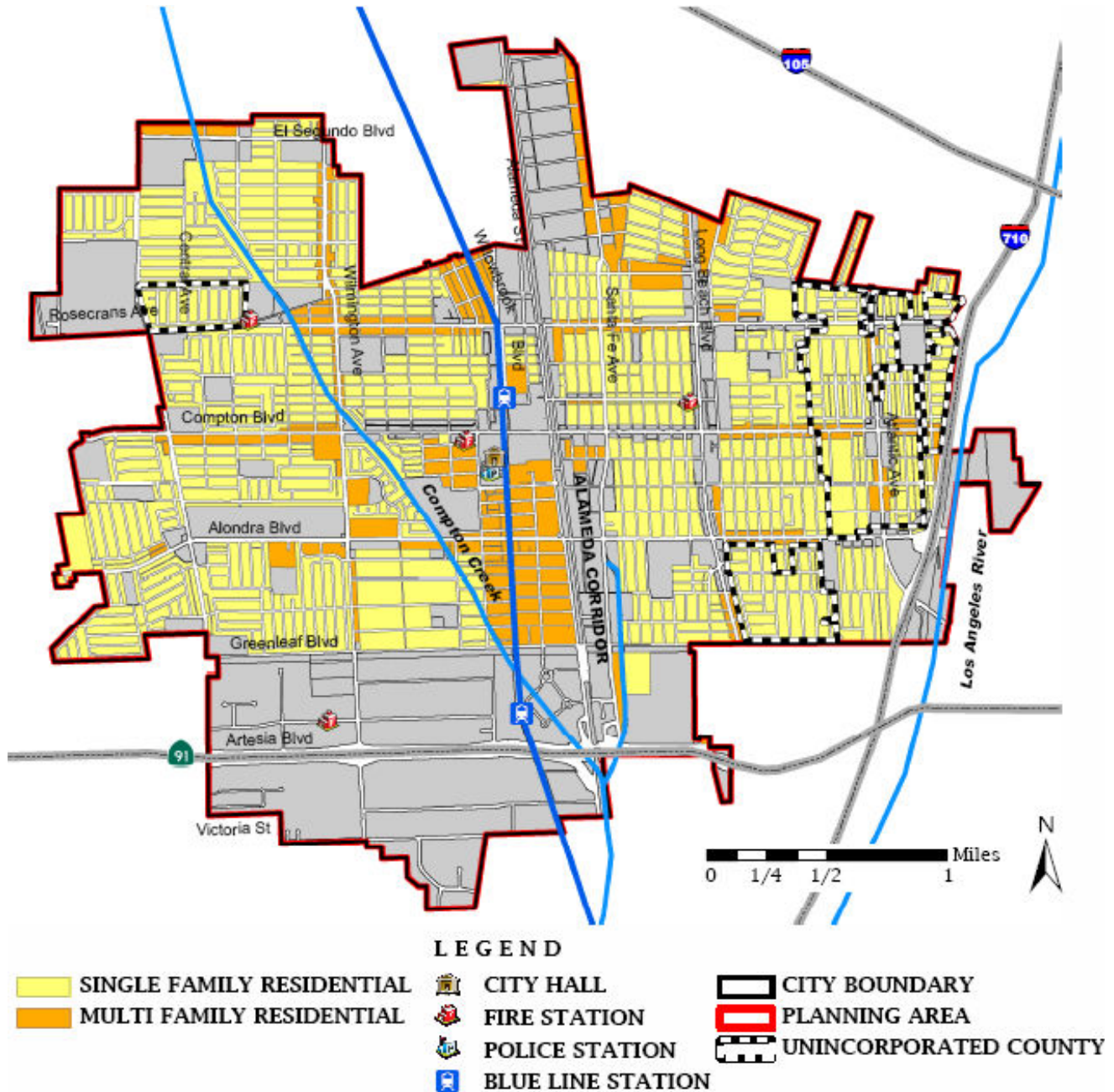
Site Currently Owned by the
City of Compton Redevelopment Agency
January 2006-June 2014

Map
Exhibit 3-6



SOURCE: USC CENTER FOR
ECONOMIC DEVELOPMENT

EXHIBIT 7



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						

ADMINISTRATIVE DRAFT

**NEGATIVE DECLARATION &
INITIAL STUDY**

**CITY OF COMPTON
HOUSING ELEMENT UPDATE
COMPTON, CALIFORNIA**



LEAD AGENCY:

**CITY OF COMPTON
PLANNING AND ECONOMIC DEVELOPMENT
DIVISION
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CALIFORNIA 90220**

FEBRUARY 7, 2013

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THIS INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the adoption and subsequent implementation of the City of Compton Housing Element. The State of California requires that all local governments prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and projected needs of the community. The City of Compton Housing Element fulfills the requirements of the State of California Planning and Zoning Laws and the regulations of Sections 65580 through 65589.5 of the California Government Code. The Housing Element is considered to be a project pursuant to the California Environmental Quality Act (CEQA).¹ As part of the review of the Housing Element, the City of Compton has authorized the preparation of this Initial Study. Uses of this Initial Study include the following:

- To provide the City with information to use as the basis for deciding whether to prepare an environmental impact report (EIR);
- To facilitate environmental assessment and review in the early stages of the Housing Element's preparation; and,
- To provide documentation in support of findings that a particular environmental issue will not be significantly affected by the Housing Element's implementation.

1.2 ORGANIZATION OF THE INITIAL STUDY

The format and structure of this Initial Study generally reflects that of the Initial Study Checklist, provided on the pages that follow. The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description*, provides an overview of the City of Compton and summarizes the proposed Housing Element.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the adoption and subsequent implementation of the Housing Element.
- *Section 4 Findings*, indicates how the Housing Element might yield, or have the potential to yield, a significant effect upon one or more of the issue areas analyzed in this Initial Study.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

The findings of this Initial Study are summarized in Table 1 provided on the pages that follow.

¹ California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act as Amended 2000.* (CEQA Guidelines) § 15050.

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?				✗
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✗
c) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				✗
Section 3.2 Agriculture and Forestry Resources Impacts. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✗
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✗
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				✗
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				✗
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				✗
Section 3.3 Air Quality Impacts. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✗
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✗
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				✗
d) Expose sensitive receptors to substantial pollutant concentrations?				✗
e) Create objectionable odors affecting a substantial number of people?				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Section 3.4 Biological Resources Impacts. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				✗
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✗
c) On federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✗
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				✗
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				✗
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✗
Section 3.5 Cultural Resources Impacts. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				✗
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				✗
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?				✗
d) Disturb any human remains, including those interred outside of formal cemeteries?				✗
Section 3.6 Geology Impacts. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Substantial soil erosion or the loss of topsoil?				✗
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✗
d) Location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				✗
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✗
Section 3.7 Greenhouse Gas Emissions Impacts. <i>Would the project</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✗
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?				✗
Section 3.8 Hazards and Hazardous Materials Impacts. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✗
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✗
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✗
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				✗
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				✗
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				✗
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				✗
Section 3.9 Hydrology and Water Quality Impacts. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?				✗
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✗
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				✗
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				✗
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				✗
f) Substantially degrade water quality?				✗
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✗
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				✗
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?				✗
j) Result in inundation by seiche, tsunami, or mudflow?				✗
Section 3.10 Land Use and Planning Impacts. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✗
c) Conflict with any applicable habitat conservation or natural community conservation plan?				✗
Section 3.11 Mineral Resources Impacts. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✗
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?				✗
Section 3.12 Noise Impacts. <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✗
b) Exposure of people to or generation of excessive ground-borne noise levels?				✗
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				✗
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				✗
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✗
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✗
Section 3.13 Population and Housing Impacts. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				✗
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✗
Section 3.14 Public Services Impacts. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
a) Fire protection services?				✗
b) Police protection services?				✗
c) School services?				✗
d) Other governmental services?				✗
Section 3.15 Recreation Impacts. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✗
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				✗
Section 3.16 Transportation Impacts. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✗
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				✗
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				✗
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✗
e) Result in inadequate parking capacity?				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✗
Section 3.17 Utilities Impacts. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✗
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				✗
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✗
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✗
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✗
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				✗
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✗
h) Result in a need for new systems, or substantial alterations in power or natural gas facilities?				✗
i) Result in a need for new systems, or substantial alterations in communication systems?				✗
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				✗
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				✗

Table 1
Summary (Initial Study Checklist)

Environmental Issue Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				✖
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				✖



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SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION & SETTING

The area governed by the City of Compton Housing Element includes the land area located within the corporate boundaries of the City of Compton. The City of Compton is located approximately 6 miles south of downtown Los Angeles and is bounded by the cities of Paramount and Long Beach on the east, an unincorporated Los Angeles County area (Willowbrook) on the north, unincorporated County areas on the west, and unincorporated County areas and the City of Carson on the south. The Long Beach Freeway (I-710) generally delineates the City's easterly boundary. The Riverside Freeway (SR-91) traverses the southerly portion of Compton and the Century Freeway (I-105) is located to the north of the City.² The location of the City of Compton, in a regional context, is shown in Exhibit 2-1. A Citywide map is provided in Exhibit 2-2.

Land uses and development within Compton are varied. Residential development is scattered throughout the City and includes a mix of single-family homes and multi-family developments (both apartments and condominiums). Commercial uses are concentrated along the major arterials and include strip commercial developments, neighborhood commercial centers, and a number of larger community shopping centers. Industrial uses are generally concentrated along Alameda Street (north of Rosecrans Avenue) and in the western and southern portions of the City.

The 2010 U. S. Census estimated the City's population in 2010 to be 96,445 persons. The most recent State Department of Finance (DOF) estimates (January 2012) indicate the City's current population is 97,058 persons. According to the same DOF estimates, there are 24,586 housing units located in the City.³ Of the existing 24,586 housing units in the City, there are 16,840 detached units and 2,346 single-family *attached* units. Of the remaining units, 2,121 are units located in structures containing 2 to 4 units, 1,433 units are in structures containing between 3 to 4 units, and 2,653 units are included in multi-family developments containing 5 or more units per structure. In addition, there were 626 mobile homes in the City.

2.2 PROJECT DESCRIPTION

The State of California requires that all local governments prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and projected needs of the community. Requirements concerning the scope and content of housing elements have been established by the State Legislature. The Legislature, in turn, has delegated the responsibility of implementing its directives to the California Department of Housing and Community Development (HCD). The HCD is responsible for ensuring that the State housing law is being implemented at the local level. To monitor compliance with these requirements and the State's overall housing policies, all housing elements must also be reviewed by HCD prior to, and following, their adoption. The policies and implementing programs contained in the Housing Element will serve as the City's blueprint in defining how the existing housing stock in Compton is to be maintained and conserved while facilitating new residential development in accordance with State law.

² United States Geological Survey. *Compton California 7 1/2 Minute Quadrangle (TerraServer-USA)*. July, 1981.

³ U. S. Census Bureau. American Community Survey. 2005-2009.



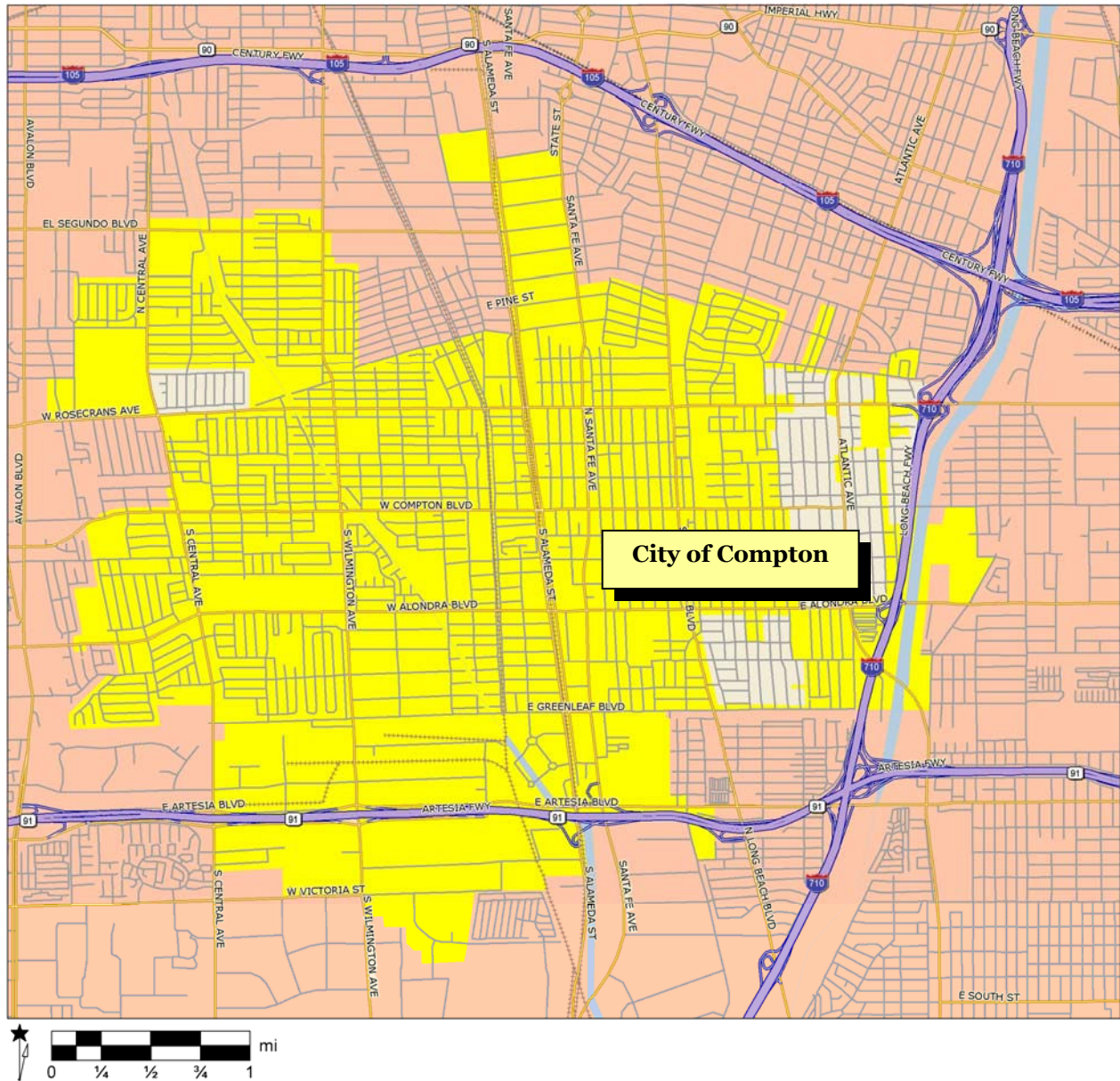


EXHIBIT 2-2
CITY MAP
SOURCE: CITY OF COMPTON

The City of Compton Housing Element that is subject to the current environmental review outlined in this Initial Study, 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.⁴

REGIONAL HOUSING NEED ASSESSMENT (RHNA) OBJECTIVES

Every City and County in the State of California must provide 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. 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* - 13 units.
- *Above Moderate-Income* - 30 units.

The City of Compton has a total RHNA goal of 69 units during the current planning period. A substantial amount of new housing has been constructed, entitled, or is in the planning process. Approximately 446 units have been constructed or approved during the current planning period. This includes the recently constructed Season’s At Compton, an 84-unit low-income Senior Housing Development for physically disabled seniors. The Willow Walk Townhouse Phase I was completed in 2008 and Phase II followed in 2011. The Willow Walk development consisted of 128 units, of which 33 units were marketed to first-time homebuyers, 12 units qualified as low-income households and 21 units were moderate-income households and the remaining 95 were sold at market-rate.⁵

HOUSING POLICY

The Housing Element includes a listing of goals and policies that provide the legislative framework for the Element. These goals and policies address the following topics: housing conservation, promoting the development of a variety of housing types, eliminating land use conflicts, increasing opportunities for home

⁴ City of Compton. *Housing Element, Draft Compton General Plan 2030*. 2013. Page 3-7.

⁵ Ibid. Pages 3-7 and 3-8. .

ownership, ensuring that equal opportunity regulations are adhered to, the preservation of affordable housing, and reducing the costs for housing in the City. 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.⁶ The Housing Element goals and policies are listed below and on the following page:

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, and 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, townhomes, and apartments and condominiums.
- *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.

⁶ City of Compton. *Housing Element, Draft Compton General Plan 2030*. 2013. Page 3-9..

- *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 non-residential 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 the use of alternative energy sources including active and passive solar features, and fuel cells in new residential construction.

HOUSING ELEMENT PROGRAMS

The City will operate the following twelve programs which are described in detail in the Housing Element along with a description of how the programs will be implemented, the department responsible for their implementation, the source(s) of funding, the timing of implementation, and the program's quantified objectives.⁷ The twelve programs are summarized in this section.

- *Housing Choice Voucher Program (Rental)* program provides monthly rental assistance to participants who desire to rent their housing 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 may not have any financial interest in the unit, unless it is a participant in the Homeownership Voucher Program. This is an existing program that will be continued.
- *Family Self-Sufficiency (FSS) Program* is a U.S. Department of Housing and Urban Development (HUD) program that encourages communities to develop local strategies to help families obtain employment, economic independence and self-sufficiency. Services provided through the FSS program include the following: budgeting, child care, transportation, job training and employment counseling, substance/alcohol abuse treatment or counseling, household skill training, homeownership counseling, parenting skills, and healthy living. 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 for 12 consecutive months. This is an existing program that will be continued.
- *Housing Choice Voucher Portability* is a feature of Section 8 vouchers that allows voucher-holders to move to a rental unit of their choice, including one located outside the jurisdiction of the local Housing Agency. This is an existing program that will be continued.
- *Housing Choice Voucher (HCV) Homeownership Program* was established by the Compton Local Housing Authority. The program is a Section 8 tenant-based voucher homeownership option in Compton, California, pursuant to the 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. This program allows families receiving HCV rental assistance to use their subsidies to purchase homes rather than for rental purposes. This is an existing program that will be continued.
- *First-Time Homebuyers Program (Home Ownership)* is administered by the City as a means to provide financial assistance to individuals and families desiring 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 is an existing program that will be continued.

⁷ City of Compton. *Housing Element, Draft Compton General Plan 2030*. 2013. Pages 3-83 to 3-92.

- *Deferred Equity Loan Program (Housing Rehabilitation)* provides loan assistance from \$10,000 to \$25,000 to low-income, owner-occupied households of single-family residences. Loan proceeds may be used to correct code violations such as, plumbing, electrical, roofing, windows, etc. Applicants, who have received a previous rehabilitation grant/loan or First-Time Homebuyer loan, are also not eligible for the program. This is an existing program that will be continued.
- *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 is an existing program that will be continued.
- *Fix-it Grant Program* provides a grant of up to \$7,000 to assist low-income, owner-occupied households with minor repairs 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 is an existing program that will be continued.
- *Community Housing Development Organization (CHDO) Predevelopment Funds* is administered by the City. Grant funds may be used on predevelopment activities for affordable housing projects. Projects may be for rental or home ownership 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 is an existing program that will be continued.
- *Neighborhood Stabilization Program (NSP)* may only be used by the City on eligible projects designed to assist very-low, low-, and middle-income households whose incomes do not exceed one hundred twenty percent (120%) of the Los Angeles County area median income. An agreement restricting ownership, occupancy, and resale of each home to eligible households for a term of 15 years will be executed by each household acquiring a home through the NSP and will be recorded against each such home concurrently with close of escrow for the conveyance to the eligible household. Only homes that are located in a designated NSP area and that have been foreclosed and left vacant will be eligible for acquisition as part of this program. Foreclosed homes that are either occupied or not located in an NSP area are ineligible for participation in this program. This is an existing program that will be continued.
- *Energy Conservation Program* is an outgrowth the newest California Building Code in June 2009 which includes new Green Building requirements. This Code has been adopted by the City. 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 and will supplement existing City efforts in the enforcement of the State's construction codes requiring water conservation/efficiency in new construction. This is an existing program that will be continued.

- *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 Boulevard, where emergency shelters will be permitted by right, without a CUP or other discretionary action, across multiple zones. This is a new program that is designed to comply with the State's housing element laws.
- *Zoning for Transitional Housing* is designed to comply with State law. Under this program, 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 Ordinance as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone. This is a new program that is designed to comply with the State's housing element laws.
- *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 is a new program that is designed to comply with the State's housing element laws.
- *Zoning for Single-Room Occupancy (SROs)* can provide a valuable form of affordable housing for extremely low-income individuals, seniors, and persons with disabilities. 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 Boulevard and Wilmington Avenue. This is a new program that is designed to comply with the State's housing element laws.
- *Expedited Permit Procedures* is a program that will explore the establishment of 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. This is a new program that is designed to comply with the State's housing element laws.
- *Zoning Consistency Program to reevaluate zoning inconsistencies and to remove development constraints* will be implemented upon adoption of the General Plan 2030 update. Under this program, 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. This is a new program that is designed to comply with the State's housing element laws.

- *Reasonable Accommodation Program* is targeted towards those households that contain 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. This is a new program that is designed to comply with the State's housing element laws.

2.3 DISCRETIONARY ACTIONS

The following discretionary approvals will be required:

- The Housing Element will undergo public review before the Planning Commission and the City Council.
- The Housing Element is a project pursuant to CEQA. As a result, the City Council must approve the Negative Declaration as part of its deliberations.



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SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the adoption and subsequent implementation of the Housing Element described herein in Section 2. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agricultural & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Geology & Soils (Section 3.6);
- Greenhouse Gas Emissions; (Section 3.7);
- Hazards & Hazardous Materials (Section 3.8);
- Hydrology & Water Quality (Section 3.9);
- Land Use & Planning (Section 3.10);
- Mineral Resources (Section 3.11);
- Noise (Section 3.12);
- Population & Housing (Section 3.13);
- Public Services (Section 3.14);
- Recreation (Section 3.15);
- Transportation (Section 3.16);
- Utilities (Section 3.17); and,
- Mandatory Findings of Significance (Section 3.18).

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated, and an answer is provided according to the analysis undertaken as part of the Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The Housing Element will not lead to actions and/or development that will have a measurable environmental impact on the environment, and no further analysis is required.
- *Less Than Significant Impact.* The Housing Element may have the potential for impacting the environment, although these impacts are likely to be below levels or thresholds that the City of Compton or other responsible agencies consider to be significant.
- *Potentially Significant Impact.* The Housing Element may have the potential to generate effects which the City of Compton considers to represent a significant impact on the environment. However, mitigation measures that will be effective in reducing impacts to levels that are less than significant have been recommended.
- *Significant Adverse Impact.* The Housing Element may, or is known to, represent impacts that are considered significant, and additional analysis is required to identify mitigation measures.

The City, through the preparation of this Initial Study, determined that no significant adverse unmitigable impacts would occur as a result of the Housing Element's adoption and subsequent implementation.

3.1 AESTHETICS

According to the City of Compton, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- A new source of substantial light and glare which would adversely affect day or nighttime views in the area.

A. Would the project affect a scenic vista? No Impact.

No direct physical residential development will arise from the Housing Element's implementation. Any future development supported by the new programs (such as SRO's) will be consistent with the Land Use Element and Zoning Ordinance as it will be amended. All of these new programs are also required under the State's housing requirements. No protected scenic vistas are present in the City that would be potentially affected by future residential development. The City of Compton General Plan has not designated any local roadways as scenic highways.⁸ The existing and new programs contemplated as part of the Housing Element's implementation will also promote the replacement of older, deteriorating improvements with newer structures. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact.

The potential residential development that may be supported in whole or part under the Housing Element's implementation will be subject to all pertinent regulations governing historic resources. No natural undeveloped areas remain within the City. Any future development supported by the new programs (such as SRO's) will be consistent with the Land Use Element and Zoning Ordinance as it will be amended. All of these new programs are also required under the State's housing requirements. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? No Impact.

Potential sources of light and glare that may result from future residential development may include new decorative lighting in the new commons, new security lighting, interior lighting, and vehicle headlights. Unprotected lighting from the proposed project could, in the absence of mitigation, affect existing residences located near the project sites. All new lighting must conform to the City's development standards. The development plans for individual development projects will be reviewed by City staff to ensure that no light trespass will result. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

⁸ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

3.2 AGRICULTURE AND FORESTRY RESOURCES

According to the City of Compton, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of prime farmland, unique farmland or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g]);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

No lands within the City are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.⁹ Future residential development contemplated as part of the Housing Element's implementation will not impact any land areas designated for agricultural production. As a result, no impacts on these soil resources will result from the Housing Element's adoption and subsequent implementation.

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? No Impact.*

There are no parcels located within the City that are subject to a Williamson Act Contract.¹⁰ As a result, no impacts on existing Williamson Act Contracts will result from the Housing Element's adoption and subsequent implementation.

C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or zoned timberland production (as defined by Government Code § 51104[g])? No Impact.*

No agricultural activities or farmland uses are located within the City, nor does the City of Compton General Plan contain any agricultural land use designation.¹¹ The Housing Element's implementation will not result in the conversion of any existing farmland to urban uses, since there are no sites in the City in agricultural use. As a result, no farmland conversion impacts will result from the Housing Element's adoption and subsequent implementation.

⁹ United States Department of Agriculture. *Soil Survey of Orange County and Western Park of Riverside County*. 1969.

¹⁰ State of California. *The California Land Conservation (Williamson) Act, 2010 Status Report*. November 2010.

¹¹ City of Compton. *Land Use Element, Draft Compton General Plan 2030*. 2013. Pages LU 2-4 and LU 2-5.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? No Impact.

No forest lands are found within the City of Compton nor does the applicable General Plan land use designations provide for any forest land protection. No loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? No Impact.

No agricultural activities or farmland uses are located within the City of Compton.¹² The future residential development contemplated as part of the Zoning Ordinance's implementation will not involve the conversion of any existing farmland area to urban uses. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.3 AIR QUALITY

According to the City of Compton, acting as Lead Agency, an action or project will normally have a significant adverse environmental impact on air quality, if it results in any of the following:

- The project results in a conflict with, or obstructs the implementation of, the applicable air quality plan;
- A violation of an air quality standard or contributes substantially to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or
- The creation of objectionable odors.

The South Coast Air Quality Management District (SCAQMD) has also established daily emissions thresholds for a number of criteria pollutants. These thresholds include: 550 pounds of carbon monoxide (CO), 55 pounds of nitrogen oxides (NO_x), 150 pounds of sulfur dioxide (SO₂), 55 pounds of reactive organic gases (ROG), and 150 pounds of PM₁₀ particulates. These thresholds apply to both short-term (construction-related) emissions and long-term (operational) emissions.¹³

A. Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.

The City of Compton is located within the South Coast Air Basin which covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the South Coast Air Quality Management District (SCAQMD)

¹² City of Compton. *Land Use Element, Draft Compton General Plan 2030*. 2013. Pages LU 2-4 and LU 2-5.

¹³ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The 2007 AQMP replaced the 2003 AQMP and is designed to meet both State and Federal Clear Air Act planning requirements for all of the geographic areas under the jurisdiction of the SCAQMD, including the South Coast Air Basin (Los Angeles County, Orange County, San Bernardino County, and Riverside County) and the Riverside County portion of the Salton Sea Air Basin (including the Coachella Valley). The most recent 2007 AQMP focused on the control of ozone and smaller particulates and their precursors. The AQMP also incorporated significant new scientific data, emission inventories, ambient measurements, control strategies, and air quality modeling. The Final 2007 AQMP was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).¹⁴ The adoption and subsequent implementation of the Housing Element will result in operational emissions that would be associated with new residential development. However, the RHNA housing need represents a mandate required by the State of California as part of the RHNA's implementation. The City is obligated under State law, to fulfill the RHNA requirements that have been assigned to it. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, the Housing Element's subsequent implementation will not result in any significant adverse impacts.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? No Impact.

No direct physical residential development will arise from the Housing Element's implementation. Any future development supported by the new programs (such as SRO's) will be consistent with the Land Use Element and Zoning Ordinance as it will be amended. All of these new programs are also required under the State's housing requirements. The potential short-term (construction-related) and long-term (operational) air quality impacts associated with future residential development must be evaluated on a case by case basis. The City is required under State law to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the RTP. These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? No Impact.

As indicated previously, the City is obligated under State law to fulfill the RHNA requirements that have been assigned to it. As part of the RHNA's development, SCAG relied on growth projections developed as part of the RTP. These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

¹⁴ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? No Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.¹⁵ These population groups are generally more sensitive to poor air quality. The following are applicable local emission concentration standards for carbon monoxide: California 1-hour carbon monoxide standard of 20.0 ppm; or, California 8-hour carbon monoxide standard of 9.0 ppm. The potential traffic generation will not be significant enough to result in the creation of a carbon monoxide “hot spot” that could lead to an exceedance of the state’s 1-hour or 8-hour carbon monoxide standards. As indicated in the traffic analysis (refer to Section 3.16), the traffic generation will not lead to any significant impact on area intersections.¹⁶ As a result, no impacts related to the creation of carbon monoxide “hot spots” are anticipated.

E. Would the project create objectionable odors affecting a substantial number of people? No Impact.

The SCAQMD’s CEQA Air Quality Handbook identifies those uses that will typically create odors that, in turn, could generate complaints. These uses include agricultural activities, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding operations.¹⁷ The Housing Element promotes the conservation and development of new housing as a means to meet the City’s RHNA. The RHNA goals were met by new development that occurred during the housing element planning period. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

3.4 BIOLOGICAL RESOURCES

According to the City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident, migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;

¹⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

¹⁶ Ibid.

¹⁷ Ibid.

- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

No direct physical residential development will arise from the Housing Element's implementation. Any future development supported by the new programs (such as SRO's) will be consistent with the Land Use Element and Zoning Ordinance as it will be amended. All of these new programs are also required under the State's housing requirements. The potential future development sites have been previously developed, and plant life on-site is limited to non-native, introduced, and ornamental species which were used for landscaping. The candidate sites are completely surrounded by man-made improvements. Animal life within the development sites and the surrounding area consist of species commonly found in an urban setting. These species are not expected to migrate to the candidate development sites due to the lack of suitable habitat in the area, and the nature and extent of existing development. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

The nearest designated "blue-line" streams include Compton Creek and the Los Angeles River.¹⁸ No direct physical residential development will arise from the Housing Element's implementation and any future development supported by the new programs (such as SRO's) will be consistent with the Land Use Element and Zoning Ordinance as it will be amended. All of these new programs are also required under the State's housing requirements. Furthermore, the potential impacts from any future residential development must be evaluated on a case by case basis. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.*

The City recently completed a preservation and restoration plan for Compton Creek. The Housing Element's adoption and subsequent implementation will not affect these restoration and preservation efforts. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

¹⁸ United State Geological Survey. *Compton 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.

A number of potential residential development sites contain limited vegetation. This vegetation consists of introduced species commonly used for landscaping. This landscaping does not support any natural or native habitats. The City is largely urbanized and there are no natural communities in the area or wildlife migration corridors.¹⁹ As a result, there will not be any impacts related to wildlife dispersal and movement with construction of future development.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.

The City currently has requirements governing tree preservation and replacement that would be applicable to any future development. Thus, no impact on local policies and programs related to resource management or tree preservation is expected with the Housing Element's adoption and subsequent implementation.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.

As indicated previously, the City is largely urbanized, and no natural habitats are found within the available development sites. There are no areas of the City governed by a habitat conservation plan. Future residential development will not impact the restoration and preservation efforts related to Compton Creek. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.5 CULTURAL RESOURCES

According to the City of Compton, acting as Lead Agency, an action or project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5;
- The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5;
- The project directly or indirectly destroys a unique paleontological resource, site or unique geologic feature; or
- The project disturbs any human remains, including those interred outside of formal cemeteries.

¹⁹ United State Geological Survey. *Compton 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO) also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of Interior has established specific guidelines and criteria that indicates the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.²⁰ The City has met its RHNA obligation through previous residential development approvals and construction. A review of the National Register Information System identified a single notable site in the City of Compton. The site is referred to as the Domiguez Ranch Adobe and is located at 18127 South Alameda Street.²¹ The adobe was headquarters to a rancho that included portions of Compton. The adobe is listed as a California Landmark (No. 152). A second historically significant site is designated California Historical Landmark (No. 664) and is referred to as the “Heritage House.” This house was originally constructed in 1869 by A. R. Loomis and is generally considered to be the oldest house in the City. Future residential development will not impact either site. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? No Impact.

The region in and around the City of Compton was home to the Gabrielino Indians. The 4,438-acre Rancho Tajauta land grant was located between Watts and Lynwood. The land was granted to Anastasio Avila in 1843 and archaeological research has suggested that Tajauta was a Gabrielino place name.²² Future residential development must be evaluated on an individual case once the location and extent of any future development is known. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project directly or indirectly destroy a unique paleontological resource, site or unique geologic feature? No Impact.

The majority of the City has undergone extensive ground disturbance resulting from past and present development. The potential for paleontological resources in the area is considered low because no paleontological resources have been uncovered in the area. Thus, construction of future residential development is not expected to disturb any paleontological resources on site. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

²⁰ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

²¹ The adobe is actually located in the City of Carson though the National Register lists the site as being in Compton.

²² California State University, Chico. Meriam Library Special Collections. California Historic Map Collection.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.

The Lincoln Memorial Park is located on Central Avenue and the Angeles Mausoleum is located on Compton Boulevard. It is unlikely that human remains would be encountered during grading and excavation for the new development being proposed. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.6 GEOLOGY

According to the City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant adverse environmental impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, or death related to fault rupture from a known earthquake fault;
- Substantial soil erosion resulting in the loss of topsoil;
- Locating a project within a geologic or soils unit that is unstable, or that would become unstable as a result of the project, potentially resulting in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- Locating a project on an expansive soil creating substantial risks to life or property; or
- Locating a project on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

A. Would the project result in or expose people to potential impacts, including the risk of loss or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault rupture? No Impact.

The most significant geologic hazard that could affect the City is the moderate to severe ground seismic shaking that is likely to occur in coming years from a nearby earthquake. The City is located in the highly seismic Southern California region that is subject to the influence of a number of fault systems that are considered to be active or potentially active.²³ These active and potentially active faults are capable of producing potentially damaging seismic shaking in the City. The Newport-Inglewood Fault Zone is an active fault zone that is located just west of Compton. The fault zone is 46 miles in length and a segment of this fault, the Compton Fault, traverses the southwest corner of the City. The larger Newport-Inglewood Fault Zone extends through other nearby cities that include Inglewood, Gardena, Long Beach, and Culver City.

The Compton Fault may result in substantial ground-shaking and possible fault rupture with an estimated probable magnitude of between 6.0 and 7.4. The fault trace extends in a northwesterly to southeasterly orientation between Central Avenue and Avalon Boulevard crossing Rosecrans Avenue, Compton Boulevard, Alondra Boulevard, Walnut Street, and Artesia Boulevard. The most recent earthquake from this fault was the

²³ An active fault is defined by the State of California as a fault that has exhibited surface displacement within the Holocene time (the last 11,000 years).

Long Beach earthquake in 1933, which had a magnitude of 6.4. However, no surface rupture occurred in the City during that earthquake. Other active faults without surface expression (blind faults) are also capable of generating an earthquake.²⁴ In addition, recent experience and current research indicates that blind faults (faults that apparently have not broken the surface and display little or no surface expression) underlie the adjacent areas within both Los Angeles and Orange Counties. These blind thrust faults are known to be responsible for both the magnitude 5.9 Whittier Narrows earthquake (1987) and the magnitude 6.7 Northridge earthquake (1994).²⁵ The City is, and will continue to be, subject to ground-shaking hazards associated with earthquakes in the region. The level of risk within the City is no greater than that anticipated for the region. In addition, any new development indirectly supported by the Housing Element will be required to comply with the most recent California Building Code (CBC) requirements. As a result, surface rupture is not anticipated to occur in the City.

B. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction? No Impact.

The City will be subject to the effects of seismic activity from the numerous faults found within the region. The potential adverse effects from these earthquakes may be mitigated by the special building and construction standards contained within the CBC (Seismic Zone 4) standards. According to the United States Geological Survey, the City is not unique in terms of ground motion. The level of seismic risk is no greater than that for other areas within the Southern California region. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? No Impact.

Recent studies have been completed by the State of California Geological Survey (CGS) Seismic Hazard Zones Mapping Program and these maps indicate that some of the areas where development is anticipated are located in areas that have a potential for liquefaction. However, the level of impact or risk is no greater than that for other areas within the Southern California region. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

D. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? No Impact.

Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate that there are no areas within the City that are subject to potential slope failure.²⁶ As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

²⁴ City of Compton. *Public Safety Element, Draft Compton General Plan 2030*. 2013. Page PS 6-4.

²⁵ State of California Department of Conservation. *Seismic Evaluation Evaluation of the South Gate 7.5-Minute Quadrangle, Los Angeles County, California*. Open File Report 98-25. 1998.

²⁶ California Geological Survey. *Map of Seismic Hazard Zones*. 2012.

E. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No Impact.

The majority of the City is developed and largely covered over with impervious surfaces. The soils are not anticipated to represent a significant development constraint given the nature and extent of development found in the planning area. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

F. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.

The only residential units in the City that still employ septic tanks are located in the Richland Farms neighborhood. No septic tanks are proposed as part of the implementation of the Housing Element. Sewer connections will be made to any future development constructed pursuant to the Housing Element's implementation. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

G. Would the project result in or expose people to potential impacts, including unique geologic or physical features? No Impact.

There are no unique land forms found in the City that would preclude future development anticipated as part of the Housing Element's implementation.²⁷ No natural features or land forms are found in the City. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.7 GREENHOUSE GAS EMISSIONS

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? No Impact.

The State of California requires that CEQA documents include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere

²⁷ United State Geological Survey. *Compton 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

regulates the earth's temperature.²⁸ Future residential development that may occur will consist of infill development that will include modern building construction that will conform to the most recent Title 24 requirements related to energy and water conservation. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? No Impact.

The Housing Element would not impede the implementation of the California Air Resources Board's (CARB's) recommended actions that are designed to reduce GHG emissions. AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State.²⁹ The Housing Element will outline other new development review procedures as a means to encourage new residential development. The RHNA housing need represents a mandate required by the State of California as part of the RHNA's implementation. The City is obligated under State law, to fulfill the assigned RHNA requirements. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.8 HAZARDOUS MATERIALS

According to City of Compton, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- The locating of a project on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- A project located within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- A project located in the vicinity of a private airstrip which would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or

²⁸ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

²⁹ Ibid.

- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wetlands are adjacent to urbanized areas or where residences are intermixed with wild lands.

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.*

Future residential development will not be involved in the manufacture, use, or disposal of hazardous materials other than those materials used in a household. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No Impact.*

As indicated previously, the proposed residential uses will not be involved in the storage and distribution of goods which may be considered hazardous. All future residential development plans will be reviewed by the City and the County to ensure that any applicable fire suppression improvements (sprinklers, hydrants, fire flow, etc.) are sufficient in accommodating demand. Future multiple-family and senior housing projects will also be periodically inspected by the City of Compton Fire Department to ensure that the new residential development conforms to existing health, safety, and fire codes. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact.*

Future residential units contemplated under the Housing Element will not be involved in any activities that would emit and/or handle hazardous materials. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

D. *Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment? No Impact.*

The potential residential infill sites are not included on a hazardous sites list compiled pursuant to California Government Code Section 65962.5.³⁰ There are no "Cortese" sites located in the City.³¹ A computerized database search was also consulted to identify hazardous sites in the City. According to the Environmental Protection Agency's (EPA) Superfund Query, six sites in the City were identified. These include Ameritone Paint Company (18414 S. Santa Fe Avenue), Chromated Crickets (1517 S. Alameda Street), Cragar Industries (19007 S. Reyes Avenue), the site of U. S. Customs Munitions (U.S. Customs Warehouse), Southwest Grease Company (15930 S. Alameda Avenue), and VAC-HYD (515 W. Apra Street). The EPA's Environfacts Database

³⁰ California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.

³¹ Ibid.

was consulted to identify EPA-regulated facilities within the City.³² A total of 55 locations within the City were identified. Any contamination and requisite remediation will be evaluated on a case-by-case basis as part of the review of future residential developments. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code.

E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles, is located on the northeast corner of Alondra Boulevard and Central Avenue. The airport was established in 1924 and is the oldest, continuously operating airport in the Los Angeles basin and the only one without a traffic control tower. The airport covers 77 acres, of which 47 are used for the runway/taxiway system and 30 for the existing building area. According to the August, 1991 Airport Master Plan, the limited availability of land will keep the maximum at 500 based aircraft. The airport has several runways, one is 60 feet wide and 2,800 feet long for landing and the longest being a paved runway extending 3,670 feet for takeoff. The largest aircraft the airport can support weighs 12,500 pounds. The designated accident potential zone extends for a short distance east of Wilmington Avenue (on the east) and Central Avenue (on the west).³³ All future residential development will be required to conform to all pertinent Airport Land Use Commission (ALUC) requirements. With adherence to these requirements and other Federal Aviation Administration (FAA) height requirements, the Housing Element's implementation will not present a safety hazard to aircraft and/or airport operations at a public use airport. As a result, no significant adverse impacts are anticipated.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.

The City is not located within 2 miles of an operational private airport or airstrip.³⁴ As a result, the Housing Element and its subsequent implementation will not present a safety hazard related to aircraft or airport operations.

G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.

Subsequent to obtaining development entitlements from the City, a staging plan for any proposed construction must be submitted as part of the building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials. Construction hours will also be required to comply with the current Compton City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and vehicles. All of the construction activities and staging areas will be located

³² Environmental Protection Agency. Environfacts Database. 2010.

³³ City of Compton. Draft Compton General Plan 2030, Section 2.0 Land Use Element. 2013.

³⁴ United State Geological Survey. *Compton 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

within the potential development site. These plans must be submitted and reviewed as part of any future development application. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? No Impact.

No areas of native or natural vegetation are found within the vicinity of the candidate sites. All of the sites are located outside of any Zone 4 designation, according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk. As a result, no risk from wildfire is anticipated with the approval and subsequent implementation of the Housing Element.

3.9 HYDROLOGY & WATER

According to the City of Compton, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site;
- The creation or contribution of water runoff which would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- The placement of structures within a 100-year flood hazard area which would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

A. Would the project violate any water quality standards or waste discharge requirements? No Impact.

Future water consumption will be limited to that typical of residential development, and this consumption will be related to water used for potable consumption, routine maintenance and landscaping. No industrial wastewater discharges would be associated with the uses anticipated under the Housing Element's implementation. Given the developed character of the potential infill development sites, there is likely to be an improvement in the quality of storm water runoff. Future development projects will be required to comply with the National Pollutant Elimination System Discharge (NPDES) requirements. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact.

The City of Compton Municipal Water Department (CMWD) provides water delivery to customers in Compton. Compton has two sources of water supply: local groundwater contained in the Los Angeles County Central Basin and imported water from the Metropolitan Water District of Southern California. There are seven water wells with a total combined capacity of 14.4 million gallons per day. Additionally, there are four reservoir tanks with a combined capacity of 12.8 million gallons. There are approximately 163 miles of 4-inch to 24-inch diameter water lines. Portions of the City are also served by the Park Water Company on the north, along the former Brickyard site, and on the south along the southern edge of the City. In the event of a water shortage, the Metropolitan Water District of Southern California (MWD) provides drought protection to the region and water reliability. There is a MWD connection located at the corner of Rosecrans and Central Avenues. Improvement projects, at the time of the General Plan's writing, are underway. The CMWD is planning on increasing capacity by constructing two new wells, three more reservoir tanks, as well as a program to replace aging and undersized water lines. Though the City currently has the pumping and importing capabilities to serve undeveloped properties, further improvements may be required to provide actual service to the new development.³⁵ Once specific development sites are slated for development, the City will determine the nature and extent of the required infrastructure as part of the development review and plan check process. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? No Impact.

The majority of the potential residential infill sites is developed and covered over with impervious surfaces, including buildings, asphalt roadways, and parking areas. Future residential development will not affect or alter any existing drainage pattern of a stream or river. ³⁶ No other natural drainage features remain within

³⁵ City of Compton. Draft Compton General Plan 2030, Section 2.0 Land Use Element. 2013.

³⁶ United State Geological Survey. *Compton 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

the candidate development sites which are zoned for residential uses. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site? No Impact.

The majority of the potential development sites have undergone previous development. No natural stream channels remain within the City. In addition, there will not be a significant increase in the quantity of storm water surface runoff conveyed to the local storm drain system, given the extent of existing impervious surfaces found within each of the proposed development sites. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

E. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No Impact.

There will not be a significant change in the amount of surface runoff volumes from the planning area due to the nature and extent of the existing impervious surfaces. There are no water bodies located within those areas where future residential development is contemplated. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system will not significantly change due to the amount of existing impervious surfaces found within the area. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

F. Would the project otherwise substantially degrade water quality? No Impact.

Future development could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas on-site in the absence of mitigation. These pollutants may enter the storm drain system during periods of rainfall. Under Section 402 of the Clean Water Act (CWA), all point source discharges of pollutants to waters of the United States (including lakes, rivers, wetlands, etc.) must be issued a National Pollutant Discharge Elimination System (NPDES) permit. NPDES permits issued for point sources must contain measures for ensuring any discharges meet water quality-based provisions of Section 301 of the CWA. As a result, discharges may not contain pollutants at levels which would cause the receiving water body to fail in meeting a water quality standard set by the State of California or the EPA for that water body. In addition, discharges must meet the technology-based requirements of Section 301 of the CWA. Discharges must meet an acceptable level of pollution control for that type of discharge, regardless of whether or not that level of control is specifically needed to protect the water body to which the discharge is directed. The implementation of these existing regulations and other pertinent requirements will mitigate any potential impacts. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact.

The terms "100-year flood zone" and "500-year flood zone" refer to the statistical probability of a flood condition occurring during a period of extreme rainfall or runoff once every 100 or 500 years. The eastern half

of the City of Compton was previously located within the Los Angeles River 100-year floodplain. The Los Angeles County Drainage Area Project, through the County of Los Angeles Department of Public Works, reduced potential overflow by increasing the flood carrying capacity of the lower Los Angeles River, the Rio Hondo just to the east of Compton and the lower portion of Compton Creek. The height of 21 miles of existing levees was raised and modifications were made to railroad, traffic, utility and pedestrian bridges. These improvements, completed in 2001, now provide protection for Compton residents in the eastern and southern portion of the City. Since the completion of the preventative measures, Compton property owners in the floodplain are no longer required to purchase flood insurance.³⁷ Future infill development will not be located within the flood hazard area. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

H. Would the project place within a 100-year flood hazard area, structures which would impede or redirect flood flows? No Impact.

Future residential development undertaken as part of the Housing Element's implementation will not impede or redirect the flows of potential flood water. As a result, no significant adverse impacts will result.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? No Impact.

The Whittier Narrows Dam is located approximately 11 miles upstream from Compton. The Compton Natural Hazards Mitigation Plan indicates that, in the event of a dam failure, flood waters would reach Compton in approximately 15 hours with a depth of 4 feet. Dominguez High School and a golf course may experience flooding if the Whittier Narrows Dam experienced a dam failure. The Hansen Dam is located 30 miles upstream from Compton. According to the Mitigation Plan, if this dam failed, the water would reach Compton within 20 hours with a one-foot depth. The northern portions of Compton would be flooded initially and flood waters would continue to spread throughout the entire City. Finally, the Sepulveda Dam is located 29 miles upstream from the City. If this dam experienced a failure, the flooding would reach Compton within 11 hours with a one-foot depth.³⁸ Since the Housing Element's implementation will not increase the scope of risk or exacerbate the potential for inundation, no impacts are anticipated.

J. Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.

The City is located inland from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami. No reservoirs or volcanoes are located near the City that would present seiche or volcanic hazards. In addition, there are no surface water bodies in the area that would result in a potential seiche hazard.³⁹ No hillside areas are located in the vicinity of the development sites and, therefore, landslide and/or mudflows are not anticipated to represent a hazard to future development. As a result, no seiche or tsunami hazards are anticipated.

³⁷ City of Compton. Draft Compton General Plan 2030, Section 2.0 Land Use Element. 2013.

³⁸ Ibid.

³⁹ United State Geological Survey. *Compton 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

3.10 LAND USE & DEVELOPMENT

According to the City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project
- A conflict with any applicable conservation plan or natural community conservation plan;
- The conversion of prime farmland, unique farmland, or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract; or
- Changes to the existing environment which, due to their location or nature, may result in the conversion of farmland to non-agricultural uses.

A. Would the project physically divide an established community? No Impact.

The proposed Housing Element will ensure that the City of Compton attains its 2008-2014 Housing Element Objective to amend the Zoning Ordinance to make explicit provisions for manufactured housing, community care facilities, single room occupancy (SROs) units, transitional and supportive housing, and emergency shelters. The changes will enable the City of Compton to comply with the requirements of SB-2 in addition to providing new opportunities for housing within the City that meets the housing needs of all economic segments of the community. The proposed Housing Element Update will also permit the introduction of SROs and transitional and supportive housing units in a manner consistent with State law while providing the necessary development standards to ensure this new development conforms to the City's zoning and building codes. The location and extent of the potential development sites will conform to the adopted General Plan map and the adopted Zoning Map.⁴⁰ As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact.

There are a number of environmental plans that are applicable to the City, including the Regional Comprehensive Plan, the Congestion Management Plan, and the Air Quality Management Plan. The applicability of these plans is discussed under their respective issue areas (air quality, traffic and circulation, etc.). The City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

⁴⁰ City of Compton. Draft Compton General Plan 2030, Section 2.0 Land Use Element. 2013.

C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact.

There are no areas of the City that are subject to a habitat conservation plan or local coastal plan (LCP). In addition, there are no designated Significant Ecological Areas (SEAs) located within one mile of the City.⁴¹ The Housing Element's adoption and subsequent implementation will not impact current restoration and preservation efforts for Compton Creek. As a result, no impacts on habitat conservation plans will occur with the adoption of the Housing Element and its subsequent implementation.

3.11 MINERAL RESOURCES

According to City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- The loss of availability of a locally-imported mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state? No Impact.

No mineral resource extraction activities are located within the City.⁴² As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.

There are no mineral, oil or energy extraction and/or generation activities within the City. The resources and materials used in the construction of the future residential units will not include any materials that are considered rare or unique. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.12 NOISE

According to City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;

⁴¹ City of Compton. Draft Compton General Plan 2030, Section 2.0 Land Use Element. 2013.

⁴² California Department of Conservation, Mineral Land Classification of the Greater Los Angeles Area, 1987.

- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- The locating of a project within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people residing or working in the project area to excessive noise levels; or
- The locating of a project within the vicinity of a private airstrip which would result in the exposure of people residing or working in the project area to excessive noise levels.

A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No Impact.*

As part of future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 CNEL or less. Any additional vehicle trips that will be generated by the future residential development will be distributed throughout the City. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater).⁴³ As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. *Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels? No Impact.*

Future construction activities could lead to noise impacts on the adjacent residential uses in the absence of mitigation. Construction machinery will be capable of generating periodic peak noise levels ranging from 70 to 95 dBA at a distance of 50 feet from the source. These impacts will be short-term and cease once construction has been completed.⁴⁴ All construction activities must conform to the City's Noise Control regulations. The potential construction noise impacts must be evaluated on a case-by-case basis as part of any future development application. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

The future development will involve uses and activities which are not likely to generate significant increases in the ambient noise levels. Traffic noise generated by future development will not result in a measurable or discernable increase in the ambient noise levels. The additional traffic on area roadways will result in noise level increases of less than 3.0 dBA, as indicated previously. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

⁴³ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

⁴⁴ Ibid.

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.

Short-term increases in noise levels will occur during demolition and construction activities. Demolition and construction activities will generate noise levels in excess of 90 dBA within 50 feet of the project site. Construction activities at the project site could lead to noise impacts on the adjacent residential uses in the absence of mitigation. Construction machinery will be capable of generating periodic peak noise levels ranging from 70 to 95 dBA at a distance of 50 feet from the source. These impacts will be short-term and cease once construction has been completed. All construction activities must conform to the City's Noise Control regulations. The potential construction noise impacts must be evaluated on a case-by-case basis as part of any future development application. As a result, no significant adverse impacts are anticipated.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles, is located on the northeast corner of Alondra Boulevard and Central Avenue. The airport has several runways, one is 60 feet wide and 2,800 feet long for landing and the longest being a paved runway extending 3,670 feet for takeoff. The largest aircraft the airport can support weighs 12,500 pounds. The designated accident potential zone extends for a short distance east of Wilmington Avenue (on the east) and Central Avenue (on the west).⁴⁵ The introduction of new housing will require conformance to more current building code requirements that call for improved insulation and other design measures that are effective in noise attenuation. As a result, no significant adverse impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.

The City is not located within two miles of an operational *private* airstrip. Future residents will not be exposed to aircraft noise from operations at any private airport in the area. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.13 POPULATION & HOUSING

According to the City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

⁴⁵ City of Compton. Draft Compton General Plan 2030, Section 2.0 Land Use Element. 2013.

- A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? No Impact.*

The proposed Housing Element will ensure that the City of Compton attains its 2008-2014 Housing Element Objective to amend the Zoning Ordinance to make explicit provisions for manufactured housing, community care facilities, single room occupancy (SROs) units, transitional and supportive housing, and emergency shelters. The changes will enable the City of Compton to comply with the requirements of SB-2 in addition to providing new opportunities for housing within the City that meets the housing needs of all economic segments of the community. The proposed revisions to the City Zoning Ordinance will also permit the introduction of SROs, community care facilities for seven or more persons, manufactured housing, and transitional and supportive housing units in a manner consistent with State law while providing the necessary development standards to ensure this new development conforms to the City's zoning and building codes. The location and extent of the potential development sites will conform to the adopted General Plan map and the adopted Zoning Map. As a result, no adverse growth inducing impacts will result from the Housing Element's adoption and subsequent implementation.

- B. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.*

The Housing Element will enable the City to accommodate its RHNA allocation. The location and extent of the potential development sites will also conform to the adopted General Plan map and the adopted Zoning Map. As a result, no adverse impacts related to existing or potential housing displacement will result from the Housing Element's adoption and subsequent implementation.

- C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.*

The Housing Element promotes the development of new housing opportunities as indicated in Subsection A. The location and extent of any new residential development will conform to the adopted General Plan Map and the Zoning Map. As a result, no significant adverse impacts related to existing or potential housing displacement will result from the Housing Element's adoption and subsequent implementation.

3.14 PUBLIC SERVICES

According to City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to law enforcement services;

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to educational services; or
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to other public services.

A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: fire protection services? No Impact.*

The Compton Fire Department (CFD) 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. The CFD has 85 employees, including 80 sworn and five (5) civilian employees. Additionally, it employs the services of 12 full-time and several part-time contract emergency medical technicians. The stations located in the City include Fire Station #1 (201 S. Acacia Avenue); Fire Station #2 (1320 E. Palmer Street); Fire Station #3 (1133 W. Rosecrans Avenue); and Fire Station #4 (950 W. Walnut Street).⁴⁶ The CFD currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, fire hydrants, interior sprinklers, and et cetera. The CFD will review all building plans in subsequent phases of planning and design to ensure that regulations and requirements will be adhered to. The addition of new residential units will result in an incremental increase in the demand for emergency services. However, the future development will be reviewed by the CFD to ensure compliance with applicable building and safety codes. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Police protection? No Impact.*

The City of Compton provides law enforcement services through its Municipal Law Enforcement Services Department and a contract with the Los Angeles County Sheriff's Department. The Compton Station of the Los Angeles County Sheriff's Department has a dedicated staff of 200. Eighty-nine sworn officers patrol an area of 10 square miles. Six service area officers and one sergeant are dedicated to addressing quality of life issues. The department is comprised of the following departments: Traffic Department, Narcotics Unit, two Gang Units (Operation Safe Streets and Gang Enforcement Team), and Aerial Bureau. The main station in Compton is located at 310 S. Willowbrook Avenue.⁴⁷ The City is obligated under State law to fulfill the RHNA

⁴⁶ Compton, City of. *Draft Compton General Plan. Section 6. Public Safety Element.* Administrative Draft, June 24, 2009.

⁴⁷ Ibid.

requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the Housing Element's implementation is consistent with that contemplated under the City of Compton General Plan. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: School services? No Impact.

The City is located within the service area of the Compton Unified School District (CUSD). The district has a K-12 enrollment of 32,512 students. The CUSD has a total of 24 elementary schools, 8 middle schools, 3 comprehensive high schools, and 4 alternative high schools.⁴⁸ Future residential development will be required to pay school development fees. The payment of these fees will mitigate any potential impacts. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Other governmental services? No Impact.

The Housing Element will not result in increased demands on other public and governmental services. The Housing Element largely calls for existing programs to be continued. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.15 RECREATION

According to the City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

⁴⁸ Compton, City of. *Draft Compton General Plan. Section 6. Public Safety Element.* Administrative Draft, June 24, 2009.

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No Impact.*

The City of Compton Parks and Recreation Department maintains 13 local parks that encompass 60 acres of parkland. The Department also oversees activities at these parks as well as the Compton Par 3 Golf Course, Dollarhide Recreation Center, and recreational trails. The Department also utilizes playgrounds at local schools for residents' recreational purposes through joint-use agreements. The County of Los Angeles also maintains the following parks within the City limits of Compton: Roy Campanella Park; East Rancho Dominguez Park; and Mona Park. Though many of the regional parks share similar amenities, Roy Campanella Park is the one park near Compton that offers football and soccer fields.⁴⁹ Future residential development may result in direct impacts on recreational facilities in the area. However, the potential park impacts will be offset by requirements for on-site common open space areas. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

- B. *Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No Impact.*

The implementation of the Housing Element will not physically affect parks and recreational facilities in the City. None of the candidate sites serve or provide a sanctioned recreational use for the public. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.16 TRANSPORTATION & TRAFFIC

According to the City of Compton, acting as Lead Agency, an action or project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- An increase in the level of service standard established by the County Congestion Management Agency for designated roads or highways;
- A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; or,

⁴⁹ Compton, City of. *Draft Compton General Plan. Section 5. Conservation, Open Space, and Parks and Recreation Element.* Administrative Draft, June 24, 2009. Pages 5-11 to 5-15.

- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.
- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? No Impact.*

The proposed Housing Element will ensure that the City of Compton attains its 2008-2014 Housing Element Objective to amend the Zoning Ordinance to make explicit provisions for manufactured housing, community care facilities, single room occupancy (SROs) units, transitional and supportive housing, and emergency shelters. The changes will enable the City of Compton to comply with the requirements of SB-2 in addition to providing new opportunities for housing within the City that meets the housing needs of all economic segments of the community. The proposed Housing Element Update will also permit the introduction of SROs, community care facilities for seven or more persons, manufactured housing, and transitional and supportive housing units in a manner consistent with State law while providing the necessary development standards to ensure this new development conforms to the City's zoning and building codes. When discounting the existing development within the potential infill sites, the potential trip generation will be reduced and these trips will be distributed throughout the City, and the level of service of individual intersections will not be significantly affected. As indicated in the previous sections, the City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the RTP. These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. The location and extent of the potential development sites will conform to the adopted General Plan map and the adopted Zoning Map. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

- B. *Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? No Impact.*

The City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. These studies showed that the level of service of individual intersections will not be significantly affected. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

- C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? No Impact.*

Future residential development will not impact any FAA air traffic height restrictions. Finally, the City is not located within an approach or take-off aircraft safety zone. As a result, no significant adverse impacts are anticipated.

- D. Would the project substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.*

The adoption and subsequent implementation of the Housing Element would not require any revisions to the City's Circulation Element. The potential design changes to area roadways will largely be limited to curb cuts. For larger residential projects, the City will require that traffic studies be prepared to evaluate potential traffic and circulation impacts. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

- E. Would the project result in inadequate emergency access? No Impact.*

The development of new housing contemplated under the implementation of the Housing Element may involve limited disruption of the roadways for utility connections. At no time will any of these arterial roadways, or any other designated emergency evacuation routes, be closed to traffic due to future construction activities within the individual project sites. Subsequent to obtaining development entitlements from the City, a staging plan for the proposed construction will be submitted as part of the building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials. Construction hours will also be required to comply with the current City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

- F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact.*

Any future residential development contemplated under the Housing Element must conform to all pertinent requirements related to "reasonable accommodation." As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.17 UTILITIES

According to City of Compton, acting as Lead Agency, an action or project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

The County Sanitation Districts of Los Angeles County (Districts) treat wastewater from the City of Compton. Local sewer lines are maintained by the City of Compton, while the District owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. Districts No.'s 2, 3, 18 and 19 serve the City. Three Districts' wastewater treatment plants treat wastewater flow originating from Compton. The design capacities of the District's wastewater treatment facilities are based on population forecasts adopted in the Southern California Association of Government's (SCAG) 2006 Regional Comprehensive Plan and Guide (RCPG). All expansions of the Districts' facilities must be sized and service phased in a manner that will be consistent with the Growth Management Element of the RCPG. The available capacity of the Districts' treatment facilities will be limited to levels associated with approved growth identified in the RCPG.⁵⁰ As indicated in the previous sections, the City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the RTP. These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the Housing Element's implementation is consistent with that contemplated under the City of Compton General Plan. As a

⁵⁰ Compton, City of. *Draft Compton General Plan. Section 6. Public Facilities Element.* Administrative Draft, June 24, 2009

result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? No Impact.

Water supply in the City is derived from local groundwater wells operated and maintained by the Compton Municipal Water Department and imported water from the Metropolitan Water District (MWD). Water supply in the city is derived from local groundwater wells operated and maintained by the Compton Municipal Water Department and imported water from the Metropolitan Water District (MWD). Compton's water supply has consistently met or exceeded the State's standards for potable water. The city has eight water wells with a pumping capacity of 14.4 million gallons per day. There are four reservoir tanks with a combined storage capacity of 12.8 million gallons. The CMWD owns and maintains approximately 163 miles of water lines ranging in size (diameters) from 4-inches to 24 inches. The CMWD is currently planning for the installation of two new wells and three new reservoir tanks with a combined capacity approximately 7.5 million gallons.⁵¹ The CMWD Water Master Plan relied on growth projections derived from the current adopted General Plan. In addition, the City has already accommodated its RHNA as part of previously approved and constructed projects. No new off-site facilities will be required to meet the projected demand. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact.

The City of Compton is served by the Los Angeles County Flood Control District which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. While the majority of the candidate development sites are underutilized, the projected runoff may be accommodated by existing storm drain infrastructure. The projected storm water runoff is not anticipated to significantly increase with future residential development when discounting the existing development within the potential infill sites. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact.

As indicated in the previous sections, the City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the Housing Element's implementation is consistent with that contemplated under the City of Compton General Plan. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

⁵¹ Compton, City of. *Draft Compton General Plan. Section 6. Public Facilities Element.* Administrative Draft, June 24, 2009

E. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact.

The CMWD Water Master Plan relied on growth projections derived from the current adopted General Plan. In addition, the City has already accommodated its RHNA as part of previously approved and constructed projects. No new off-site facilities will be required to meet the projected demand. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.

The Solid Waste Management Department of the Sanitation Districts of Los Angeles County operates three county landfills: Calabasas, Puente Hills and Scholl Canyon. In addition, the department operates three regional Material Recovery and Transfer stations and a recycling center. The Puente Hills landfill at 2800 S. Workman Mill Road, Whittier, is the nearest open landfill to the City of Compton. The State Legislature determined that the amount of solid waste generated in California, coupled with diminishing landfill space, has created a need for local agencies to enact and implement aggressive integrated waste management programs. Through enactment of the California Integrated Waste Management Act of 1989 (AB 939), the state has directed public agencies to divert 50 percent of all solid waste from disposal based on the levels of solid waste generated in 1990, subject to adjustments for certain demographic and economic factors through source reduction, recycling, and composting of solid waste. The Compton Recycling and Transfer Station is operated by BFI Waste Systems of North America, Inc. under a permit (permit number 19-AA-0048) granted by the State of California Integrated Waste Management Board. The facility is currently operating at 2509 West Rosecrans Avenue, in the northwestern portion of the City. The facility is located within a 3-acre site located on the north side of Rosecrans Avenue, just west of Central Avenue and is currently permitted to operate as a waste recycling and transfer station. Future residential development will be required to comply with any existing or future waste reduction and/or recycling City-initiated programs pursuant to AB-939 requirements. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

G. Will the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.

Future development will be required to comply with any existing or future waste reduction and/or recycling City-initiated programs pursuant to AB-939 requirements. No unique types of waste will be generated by the future residential development anticipated under the Housing Element. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

H. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.

The proposed Housing Element and the residential development it supports, is consistent with the draft City's General Plan. In addition, these utility purveyors are able to accommodate demand. Finally, new residential development will employ energy conserving features (energy efficient appliances, water conserving plumbing fixtures, etc.) that will further energy conservation. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts in power and natural gas systems.

I. Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.

The proposed development contemplated under the Housing Element's implementation will require connections to telecommunications providers. The necessary connections are provided in the areas where new housing will be constructed. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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SECTION 4.FINDINGS

The Initial Study for the Housing Element indicates that the project is not expected to have significant adverse environmental impacts. As a result, the following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The Housing Element *will not* have the potential to degrade the quality of the environment;
- The Housing Element *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals;
- The Housing Element *will not* have impacts that are individually limited but cumulatively considerable when considering planned or proposed development in the immediate vicinity; and,
- The Housing Element *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The City of Compton has further determined that a mitigation reporting or monitoring program *will not* be required.



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SECTION 5. REFERENCES

5.1 PREPARERS

BLODGETT/BAYLOSIS ASSOCIATES

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(562) 908-9200
Marc Blodgett, Project Manager

5.2 REFERENCES

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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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).

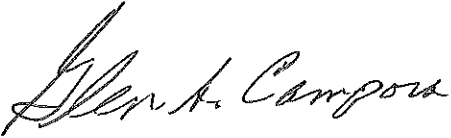
The Department appreciates Compton's efforts to promote housing development through Program 15 which proposes the removal of regulatory barriers such as conditional use permit requirements for multifamily projects and a reduction in parking requirements for affordable developments. In addition, programs 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.

#2.

Mr. Robert Delgadillo
Page 2

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,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in dark ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director



February 15, 2013

Compton City Council
205 South Willowbrook Avenue
Compton, CA 90220

Mayor Eric J. Perrodin and Council members:

Volunteers of America of Greater Los Angeles strongly urge you to adopt the recently certified Housing Element.

In reviewing the document we are encouraged by language describing the Emergency, Transitional and Supportive housing strategies, specifically the creation of an Emergency Shelter Housing Overlay Land Use Designation.

Volunteers of America of Greater Los Angeles believes that creating affordable housing for all income levels is a critical key to building strong and healthy communities. Again, we urge the council to adopt the Housing Element as presented.

Thank you for accepting our input and comment.

Sincerely,

Orlando Ward
Executive Director of External Affairs
Volunteers of America – Greater Los Angeles

CC: G. Harold Duffey, City of Compton
Robert Delgadillo, City of Compton
Jim Hlawek, Volunteers of America



Planning & Economic Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

PLANNING DEPARTMENT STAFF REPORT

CASE NO.	General Plan Amendment Case No. 2012-2 Negative Declaration No. 932
LOCATION	Citywide
PROPOSED USE	City of Compton Housing Element 2006 - 2014
HEARING DATE	June 19, 2013

RECOMMENDED ACTION ITEMS:

1. **ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTION OF THE NEGATIVE DECLARATION FOR THE GENERAL PLAN 2030 HOUSING ELEMENT 2006 – 2014**
2. **ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COMPTON APPROVAL OF THE GENERAL PLAN 2030 HOUSING ELEMENT 2006 - 2014**

GENERAL INFORMATION

Applicant

Planning and Economic Development Department
City of Compton
205 S. Willowbrook Avenue
Compton Ca. 90220

DESCRIPTION OF THE PROJECT

The Planning and Economic Development Department has completed the City of Compton General Plan 2030 Housing Element, as required by California Government Code Section 65300.

The proposed City of Compton Housing Element takes the concerns of the legislature and the four major Housing Element components of section 65585, the demographics from the 2000 and 2010 census, the local needs of the City and formulates goals and programs addressing the need for Low and Moderate Income Housing within the City as well as the rehabilitation and preservation of existing housing units. The Housing Element discusses the existing characteristics and conditions that affect the demand, availability, affordability, and development of housing within Compton. The Housing requirements for special needs groups such as Seniors and disabled persons is also addressed.

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

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

ANALYSIS

California Government Code Section 65300 code section requires that: “Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning”. A key component of the General Plan is the Housing Element.

The previous General Plan Housing Element that was adopted in 2000 has expired and will be superseded by the proposed 4th Planning Period Housing Element 2006- 2014.

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 (HCD) on December 28, 2012. HCD certification allows for the City Council to adopt the draft Housing Element and make it part of the General Plan.

The proposed Housing Element will serve as the primary vision and master planning guide for the City to guide the physical development of housing within the City and assist in identifying where residential development is best suited to occur considering land use, economic, and environmental constraints. The Compton Housing Element therefore serves as the blueprint for the development of housing in the City.

The Housing Element 2006 - 2014 addresses local and regional housing needs and details plans and programs for the rehabilitation and maintenance of existing housing stock in the City, the development of new low income housing, the maintenance of existing low income housing and the provision for Emergency Shelters, Supportive Housing and Transitional Housing.

The proposed Housing Element discusses and recommends Goals and Policies that:

- Provide housing opportunities to all income segments of the population;
- Provide adequate sites to accommodate the Regional Housing Needs Assessment;
- Remove governmental constraints in maintaining and developing housing;
- Conserve and improve the existing housing stock;
- Implement statutes under State Housing Law;
- Provide equal access to housing opportunities; and
- Preserve at-risk units

Below is a breakdown of residential acreages approved under the current General Plan 2010 and those proposed under General Plan 2030 Land Use Element.

Existing General Plan 2010 Land Use

Table1

Land Use Category	Description of Land Use Category	Land Area (in acres) Total Area
Single Family Residential	Single-family residential uses.	2,556 acres
Low Density Multifamily Residential	Duplex units and smaller multifamily uses 8.1 to 17 DU/AC.	370 acres
Medium Density Multifamily Residential	Multifamily development 18.1 to 34 DU/AC	167 acres
Total		3093 acres

Proposed General Plan 2030 Land Use

Table2

Land Use Designation	Description of Land Use Designation	Land Area (in acres)
Single Family Residential	Single-family detached and attached homes	3,228 acres
Multi-Family Residential	Town-homes, condominiums, and apartments 11.1 to 34 DU/AC	587 acres
Multi-Family Residential (with Smart Growth Overlay)	Smart-growth guidelines and regulations are applicable 11.1 to 34 DU/AC	13 acres

Total

3828 acres

Table 2 shows an increase in the amount of acreage designated for residential land. However no new land not already in residential use has been created. The increase reflects the removal of the Mixed Use designation and application of the Residential designation where residences already exist. The revision was done to remove several instances of legal non conforming uses that were creating problems for the property owners, to bring the General Plan Land use Map and zoning Map into conformance and to recognize the existing residential land uses present onsite.

The Housing Element is predominantly a demographic document that portrays a snapshot of the current physical situation of housing in Compton and its residents relationship to housing within the City. Based on the story the demographics tell Goals and Housing programs were developed to address certain conditions not conducive to meeting the objectives of the Housing Element.

Below are several tables contained within the proposed Housing Element. They each illustrate a different housing and or social facet of housing in Compton. Table 3 shows the past and current ethnic makeup of the City of Compton and an increasing Latino population trend.

Table 3 Population by Race and Ethnicity in Compton				
Race/Ethnicity	2000		2010	
	No.	%	No.	%
Latino, any Race	53,143	56.8%	62,669	65%
Non-Latino:				
African American	37,263	39.9%	31,688	32.5%
White	954	1.0%	566	0.6%
Pacific Islander	953	1.0%	718	0.7%
Asian	189	.2%	292	0.3%
Am. Indian	170	0.2%	655	0.7%
Other	100	0.1%	147	0.2%
Sources: U.S. Census Bureau, 2000 Census and 2010				

Households	Compton		Los Angeles Co.	
	No.	%	No.	%
Families	19,263	83.4%	2,136,977	68.2%
Non-Families	3,799	16.6%	996,797	31.8%
Total	23,062	100%	3,133,774	100%

Source: U.S. Census Bureau, 2010

Occupied Units	Overcrowded Units - 1990		Overcrowded Units - 2000		Overcrowded Units - 2010	
	No	Percent	No	Percent	No	Percent
Overcrowded	7,872	35.3 %	8,670	38.5%	5,443	23.3%
Total	22,323	100 %	22,303	100%	24,523	100 %
Source: U.S. Census Bureau, 1990, 2000, 2010						

#2.

Table 17 shows that Compton is predominately a single family home/unit City.

Table 17 2012 Estimated Single & Multi-Family Housing Types in Compton		
Unit Type	No. of Units	% of Total
<i>Single Family Detached</i>	16,840	68%
<i>Single Family Attached</i>	2,346	9.5%
<i>2-4 Units</i>	2,121	8.6%
<i>5+ Units</i>	2,653	10.7%
<i>Mobile Homes</i>	626	2.5%
<i>Total</i>	24,586	99.3%
Source: State of California Dept. of Finance. 2012		

Table 20 shows that 55% of the units in Compton are occupied by Homeowners

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%
2010 Tenure Statistics		
Owner	12,726	55.2
Renter	10,336	44.8
Total	23,062	100%
Source: U.S. Census Bureau, 1990, 2000 and 2010 Census		

Table 21 provides a breakdown of housing units by year built in Compton and the Los Angeles-Long Beach Metropolitan Statistical Area. Table 21 shows that Compton similar to most post World War II communities has an older housing stock; roughly 60% of the housing units in Compton are at least between 54 to 74 years old.

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		

However, Compton has a higher proportion of older housing than the Los Angeles-Long Beach Metropolitan Statistical Area. Where nearly 60% of Compton units are 54 to 74 years old only 45% of the units in the Los Angeles-Long Beach Metropolitan Statistical Area 54 to 74 years old, (see Table 21).

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 surrounding larger metropolitan area. Aging and deteriorating housing stock can have severe negative effects on housing quality and quality of life.

Older housing also brings with it another issue that will become an increasing problem as the housing stock ages. The majority of units developed prior to the 1970s 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 also commonly used in insulation and floor tiles during this same period. During any renovation process these two materials must be handled according to state regulations to be safely removed and disposed of properly.

As a result the older housing stock will require more attention from code and building enforcement as well as efforts to inform the residents about the importance of good maintenance and proper renovation to provide safe and healthy code compliant living units. Thus the Housing Element proposes several goals and programs to address this issue of older housing stock.

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.

The policies for each of the Housing Goals are stated in the Housing Element and are included as an Appendix to this report.

HOUSING PROGRAMS

The goal of the Housing Programs contained within the Housing Element 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 the first 10 of which and number 12 are existing programs and programs 11, 13, 14, 15 and 16 which need to be initiated.

1. Housing Choice Voucher Program - Compton Housing Authority
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. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing.
6. Emergency Assistance Program – Initiated in the early 1990's. Program is continuously ongoing.
7. Fix-it Grant Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 100 units within next five years.
8. 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.
9. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015.
10. Energy Conservation Program – (City of Compton).
11. Emergency Shelter Grant Program – Grants Division, (City of Compton).
12. Transitional and Supportive Housing Programs

13. Expedited Permit Procedures
14. Zoning Consistency Program - To reevaluate existing development standards and to propose the remove development standards acting as governmental constraints
15. Reasonable Accommodation Program

The Housing Element will be evaluated annually to determine whether programs are effective in achieving the goals of the Housing Element. State law requires the planning staff to provide the City Council with an annual progress report on the status of the implementation of the General Plan. The annual evaluations will provide an opportunity for each City department to identify how their respective departments have implemented the goals and policies of the General Plan.

The Housing Element will be revisited and updated on a 5 year cycle as required by state law to ensure its effectiveness and relevance. Modifications will be made to adjust and adapt to changes in the City needs, development trends and market conditions. The next update is scheduled for 2014.

Notification:

Notice of the public hearing was given per State law section 65090 was published in a local newspaper of general circulation on June xx, 2013.

Location:

Citywide: 10.2 Square Miles (Incorporated), 1.05 Square Miles (unincorporated sphere of influence).

Zoning and Land Use:

All residential zones will be subject to the guidance and regulatory control of the proposed Housing Element. .

Community Involvement

Government Code Section 65351 requires public participation in the amendment or adoption of a General Plan or Housing Element.

The City of Compton began the process of updating the General Plan and Housing Element in 2007. The City initiated a comprehensive visioning process in 2007 as a means to identify the policy framework of the General Plan. Stakeholders were shown how the City of Compton has an opportunity to realize important goals for the region with new residential development. The residents and stakeholders have voiced their vision for Compton and are ready to support its implementation.

They represent the collective values and ideals of a diverse mix of people.

The following is a brief summary of the community outreach components the Planning Department undertook as part of the updating of the General Plan 2030 and Housing Element 2006 – 2014 in 2011. As stated above public outreach began in 2007 and continued through 2011. Below are the efforts undertaken in 2011 to solicit input from the community on the Housing Element and General Plan.

- Four community meetings were held on February 12, 2011 to receive questions, and suggestions from the residents. Staff gave presentations to the attendees about the proposed General Plan

2030 and answered questions from the residents. Select comments received at the meetings were incorporated into the General Plan to illustrate citizen involvement.

- A separate community meeting was held for the senior citizens at the Dollarhide senior center to receive questions, and suggestions. Staff gave a brief presentation to the seniors and explained to them the reasons for the update of the existing General Plan and staffs' desire for them to offer any suggestions.
- An additional community meeting was held for the senior citizens at the Dollarhide senior center at the request of the Commission on Aging. Staff gave a brief presentation to the seniors and explained to them the reasons for the update of the existing General Plan and staffs' desire for them to offer suggestions. Planning staff explained to them the reasons for the update of the existing General Plan and staffs' desire for them to participate by offering suggestions.
- The Planning and Economic Development Department in conjunction with the Compton Unified School District hosted a meeting to discuss the General Plan 2030 with High School students. The meeting was attended by representatives of all the High School student governments.
- The Planning and Economic Development Department in conjunction with the Compton Unified School District provided a planning poster and writing exercise to the middle school students. The Planning and Economic Development Department has incorporated some examples of the posters and essays into the General Plan.
- The Planning and Economic Development Department in conjunction with the Compton Unified School District provided a planning poster and writing exercise to the middle school students. The Planning and Economic Development Department has incorporated some examples of the posters and essays into the General Plan.
- The draft General Plan 2030 was also placed on the City's web site along with the Implementation Plan and Environmental documents.
- Several large newspaper advertisements were placed in the local newspapers advising the public of community meetings.
- Thirty four thousand flyers were individually walked and hand delivered to each household and business in the city.
- Large color posters were placed at City Hall, four parks, the Dollarhide senior center, and Library advising the public of the upcoming community meetings.
- Presentations were made to both the Planning Commission and City Council.

General Plan and Redevelopment Plan Consistency:

The proposed draft Housing Element is the master document for residential development within the City and as such is subject to consistency only with the General Plan itself. The proposed Housing Element

once enacted will become the document to which all other development actions pertaining to residential development must be consistent with.

Environmental Review

As a final requirement, under the CEQA Guidelines, local jurisdictions must submit CEQA documents to the State Clearinghouse within the Office of Planning and Research to allow review by state agencies (Title 14, California Code of Regulations, §15161.6)

A Negative Declaration has been prepared by the City's environmental consultant Blodgett Baylosis and Associates to address the potential environmental impacts that may occur as a result of the implementation of the proposed Housing Element 2006 – 2014. The Negative Declaration has been submitted to the State Clearinghouse in May 2013 for review as required by state law. Staff recommends the Planning Commission recommend to the City Council certification of the prepared Negative Declaration.

Fiscal Impact

If the recommendations are approved by the City Council implementation of the General Plan 2030 Update will be supported by existing staff resources and programs. Funding for the existing programs is included in the Fiscal Year 2012-2013 budget. If future activities related to implementation of the Housing Element 2006 – 2014 update require additional resources, such needs will be addressed in future year budgets and or through grant funding.

FINDINGS FOR GENERAL PLAN AMENDMENT;

- a. That development of the site for residential use is substantially in conformance with the General Plan and compatible with the existing patterns of zoning, land use and development in the surrounding area.
- b. That the proposed project will enhance and expand the existing residential community and conforms to goals of the General Plan Housing Element for the development of special needs housing.
- c. That project development standards are in substantial conformance with the height, setbacks, parking and landscape/open space of other new residential projects in this area of the City and County.

RECOMMEDATION

Government Code Section 65354 requires the Planning Commission review the proposed Housing Element and make a formal recommendation to the City Council.

"The planning commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The planning commission shall send its recommendation to the legislative body."

#2.

General Plan Amendment Case No. 2012-02

June 19, 2012

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3. **ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTION OF THE NEGATIVE DECLARATION FOR THE GENERAL PLAN 2030 HOUSING ELEMENT 2006 – 2014**
4. **ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COMPTON APPROVAL OF THE GENERAL PLAN 2030 HOUSING ELEMENT 2006 - 2014**

Attachments:

1. Draft Housing Element 2006 - 2014
2. Initial Study/Negative Declaration
3. Letter of Certification form HCD
4. Letter of Support from Volunteers of America
5. Housing Element 2006 – 2014 Goals and Policies

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING MITIGATED NEGATIVE DECLARATION NO. 932 FOR GENERAL PLAN AMENDMENT NO. 2012-2 AND AMENDING THE GENERAL PLAN TO INCORPORATE THE HOUSING ELEMENT 2006 – 2014

Robert Delgadillo
DEPARTMENT MANAGER’S SIGNATURE

6/24/2013 9:13:10 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/26/2013 7:10:48 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/26/2013 6:11:23 PM
DATE

G. Harold Duffey
CITY MANAGER

6/25/2013 1:05:36 PM
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.

