

General Plan Working Group

Working Group Meeting #2 - Summary

- **Date and Time:** December 1, 2022; 6:00 PM
- **Location:** Zoom

General Plan Working Group Attendees

- Lynn Finley
- Tonya Craft Perry
- Abril Villanueva
- Tina Pitts
- Fernando Diaz
- Clarence Johnson
- S. Moore
- Denzell Jordan Perry
- Kinikia Gardner
- Nabeeha Brum
- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Melissa Rodriguez, MIG

Introduction and Overview

A Working Group meeting was convened to discuss overview concepts related to the Housing Element and Land Use Element of the General Plan. A presentation was provided to the group regarding completed and upcoming General Plan public engagement, Housing Element overview, affordable housing, Regional Housing Needs Allocation, and Land Use Element overview. The purpose of this meeting and presentation was to provide context and explain terminology before draft land use alternatives are presented to the Working Group. The Working Group facilitated a discussion related to housing and land uses issues in the community. Comments were raised regarding issues such as equal access to housing for low-income community members, quality of life, safety, outdated zoning, gentrification, accountability, and community programs.

Key Comments Summary

- **Affordable Housing.** Working Group members indicated that housing affordability is a major issue in Compton. They expressed concern about new housing developments and accountability in providing affordable housing and related programs. One Working Group member indicated that housing developers have come into Compton and promised a certain number of affordable units, but have not kept their promise. For example, The Olson Company just recently built a new track of homes that were supposed include many affordable units for Compton residents. In the end, there were only two offered in a lottery system that was available to anyone outside of Compton, not just Compton residents. Attendees made suggestions for affordable housing programs, including subsidizing low-income residents to assist in a down payment for a home purchase. One community expressed an issue with Section 8 vouchers as it can be difficult to save money for home purchase under this program. If any money is saved or incomes or increased, Section 8 vouchers may be limited or removed.
- **Equal Access to Housing.** Various attendees expressed developing community programs and processes that ensure equal access to low-income families, seniors, transitional aged youth, and other vulnerable populations.
- **Existing Housing Densities.** Attendees identified that many established residential neighborhoods are in fact not lower residential density but have multiple units within one property. The multiple units have multiple families living in them, thus increasing the population density. There are no low residential densities in certain Compton neighborhoods as the Land Use map indicates. They suggested looking closer at established neighborhoods to understand existing residential densities and overcrowding issues.
- **New Housing Development.** There was consensus that the General Plan should advocate for contextual and culturally relevant development that takes various factors, such as environmental justice, quality of life, crime, parking, multi-generational families, low income/ marginalized communities, and community programs, into account. Others suggested mixed use or gradual rezoning along corridors to provide more housing opportunities. They also express that appropriate transition between new residential development and established neighborhoods are important to reduce visual impacts of new developments. Compton residents expressed a consensus that some existing neighborhoods are congested, and they fear that additional residential development or up zoning (increasing residential density) could make matters worse or exacerbate existing conditions, including the lack of infrastructure, increase in crime, increase in population densities, and lack of street parking. One Working Group attendee indicated that there are a lot of dilapidated buildings and warehouses all throughout Compton that are unused eye sores, and that these properties are suitable for redevelopment, including mixed use and affordable housing.
- **Addressing New Development.** Attendees indicated they would like to see new housing development prioritized for existing residents, and they also want the housing to be affordable. They want to ensure that housing developers do not simply reap all of the benefits of new housing in Compton. Several attendees indicated that Community Benefits should be included in the General Plan. Community Benefits is an incentive program that allows an increase in residential

development, in exchange for additional affordable housing units, open space and parks, or other community benefits.

- **Themes the General Plan Needs to Address.** Themes such as crime prevention, community-based programs, and environmental and life impacts arose when discussing the Housing Element, new housing development, and land use revisions.

Adjournment and Next Steps

After the group discussion, MIG provided information regarding the project General Plan website (www.Compton2045.org), community survey, upcoming in-person events, and next Working Group meeting, as further opportunities for community engagement.

The next Working Group meeting will be held at the Douglas F. Dollarhide Community Center, on December 15, 2023, between 4:00 PM and 6:00 PM. This meeting will discuss Land Use Alternatives. The group was interested in conducting another Zoom meeting in January 2023 to discuss the Land Use Alternatives.