

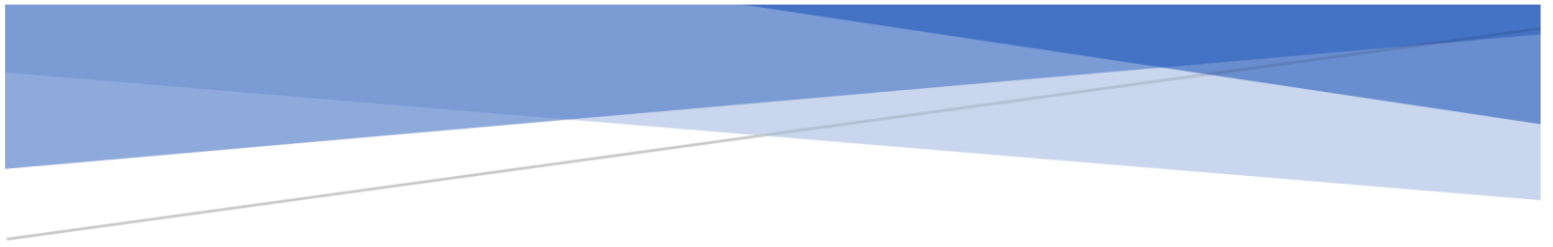
2021-2029 HOUSING ELEMENT UPDATE

City of Compton
Community Development Department



Public Review Draft
July 2024





CITY OF COMPTON

2021-2029 Housing Element Update

City of Compton Community Development Department

City of Compton Housing Element

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1. Introduction

A. BACKGROUND

The housing element is one the required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. It requires that the Element be consistent with all parts of the general plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that, in order for the private market to adequately address housing needs and demands, local governments must adopt plans and regulatory systems, which support housing developments. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

The Housing Element has a planning period of 8 years. It is programmatic in focus and is required to meet specific requirements set by State law. The California Department of Housing and Community Development (HCD) is charged with the responsibility of reviewing the Housing Element for compliance with State law.

The Housing Element of the Compton General Plan addresses the housing needs of the City. The primary focus of the Housing Element is to encourage the provision of suitable housing for City residents and to protect the vitality of existing residential neighborhoods. The goals and policies of the Compton Housing Element address two main issues: the promotion of new housing development, and the maintenance and improvement of existing housing units. Through its housing programs, the City will improve the quality of existing housing and encourage the production of new housing types to meet residents' needs.

The Housing Element looks into the housing problems of the City and seeks to provide solutions to improve future housing conditions. The Housing Element has been designed to address key housing issues in the City. These issues include the need to rehabilitate the existing housing stock, development of new housing to relieve overcrowding, and the maintenance of affordable housing for low-income households, special needs households and overpaying households. This Element is being updated as part of the State-mandated Housing Element update for the sixth cycle (October 15, 2021 through October 15, 2029).

To identify the housing needs of the City, a Community Profile has been developed. The Community Profile discusses the housing needs of Compton through the characteristics of the population, households, and housing in the City, population and employment growth trends, and an analysis of groups that may have special housing needs. The Profile also discusses the City's housing stock, land available for residential development, and facilities that support existing residential communities. By matching its resources with housing needs, the City will be able to identify households or groups that do not have adequate housing. The affordability of the housing stock in relation to household income, the capacity of the City to accommodate future residents, and other housing concerns are also recognized.

The Housing Element also includes discussions of governmental, economic and physical constraints to the development of housing and opportunities for energy conservation further expand on the factors that affect housing costs and production. Resources for meeting the housing needs are also discussed.

The goals and policies of the Housing Element have been developed to address the needs identified in the Community Profile. The City recognizes that it is responsible for the accommodation of future household growth in the region and the development of affordable housing. It also knows that there are many problems in Compton that have to be addressed. As such, substandard housing units need to be rehabilitated and improved along with the development of new housing. The City is continuously seeking to meet the housing needs of its residents and to accommodate its share of regional housing. This will accomplish both state and local housing goals.

The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Section 65580-65589.5 of the California Government Code. State law is very specific on the content of the Housing Element and makes it clear that the provision of affordable housing is the responsibility of all local governments. It expects the City to have its fair share in the development of regional housing needs and to contribute to the attainment of State housing goals.

Frequency of Review and Update

The process of updating Housing Elements is triggered by HCD through the “regional housing needs” process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is given “fair share” of local housing needs according to income distribution. The current Housing Element will serve the projection period of June 30, 2021 through October 15, 2029 and the planning period beginning October 15, 2021 to October 15, 2029. This is an eight-year period to coincide with the RHNA process.

Housing Element Contents

The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction
- Housing programs that identify adequate sites to accommodate the City’s share of the regional housing need; assisting in the development of housing for very low and low income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the element.

B. RELATIONSHIP TO THE GENERAL PLAN

Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The Housing Element has been designed to address key housing issues in the City. These issues include the need to rehabilitate the existing housing stock, the development of new housing to relieve overcrowding and the maintenance of affordable housing for low-income households, special needs households and overpaying households.

The current Compton General Plan was adopted in 1991 and established a long-range plan. The plan includes the following elements: Land Use, Housing, Circulation, Noise, Conservation/Open Space/Parks, Public Safety, Public Facilities, Urban Design and Economic Development. The City is in the process of comprehensively updating the General Plan. This Housing Element is consistent with both the current 1991 General Plan and proposed Land Use Policy for the General Plan update. The sites inventory identified to meet the RHNA reflects the proposed changes to the Land Use Element. As individual elements of the General Plan are updated in the future, the City will review and revise all elements for internal consistency.

C. INFORMATION SOURCES

The information presented in the Housing Element is gathered from a variety of sources. The primary source of information used in the compilation of demographic, housing, and socio-economic information for Compton includes data collected by the U.S. Bureau of the Census American Community Survey (ACS). A number of other sources were also consulted for the preparation of this analysis, with the key sources being the State Department of Finance (DOF), and the Southern California Association of Governments (SCAG). SCAG is

mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections were used in the determination of the City's regional housing needs assessment (RHNA). Various other sources (both private and public) were also used. Wherever possible, data from the City and County were used to facilitate an understanding of local needs and conditions.

D. PUBLIC OUTREACH

The Housing Element is being prepared as part of the General Plan update. A robust community engagement and outreach program was implemented to solicit input from the community. A summary of this process is bound under separate cover.

E. PUBLIC AND HCD REVIEWS

State law requires every updated Housing Element be submitted to California's HCD to ensure compliance with the State's minimum requirements. This "certification" process is unique among the General Plan elements. The Compton Housing Element is required to undergo the following reviews:

- 30-day public review of the Draft Housing Element prior to submittal to HCD for review
- 90-day HCD review of the Draft Housing Element
- Any subsequent submittal of the Draft Housing Element for HCD review requires a 7-day public review and a 60-day HCD review
- 60-day HCD review of the Adopted Housing Element

F. RESPONSE TO PUBLIC COMMENTS

In preparation of the 2045 General Plan Update, the City completed a comprehensive Engagement and Outreach Approach study. A detailed summary of the engagement activities is provided along with the Housing Element. The City solicited input from City leaders and stakeholders (City Council, General Plan Working Groups, and Stakeholder/Focus Groups) and organizations (local agencies, nonprofits, service groups, etc.). In addition to working groups, the City implemented additional engagement activities including pop-up and mobile workshops, surveys, and digital engagement. Through these outreach activities, the City has identified the following key discussion themes related to housing:

- More affordable housing options for younger adults and families, first-time homebuyers, and transitional housing
- Consider housing programs to assist residents
- Focus new housing along Compton major corridors
- Many existing apartments in Compton are run-down or have gang issues
- Compton needs better jobs, healthy food options, & community services and should better maintain streets, parks, and community facilities
- Vacant Buildings along Corridors have opportunities for more housing
- Consistent community engagement across many platforms and approaches
- Need to adequately address homelessness
- Need for diverse housing options (affordable housing rentals, the conversion of motels into affordable housing, and the construction of duplexes, mixed-use developments, and accessory dwelling units (ADUs) in backyards.

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To adequately address these public comments and concerns, the City will implement the following housing programs detailed in this Housing Element:

- Program 1: Adequate Sites for RHNA – The City has identified sites, both vacant and rezone, to accommodate its RHNA of 1,004 housing units. In addition to the identification of these sites, the City will encourage and facilitate the development of affordable housing through various incentives (i.e., administrative processing, density bonus, etc.).
- Program 2: Accessory Dwelling Units – Compton will implement incentives to encourage ADU production.
- The City will assist renters, homeowners, first-time homebuyers, families, and special needs households through the Housing Choice Voucher Program (Program 3), Family Self-Sufficiency Program (Program 4), First-Time Homebuyers Program (Program 5), and Extremely Low Income and Special Needs Households program (Program 7).
- Program 6: Residential Rehabilitation Program – The City will assist low-income, owner-occupied households in need of assistance with repairs.
- Zoning Code Amendments (Program 9) will help facilitate a variety of housing types including emergency shelters, single-room occupancy units, transitional and supportive housing, and ADUs.
- The City's Fair Housing Program (Program 12) and Homelessness Plan (Program 13) will increase outreach efforts and facilitate actions to adequately serve the population experiencing homelessness.
- Program 14: Neighborhood Improvements will use CDBG funds, when available, to improve public facilities and infrastructure to benefit lower income residents.

The Draft Housing Element was available for a 30-day public review that began on December 18, 2023 and ended on January 19, 2024. During the 30-day public review period, the City received two written emailed public comments. One email thanks the City for updating the Housing Element and making it available for review. The second email contains primarily requests for data clarifications. In response to this email, the Housing Element was revised to reflect data inquiries. The data requested was included as available and when relevant to the Housing Element. Other comments in this email focus on the City's past decisions on specific projects, which are outside the scope of this Housing Element.

2. Community Profile

A. POPULATION CHARACTERISTICS

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. Population Characteristics include population growth trends in the city, age characteristics, and ethnicity.

Population Growth

According to 2020 Decennial Census estimates, Compton's population as of 2020 was 98,447, an increase of 1,992 persons or 2.1% in the population since 2010. [Table 2-1](#) documents the city's population and housing unit growth over the past 40 years.

Population growth in Compton has slowed in recent years. The city's population grew by approximately 3% from 1990-2000 and 2000-2010 but slowed to 2% between 2010 and 2020. Housing unit growth has typically been slower than population growth. Most of the population growth in past decades was absorbed by existing households. However, a total of 538 units were added to the housing stock between 2010 and 2020, an increase of 2.2%. According to Department of Finance (DOF) estimates, Compton's average household size has generally remained constant in recent years.¹ The average household size in 2000 was 4.16 compared to 4.17 in 2020. Compton's average household size is significantly larger than the 2.96 average in Los Angeles County as of 2020.

Table 2-1: Population and Housing Unit Growth (1980–2020)				
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	3.2%	24,201	1.8%
2020	98,447	2.1%	24,739	2.2%

Source: Southern California Association of Governments (SCAG) Local Profiles Dataset (US Census Bureau, 1980, 1990, 2000, 2010, and 2020 Census), 2021.

Between 2000 and 2020, the population in Compton increased by 5.3%, more than the adjacent jurisdictions of Carson (+2.7%), Long Beach (+2.3%), Lynwood (+2.2%), and Paramount (+0.5%) ([Table 2-2](#)). Population growth during this period in the city is comparable to the growth in Gardena (+5.2%). The City of Los Angeles had the highest growth rate during this period compared to other jurisdictions neighboring Compton. All cities except for Los Angeles, including Compton, had lower growth rates compared to Los Angeles County.

¹ SCAG Local Profiles Dataset (California Department of Finance (DOF) 2000-2020), 2021.

Table 2-2: Regional Population Trends (2000-2020)

Jurisdiction	2000	2010	2020	Percent Change (2000-2020)
Carson	89,730	91,714	92,121	2.7%
Compton	93,493	96,455	98,447	5.3%
Gardena	57,746	58,829	60,732	5.2%
Long Beach	461,522	462,257	472,052	2.3%
Los Angeles (city)	3,694,742	3,792,621	3,975,234	7.6%
Lynwood	69,845	69,772	71,399	2.2%
Paramount	55,266	54,098	55,566	0.5%
Los Angeles County	9,519,330	9,818,605	10,135,614	6.5%

Source: SCAG Local Profiles Dataset (US Census Bureau 2000, 2010, and 2020 Census), 2021.

The Southern California Association of Governments (SCAG) forecasts growth for the cities and six counties within its region. In 2020, SCAG adopted its Final Connect SoCal Demographics and Growth Forecast and accompanying population, household, and employment projections for years 2016-2045. SCAG forecasts for the City of Compton are shown in [Table 2-3](#). Total population within the City is forecast to increase from 100,000 in 2016 to 103,100 in 2045, an increase of 3,100 or 3.1%. Total households in Compton are forecast to increase from 23,500 in 2016 to 24,600 in 2045, which represents an increase of 1,100 households or 4.7%.² Employment is projected to see the most growth, increasing by 1,600 jobs or 5.6% during this period.

Table 2-3: SCAG Population, Household, & Employment Growth Forecast (2016-2045)

Forecast	2016	2045	Growth (2016-2045)	Percent Growth (2016-2045)
Population	100,000	103,100	3,100	3.1%
Households	23,500	24,600	1,100	4.7%
Employment	28,600	30,200	1,600	5.6%

Note: Jurisdictional-level figures are rounded to the nearest 100.

Source: SCAG Connect SoCal Demographics and Growth Forecast, 2020.

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. Different lifestyles, family types and sizes, income levels and housing preferences are associated with specific age groups. For instance, young adults tend to reside alone or in small households of unrelated persons and prefer condominiums and other small housing units. The need for detached single-family housing is prevalent among middle aged households, and increased household sizes necessitate larger housing units. Additional requirements such as proximity to schools and recreational facilities, job centers, and entertainment venues are important factors in assessing the needs of adult households, especially in households with children.

Compton residents are younger than the average age in Los Angeles County and nationwide. The median age in Compton is 31.8 years, higher than the median of 26.4 in 2010 but lower than the 2020 Los Angeles County median of 36.7 and California median of 36.7. Only 9.6% of Compton residents are over the age of 65 compared to 13.6% in the county and 14.3% in the State.

The age profile in the city is summarized in [Table 2-4](#). Since the 2006-2010 ACS, the city's share of elderly adults has increased from 6.9% to 9.6%. Similarly, the share of children under five has decreased from 9.8% to 7.7% during the same period. This trend is similar throughout the county and state.

² This local growth rate is unrelated to the Regional Housing Needs Allocation, which is projected statewide and allocated to the region. Local growth rate is based on actual City trends. Furthermore, RHNA is only a planning goal.

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Populations aged 35 and older are more likely to own their homes in Compton. This trend is consistent Statewide. Amongst homeowners, 8.8% are aged 15 to 34, 57.3% are aged 35 to 59, and 33.9% are aged 60 and older. For renters, 17.2% of households are aged 15 to 34, 47.6% are aged 35 to 59, and 14% are aged 60 or older. In other words, 66.1% of householders aged 15 to 34 are renters compared to only 45.4% of householders aged 35 to 44 and 29.2% of householders aged 60 or older.

According to 2016-2020 ACS estimates, the average family size in Compton is 4.39, whereas the average household size is 3.98. The average household size of 3.98 based on the 2016-2020 ACS (averaging over five years) is comparable to the DOF estimate of 4.17 for 2020. Based on these estimates from two data sources, the average household size in Compton is approximately four persons per household. The average family and household size in Compton is significantly higher than the county (3.63 and 2.96, respectively). Over half of Compton households have one or more children under the age of 18, compared to only 32.4% countywide. Overall, the average age of Compton residents is increasing, but the city's population is dominated by residents younger than 65.

Table 2-4: Population by Age (2010, 2020)

Variable	2010		2020	
	No.	Percentage	No.	Percentage
Total Population	95,761	--	95,804	--
Under 5 years	9,397	9.8%	7,343	7.7%
5 to 19 years	28,403	29.7%	23,384	24.4%
20 to 64 years	51,384	53.7%	55,904	58.4%
65 years and over	6,577	6.9%	9,173	9.6%
Median Age	26.4	--	31.8	--

Sources: 2006-2010 and 2016-2020 American Community Survey (ACS) (5-Year Estimates), Table DP05.

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 US Census collects information on the race and ethnicity of the population in the United States. The Census identifies five racial categories: White, Black or African American, Asian, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander. The Census also includes population estimates for persons of "some other race" and persons of two or more races. One ethnic category, Hispanic or Latino, is defined by the US Census Bureau as a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.

Table 2-5 compares the racial and ethnic characteristics for the city in 2010 and 2020. The Hispanic/Latino and Black/African American populations are the largest populations in the City, representing 69.3% and 27% of the population, respectively. All other racial groups represent one percent or less of the city population. The Hispanic/Latino population has increased since 2020, while the population of Black/African Americans has decreased. This population shift has implications for the type of housing needed, as different racial and ethnic groups tend to have different housing preferences and needs.

The ongoing demographic shift from majority African American to majority Latino residents is important in defining housing needs in Compton. For a variety of reasons, Latinos typically have larger household sizes compared to other racial or ethnic groups. Recent Hispanic or Latino immigrants also tend to have lower incomes than residents who have lived in the United States for a longer period. Additionally, in Compton, American Indian/Alaska Native, Asian, and non-Hispanic White householders have the highest ownership rates of 72.6%, 72.3%, and 70.3%, respectively, according to the 2016-2020 ACS. Black/African American householders (63.6%), Native Hawaiian and other Pacific Islander householders (0%), householders of some other race (52.9%), householders of two or more races (45.5%), and Hispanic/Latino householders (50.3%) have lower ownership rates in comparison.

Table 2-5: Population by Race and Ethnicity (2010, 2020)

Race/Ethnicity	2010		2020	
	Number	Percentage	Number	Percentage
Hispanic or Latino	60,914	63.6%	66,428	69.3%
Non-Hispanic or Latino	34,847	36.4%	29,376	30.7%
White	581	0.6%	832	0.9%
Black/African American	31,480	32.9%	25,903	27.0%
American Indian and Alaska Native	103	0.1%	75	0.1%
Asian	225	0.2%	977	1.0%
Native Hawaiian and Other Pacific Islander	726	0.8%	129	0.1%
Some other race alone	198	0.2%	570	0.6%
Two or more races	1,534	1.6%	890	0.9%

Sources: 2006-2010 and 2016-2020 ACS (5-Year Estimates), Table B03002.

B. HOUSEHOLD CHARACTERISTICS

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.

Household Composition and Growth

Compton is a family-oriented community with a much larger proportion of family households (82.4%) than the county (66.4%). As presented in [Table 2-6](#), 46.3% of Compton households are married-couple families, 25.4% are single female-headed families, and 10.7% are single male-headed families. Families are defined as people residing in the same house related through blood or marriage. Only 14% of Compton households are persons living alone, compared to 25.8% of households in Los Angeles County. The proportion of families citywide has generally remained constant between 2010 and 2020.

As mentioned above, Compton's average household size is 3.98 as of 2020, slightly lower than 4.06 during the 2006-2010 ACS. The average household size in Compton remains higher than the average in the county (2.96). The concentration of families is consistent with the larger household size in Compton and suggests a need for larger homes.

Table 2-6: Household Types – Compton and Los Angeles County (2010, 2020)

Households	2010				2020			
	Compton		Los Angeles Co.		Compton		Los Angeles Co.	
	No.	%	No.	%	No.	%	No.	%
Families	19,297	82.3%	2,170,227	67.4%	19,699	82.4%	2,211,342	66.4%
Married-Couple	10,591	45.2%	1,465,486	45.5%	11,078	46.3%	1,493,670	44.8%
Male Householder*	2,236	9.5%	213,313	6.6%	2,558	10.7%	227,880	6.8%
Female Householder*	6,470	27.6%	491,428	15.3%	6,063	25.4%	489,792	14.7%
Non-Families	4,145	17.7%	1,047,662	32.6%	4,216	17.6%	1,121,162	33.6%
Living Alone	3,432	14.6%	822,415	25.6%	3,348	14.0%	858,810	25.8%
Total	23,442	100.0%	3,217,889	100.0%	23,915	100.0%	3,332,504	100.0%

* No spouse present.

Note: Population of single person non-family households calculated based on percentage provided by ACS.

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates), Table S1101.

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Housing Tenure

Tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing.

In the City of Compton, the majority of households (56% or 13,379) own a home while 44% (10,536 households) rent a home ([Table 2-7](#)). Compton's homeownership rate has decreased slightly from 56.4% 2010. In Los Angeles County, the homeownership rate is 46%, lower than in the city.

Table 2-7: Household Tenure (2010-2020)				
Tenure	2010		2020	
	Households	Percent	Households	Percent
Owner	13,232	56.4%	13,379	55.9%
Renter	10,210	43.6%	10,536	44.1%
Total Occupied	23,442	100.0%	23,915	100.0%

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates), Table S2502.

Household Income

The California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the state. For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. For Los Angeles County, the area median income (AMI) for a family of four in 2022 was \$91,100. The limits by income category are as follows:

- Extremely Low Income (Up to 30% of AMI) – 0% to \$35,750
- Very Low Income (31%–50% of AMI) – \$35,750 to \$59,550
- Low Income (51%–80% of AMI) – \$59,550 to \$95,300
- Moderate Income (81%–120% of AMI) – \$95,300 to \$109,300
- Above Moderate Income (Above 120% of AMI) – \$109,300 or more

[Table 2-8](#) shows the maximum annual income level for each income group adjusted for household size in Los Angeles County, as determined by HCD. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 2-8: Maximum Household Income Level by Household Size – Los Angeles County (2022)					
Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$25,050	\$41,700	\$66,750	\$63,750	\$76,500
2-Person	\$28,600	\$47,650	\$76,250	\$72,900	\$87,450
3-Person	\$32,200	\$53,600	\$85,800	\$82,000	\$98,350
4-Person	\$35,750	\$59,550	\$95,300	\$91,100	\$109,300
5-Person	\$38,650	\$64,350	\$102,950	\$98,400	\$118,050
6-Person	\$41,500	\$69,100	\$110,550	\$105,700	\$126,800
7-Person	\$44,350	\$73,850	\$118,200	\$112,950	\$135,550
8-Person	\$47,200	\$78,650	\$125,800	\$135,550	\$144,300

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2022

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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 2016-2020 ACS, the overall median household income in Compton is \$58,703, an increase from \$43,201 during the 2006-2010 ACS. The median household income in the city is lower than the median countywide (\$71,358). As shown in [Table 2-9](#), owner-occupied households in the city have a significantly higher median income than renter-occupied households (\$72,670 and \$37,364, respectively). 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 2-9: Median Income, by Household Tenure in Compton (2020)	
Median household income	\$58,703
Median family income	\$62,045
Median income for owner-occupied households	\$72,670
Median income for renter-occupied households	\$37,364

Source: 2016-2020 ACS (5-Year Estimates), Tables S2503 and S1901.

The distribution of households by income level is presented in [Table 2-10](#). Los Angeles County has a significantly larger proportion of households in the above moderate income category compared to Compton. Over 50% of Compton households are considered lower income (very low and low income) compared to only 41.3% of households in the county.

Table 2-10: Households by Income Category (2021)		
Income Category	Compton	Los Angeles County
Very Low Income (<50% AMI)	31.0%	26.1%
Low Income (51-80% AMI)	19.4%	15.2%
Moderate Income (81-120% AMI)	20.1%	16.1%
Above Moderate Income (>120% AMI)	29.5%	42.6%
Total Households	23,657	3,295,198

Source: SCAG Final RHNA Data Appendix, 2020.

C. ECONOMIC CHARACTERISTICS

An assessment of the prospective need for market-rate housing must take into consideration the type of employment held by residents of the city. As presented in [Table 2-11](#), the largest proportion of Compton residents are employed in production, transportation, and material moving occupations (27.5%), followed by sales and office occupations (23.4%), and service occupations (20.1%). These sectors tend to have lower median annual salaries compared to management, business, science, and arts occupations and natural resources, construction, and maintenance occupations. The median annual salary for all Compton residents is \$29,700, lower than \$37,472 countywide.

According to the 2016-2020 ACS, the unemployment rate in the city is 9.1%, higher than 6.5% in the county and 6.2% in the state. The city's 2020 labor force is 44,027 persons, or 61.8% of the total population.

Table 2-11: Occupations of Residents (2020)

Occupations	2020		Median Annual Salary
	Number	Percentage	
Management, business, science, and arts occupations	6,590	16.5%	\$46,390
Service occupations	8,053	20.1%	\$22,628
Sales and office occupations	9,341	23.4%	\$28,794
Natural resources, construction, and maintenance occupations	5,014	12.5%	\$32,204
Production, transportation, and material moving occupations	11,000	27.5%	\$29,181
Total	39,998	100.0%	\$29,700

Source: 2016-2020 ACS (5-Year Estimates), Tables S2401 and S2411.

D. HOUSING CHARACTERISTICS

This section describes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of available housing in Compton. These include housing growth, housing characteristics, age and condition of housing, housing prices and rents, and homeownership rates.

Housing Types

A range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Compton. As shown in [Table 2-12](#), single-family detached units represent the largest proportion of the housing stock (68.5%). Single-family attached units saw the highest growth rate between 2010 and 2020 (+1.4%), followed by 2- to 4-unit multiple family units (+0.7%). The share of multiple family units in Compton has remained constant during this period, representing 19.4% of the city's housing stock. Mobile home units represent less than 3% of the total housing stock and are not anticipated to increase further due to land availability. Looking forward, the City anticipates continued residential growth in focus areas of the community, such as along major transportation corridors and around Metro light rail transit stations. The number of housing units in Compton has grown over the past two decades despite the city being essentially built out for many decades. This newer residential development is largely infill development.

Table 2-12: Change in Housing Type (2010 – 2020)

Housing Type	2010		2020		Change	
	No. of Units	Percent of Units	No. of Units	Percent of Units	No. of Units	Percent
Single-Family Units						
Detached Single-Family	16,819	68.6%	16,877	68.5%	58	0.3%
Attached Single-Family	2,314	9.4%	2,347	9.5%	33	1.4%
Multiple-Family Units						
Multiple-Family Units (2 to 4 units)	2,119	8.6%	2,134	8.7%	15	0.7%
Multiple-Family Units (5 or more)	2,645	10.8%	2,653	10.8%	8	0.3%
Mobile Homes	626	2.6%	626	2.5%	0	0.0%
Total, All Housing Types	24,523	100.0%	24,637	100.0%	114	0.5%

Source: California Department of Finance (DOF) E-5 Population and Housing Estimates (2000-2020), 2021.

Vacancy Rates

Housing vacancies are a measure of how well the supply of housing matches the demand for specific types of housing. Typically, housing vacancy rates of 5% to 6% for apartments and 1% to 2% for homes are considered optimal. This amount of housing vacancies assures that consumers have sufficient choices for different homes, that prices are generally moderated because a balanced supply is available, and that developers have a

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financial incentive to continue building housing. Higher vacancy rates lead to price depreciation, while lower vacancy rates cause housing rents and prices to increase.

According to the 2016-2020 ACS, the City of Compton's housing vacancy rate is 3.7%, lower than the countywide rate of 6.4%. The homeowner vacancy rate in the city is 0.6 and the rental vacancy rate is 2.3. The vacancy rate for ownership and rental housing is based on the number of vacant homes actively for sale or for rent, respectively. It does not include residential units that may be vacant for another reason (such as abandoned/boarded homes, second homes, unoccupied homes held for investment purposes), while the overall vacancy rate includes all vacant properties. The vacancy rate in Compton has decreased significantly from 6.2% during the 2011-2015 ACS period. The low vacancy rate in the city may indicate a shortage of housing.

Housing Age and Condition

Half of all residential development in Compton occurred between 1940 and 1959. Typically, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. With a vast majority (89.5%) of the City's housing stock built prior to 1990, housing rehabilitation is clearly a priority need for the community. [Table 2-13](#) summarizes the age of the City's housing stock.

Table 2-13: Year Housing Units Built (2020)		
Year Constructed	Units	Percent
Before 1939	2,490	10.0%
1940–1959	12,404	50.0%
1960–1979	5,514	22.2%
1980–1999	3,192	12.9%
2000–2009	920	3.7%
2010 - 2013	169	0.7%
2014 or later	134	0.5%
Total Units	24,823	100.0%

Source: 2016-2020 ACS (5-Year Estimates), Table B25034.

Note: All American Community Survey (ACS) datasets are estimates. Therefore, data outlined by the ACS may not match data from other sources, in this case the DOF data (see Table 2-12). ACS estimates are calculated based on a survey of a sample population. However, they can still be useful in determining community characteristics.

Substandard Housing

Substandard housing refers to housing that lacks complete kitchen or plumbing facilities. According to 2016-2020 ACS data, 0.5% of households lack complete kitchen facilities and 0.4% of households lack complete plumbing facilities in Compton. Renter-occupied households are more likely to lack complete plumbing facilities (0.6%) compared to owner-occupied households (0.3%). Overall, lack of complete plumbing or kitchen facilities is less common amongst Compton households compared to households countywide. In Los Angeles County, 1.6% of households lack complete kitchen facilities and 0.5% lack complete plumbing facilities.

Table 2-14: Lack of Complete Facilities by Tenure (2022)				
Facility Type	Owner-Occupied	Renter-Occupied	Total Households	Los Angeles County
Lacking complete kitchen facilities	0.5%	0.5%	0.5%	1.6%
Lacking complete plumbing facilities	0.3%	0.6%	0.4%	0.5%
Total Households	13,379	10,536	23,915	3,332,504

Source: 2016-2020 ACS (5-Year Estimates), Tables B25049 and B25053.

Code Enforcement

The City administers a complaint-based code enforcement program for property maintenance and building code violations. The City website contains useful information about code enforcement services, and how to file a complaint and resolve a complaint. Based on review of complaints that were still open during the month of March 2024, the majority of issues relate to nuisance abatements (such as overgrown lawn, outside storage, illegal parking/inoperable cars, etc.). In reviewing the 210 open complaints in March 2024, two were related to illegal garage conversion into residential units, two were related to unpermitted structures, and one was about substandard repairs, representing about just two percent of the complaints. This indicates that substandard housing in the City is probably related to unpermitted units.

Over the past four months, from January to April 2024, Compton had 442 code enforcement cases. Of these cases, 45.7 percent were related to property maintenance (such as overgrown vegetation, trailers, campers, RVs, etc., illegally stored in driveways, lumber, junk, trash, inoperable vehicle parts, broken/discarded household parts), 11.1 percent were related to graffiti prevention and removal, and 10.2 percent were related to trash and improper storage of trash containers. Of code enforcement records during this period, 22.2 percent were in District 1, 30.5 percent were in District 2, 24.4 percent were in District 3, and 14.3 percent were in District 4. The remaining violations were not attributed to a specific district. The districts are generally the northwest, northeast, southwest, and southeast quadrants of the City, respectively. Based on this data, the northeast corner of Compton may need in the highest need of housing rehabilitation efforts. However, code enforcement data does not apply to rehabilitation needs alone. Additionally, code enforcement violations are generally equally distributed throughout the City with the exception of District 4, which had a smaller percentage of code violations during this period.

E. HOUSING COSTS AND AFFORDABILITY

Housing Prices

In Compton, the median home sales price is \$560,000. The median home sales price increased 4.2% between July 2021 and July 2022. The median home sales price in the city is lower than in Los Angeles County as a whole (\$840,000). During the same period, the median home sales price in the county increased 5.7%.

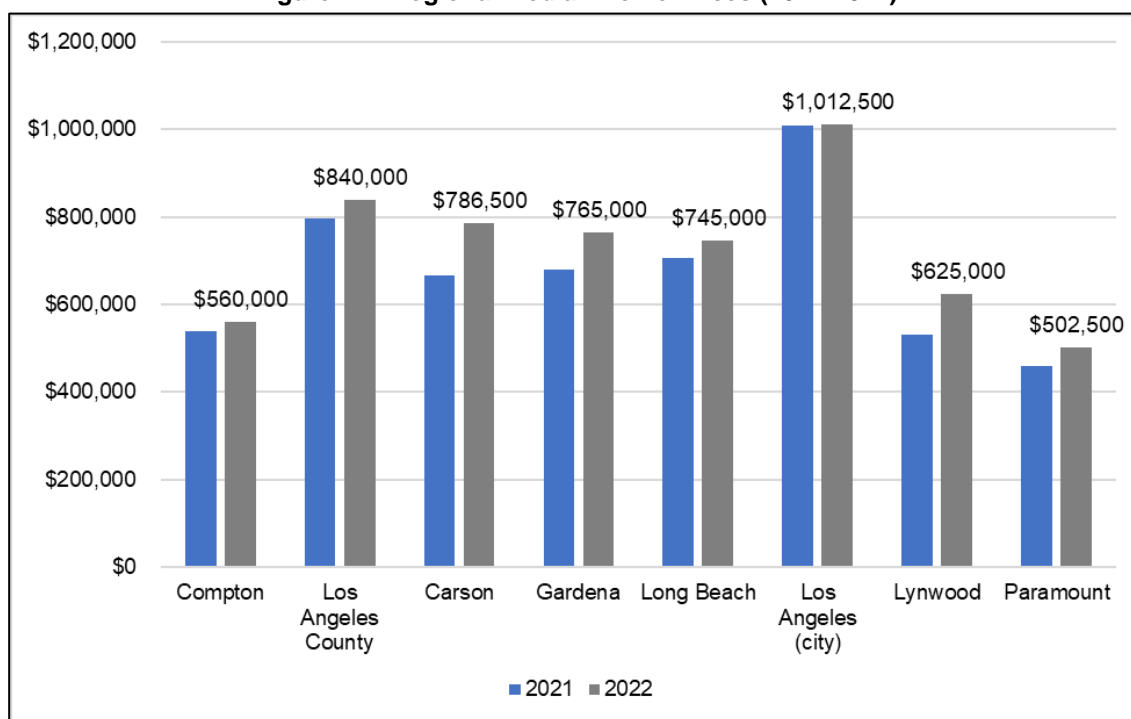
Figure 2-1 shows the median home prices for Compton, Los Angeles County, and neighboring jurisdictions. The median home price in Compton is comparable to Lynwood and Paramount but lower than most other adjacent jurisdictions and the county. The median home price in all the selected jurisdictions, including the county, has increased since 2021.

Table 2-15: Median Home Prices – Single Family Residences, Condos, and New Homes (2021-2022)

Jurisdiction	# Sold	July 2021	July 2022	% Change
Compton	59	\$537,500	\$560,000	4.2%
Los Angeles County	5,491	\$795,000	\$840,000	5.7%

Source: Corelogic.com, California Home Sale Activity by City, July 2022.

Figure 2-1: Regional Median Home Prices (2021-2022)



Note: Reporting resale single family residences, condos, and new homes.

Source: Corelogic.com, California Home Sale Activity by City, July 2022.

Rental Prices

According to Zillow.com Rentals Data, the median rent for all bedrooms and property types in Compton is \$2,100. [Table 2-16](#) shows average rental listing prices by unit size based on a survey of properties listed on Zillow and Trulia. Of the 20 listings identified, four were one-bedroom units, 13 were two-bedroom units, and three were three-bedroom units. It is relevant to note that one of the one-bedroom units, three of the two-bedroom units, and one of the three-bedroom units were listed as income restricted rentals. Of the 20 rental units identified, prices ranged from \$1,450 to \$3,000.

Table 2-16: Average Rent by Unit Size (2022)

Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
N/A	\$1,611	\$2,313	\$2,483	N/A

Note: There were no studio or 4+ bedroom rentals available.

Source: Zillow.com and Trulia.com, accessed September 2022.

Housing Affordability

[Table 2-17](#) provides the affordable rents and maximum purchase price, based on the HCD income limits, for Los Angeles County. The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 percent of the gross household income on housing expenses. Affordable rental and purchase prices by income category are based on the 2022 HCD median income of \$91,100 in Los Angeles County.³ General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a three percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent down payment. Given the high costs of homeownership, lower and moderate income households are usually confined to rental housing,

³ State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with their fixed incomes.

Lower Income Households. Extremely low income households earn up to 30% of the AMI, very low income households earn between 30% and 50% of the AMI, and low income households earn between 50% and 80% of the AMI. For a four-person extremely low income household, the maximum affordable rent is \$578, and the maximum affordable home price is \$69,823, while the maximum affordable rent for a four-person very low income household is \$1,173 and the maximum affordable home price is \$171,748. Similarly, the affordable rent is \$2,067 and affordable home price is \$324,851 for a four-person low income household. Based on the median home sale price (\$560,000) and average rental cost for a three bedroom unit (\$2,483) presented in [Table 2-15](#) and [Table 2-16](#) above, both for sale and rental housing is unaffordable to lower income households.

Extremely low income households are the most vulnerable to housing problems including cost burden. Rates of cost burden, including severe cost burden, are described in detail in Section F, *Housing Needs*, of this Community Profile.

Moderate Income Households. Moderate income households earn between 80% and 120% of the AMI. Ownership housing is likely unaffordable even to moderate income households, regardless of household size. Based on the average rental prices shown in [Table 2-16](#) previously, rental housing is likely affordable to most moderate income households.

Table 2-17: Housing Affordability Matrix – Los Angeles County (2022)						
Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes, & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low Income (0-30% AMI)						
1-Person	\$25,050	\$626	\$201	\$420	\$425	\$54,306
2-Person	\$28,600	\$715	\$233	\$483	\$482	\$61,076
3-Person	\$32,200	\$805	\$269	\$551	\$536	\$67,006
4-Person	\$35,750	\$894	\$316	\$629	\$578	\$69,823
5-Person	\$38,650	\$966	\$374	\$712	\$592	\$66,957

Table 2-17: Housing Affordability Matrix – Los Angeles County (2022)

Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes, & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Very Low Income (30-50% AMI)						
1-Person	\$41,700	\$1,043	\$201	\$566	\$842	\$125,612
2-Person	\$47,650	\$1,191	\$233	\$650	\$958	\$142,660
3-Person	\$53,600	\$1,340	\$269	\$738	\$1,071	\$158,653
4-Person	\$59,550	\$1,489	\$316	\$837	\$1,173	\$171,748
5-Person	\$64,350	\$1,609	\$374	\$937	\$1,235	\$177,019
Low Income (50-80% AMI)						
1-Person	\$66,750	\$1,669	\$201	\$785	\$1,468	\$232,890
2-Person	\$76,250	\$1,906	\$233	\$900	\$1,673	\$265,141
3-Person	\$85,800	\$2,145	\$269	\$1,020	\$1,876	\$296,553
4-Person	\$95,300	\$2,383	\$316	\$1,150	\$2,067	\$324,851
5-Person	\$102,950	\$2,574	\$374	\$1,275	\$2,200	\$342,327
Median Income (80-100% AMI)						
1-Person	\$63,750	\$1,594	\$201	\$759	\$1,393	\$220,043
2-Person	\$72,900	\$1,823	\$233	\$871	\$1,590	\$250,795
3-Person	\$82,000	\$2,050	\$269	\$987	\$1,781	\$280,279
4-Person	\$91,100	\$2,278	\$316	\$1,113	\$1,962	\$306,864
5-Person	\$98,400	\$2,460	\$374	\$1,235	\$2,086	\$322,841
Moderate Income (100-120% AMI)						
1-Person	\$76,500	\$1,913	\$201	\$870	\$1,712	\$274,646
2-Person	\$87,450	\$2,186	\$233	\$998	\$1,953	\$313,106
3-Person	\$98,350	\$2,459	\$269	\$1,130	\$2,190	\$350,299
4-Person	\$109,300	\$2,733	\$316	\$1,272	\$2,417	\$384,807
5-Person	\$118,050	\$2,951	\$374	\$1,407	\$2,577	\$406,994

Assumptions: 2022 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: California Department of Housing and Community Development (HCD) 2022 Income Limits; Los Angeles County Development Authority (LACDA), 2022 Utility Allowance Schedule; Veronica Tam & Associates, 2022.

F. HOUSING NEEDS

Housing problems refer to overpayment, overcrowding, or substandard housing. Housing overpayment and overcrowding most often occur when a household cannot afford suitably sized and priced rental and ownership housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can also cause housing problems. In these situations, a household can choose to either overpay for housing or double up with others into too small a unit to afford housing, which can result in overcrowding. [Table 2-20](#) and the information below show the prevalence of housing problems in Compton.

As shown in [Table 2-20](#), households of lower income categories are more likely to experience housing problems including cost burden compared to higher income categories. Nearly 85% of extremely low income households experience one or more housing problem compared to 77.5% of very low income households, 54.1% of low income households, and 23.6% of moderate and above moderate income households. Renter-occupied households are also more likely to experience cost burden compared to owner-occupied households.

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Approximately 71% of renter households experience one or more housing problems compared to 51.5% of owner households. Large households, especially large households earning lower incomes, experience high rates of housing problems. Approximately 86.7% of large renter households and 70% of large owner households experience one or more housing problem. Overcrowding is more likely to affect large households compared to other household types.

Overcrowding

Overcrowding refers to a situation where a household has more members than habitable rooms in a house. Overcrowding can be moderate or severe. Moderate overcrowding is 1.0 to 1.5 persons per room and severe overcrowding is anything higher. Approximately 16% of homeowners and 29% of renters in Compton live in overcrowded situations. Overall, 21.6% of Compton households are overcrowded, including 6.7% severely overcrowded, compared to 11.2% and 4.7%, respectively, countywide.

Table 2-18: Overcrowding by Tenure (2020)				
Overcrowding	Owner-Occupied	Renter-Occupied	Total Households	Los Angeles County
Overcrowded (>1 person per room)	15.6%	29.3%	21.6%	11.2%
Severely Overcrowded (>1.5 persons per room)	4.2%	9.9%	6.7%	4.7%
Total Households	13,379	10,536	23,915	3,332,504

Source: 2016-2020 ACS (5-Year Estimates), Table S2501.

Cost Burden

Housing cost burden refers to paying more than 30% of income toward housing. Cost burden can be either moderate or severe. Moderate cost burden refers to paying 30 to 49% of income toward housing, and severe cost burden is anything higher. Approximately 41% of owners and 58% of renters in Compton are cost burdened for housing. Overall, 49% of households in the city are cost burdened including 26.7% severely cost burdened households. In comparison, only 44.1% of households countywide are cost burdened, including 22.4% severely cost burdened households.

Table 2-19: Cost Burden by Tenure (2022)				
Cost Burden	Owner-Occupied	Renter-Occupied	Total Households	Los Angeles County
Cost Burdened (>30%)	41.1%	58.1%	49.0%	44.1%
Severely Cost Burdened (>50%)	19.5%	35.0%	26.7%	22.4%
Total Households	12,765	10,975	23,740	3,316,795

Source: 2022 U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, based on 2015-2019 ACS.

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Table 2-20: Cost Burden by Tenure and Income Level (2022)

	Renter-Occupied				Owner-Occupied				Total Households
	Elderly Household	Small Household	Large Household	Total	Elderly Household	Small Household	Large Household	Total	
Extremely Low Income (<30% MFI)	810	2,210	1,090	4,715	825	840	365	2,200	6,915
With any housing problem	77.8%	86.2%	99.1%	88.1%	74.5%	79.8%	87.7%	77.5%	84.7%
Cost burden >30%	65.4%	85.5%	92.7%	86.2%	74.5%	79.8%	76.7%	75.5%	82.8%
Cost burden >50%	51.9%	65.4%	73.4%	68.1%	64.8%	71.4%	63.0%	64.1%	66.8%
Very Low Income (30-50% MFI)	265	1,215	850	2,640	420	955	735	2,210	4,850
With any housing problem	79.2%	79.0%	96.5%	83.7%	40.5%	71.7%	85.7%	70.1%	77.5%
Cost burden >30%	79.2%	73.3%	68.2%	71.4%	64.3%	66.5%	76.2%	64.7%	68.4%
Cost burden >50%	50.9%	21.4%	18.8%	22.9%	23.8%	35.1%	27.9%	29.6%	26.0%
Low Income (50-80% MFI)	125	1,140	735	2,205	685	1,870	1,115	3,965	6,170
With any housing problem	24.0%	35.5%	68.0%	46.0%	56.9%	53.7%	75.8%	58.6%	54.1%
Cost burden >30%	8.0%	20.2%	15.6%	19.3%	56.9%	51.6%	25.6%	43.3%	34.7%
Cost burden >50%	0.0%	2.6%	0.0%	1.4%	16.8%	10.7%	1.8%	9.1%	6.3%
Moderate and Above Income (>80% MFI)	75	810	300	1,420	650	2,240	1,160	4,390	5,810
With any housing problem	0.0%	20.4%	60.0%	26.4%	10.0%	13.2%	48.7%	22.7%	23.6%
Cost burden >30%	0.0%	0.0%	0.0%	0.0%	10.0%	9.8%	7.8%	10.1%	7.7%
Cost burden >50%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	1.5%	1.1%
All Households	1,275	5,375	2,975	10,975	2,580	5,905	3,375	12,765	23,740
With any housing problem	68.2%	63.9%	86.7%	70.7%	48.1%	45.0%	69.9%	51.5%	60.4%
Cost burden >30%	58.8%	56.0%	57.3%	58.1%	51.9%	42.2%	36.0%	41.1%	49.0%
Cost burden >50%	43.5%	32.3%	32.3%	35.0%	29.1%	20.2%	13.5%	19.5%	26.7%

Source: 2022 HUD CHAS data, based on 2015-2019 ACS.

Lower Income Households

Housing problems occur significantly more frequently among lower income households (defined as households earning less than 80% of the median family income adjusted for household size) and among special needs groups. As shown in [Table 2-20](#) previously, lower income households, especially extremely low income households, are more likely to experience housing problems including cost burden.

As presented in [Table 2-21](#), the less a household earns, the more likely they are to experience one or more housing problem. Extremely low income households are the most likely to experience housing problems (84.7%) followed by very low income households (77.5%), low income households (54.1%), households earning 81% to 100% of the AMI (37.5%), and households earning more than 100% of the AMI (13.7%). For households earning less than 50% of the AMI, renter-occupied households are more likely to experience housing problems compared to owner-occupied households.

Table 2-21: Housing Problems by Income and Tenure (2022)				
Household Income Category	With One or More Housing Problems			Total Households
	Owner-Occupied	Renter-Occupied	All Households	
0-30% AMI	77.5%	88.1%	84.7%	6,915
31-50% AMI	70.1%	83.7%	77.5%	4,850
51-80% AMI	58.6%	46.0%	54.1%	6,170
81-100% AMI	38.7%	34.9%	37.5%	2,415
>100% AMI	13.0%	16.7%	13.7%	3,395
All Households	51.5%	70.7%	60.4%	23,740

Source: 2022 HUD CHAS data, based on 2015-2019 ACS.

G. SPECIAL HOUSING NEEDS

This section contains a discussion of the housing needs of special needs groups, as defined in state law, who reside in the City of Compton. Special needs households include seniors, large families, single-parent households, extremely low income households, people experiencing homelessness, and people with disabilities. Also included are major programs available to address their unique needs.

Senior Households

Seniors are defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. Compton has an estimated 9,173 residents 65 or older, representing 9.6% of the population. Compton has a slightly smaller share of elderly adults compared to the county (13.6%). According to 2016-2020 ACS estimates, 27.5% of households in Compton have one or more person aged 65 or older. Approximately 5.5% of households in the city are seniors living alone.

Overall, some of the more pressing senior issues are:

- **Disabilities.** Seniors have a higher prevalence than other age groups of disabilities that can make it increasingly difficult to go outside or take care of personal needs. This underscores a need for housing that is accessible to those with disabilities. Of the population aged 65 to 74, 33.2% experience a disability and 52.4% of the population aged 75 and older experience a disability. In comparison, only 10.1% of the total population experiences a disability. Ambulatory difficulties and independent living difficulties are the most common disability types amongst elderly adults; approximately 29% and 25% of persons aged 65 and older experience ambulatory and independent living difficulties, respectively.
- **Limited Income.** Seniors tend to have lower incomes due to fixed retirements. This makes seniors, especially renters, more susceptible to increases in rental housing costs and housing overpayment, which leaves less disposal income for other expenses. Approximately 19.7% of Compton's elderly population is living below the poverty level compared to 19.5% citywide. Comparatively, only 13.3% of seniors countywide are living below the poverty level.

- **Cost Burden.** Senior renters have the highest rates of cost burden, while many senior homeowners find it difficult to trade down to smaller units or make repairs to housing. As presented in [Table 2-20](#) previously, elderly households are more likely to experience cost burden compared to the citywide average; 58.8% of elderly renter households and 51.9% of elderly owner households overpay for housing. This underscores the need for affordable housing options and repair programs.

Housing Accommodations and Services for Seniors. Providing appropriate housing for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as this group ages and approaches retirement or elderly years, many communities will see an increased demand for all types of senior housing, from smaller condominiums to independent age-restricted housing to assisted residential settings for those requiring more supportive services.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Compton. Support services are essential in facilitating the ability of seniors (and any household) to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low cost loans or grants to rehabilitate homes.

Many Compton seniors reside in conventional single-family homes. Beyond conventional housing, however, Compton also has been active in providing for a variety of housing options that are age-restricted for seniors, including new senior housing, maintaining existing senior housing, permitting assisted living facilities, and assisting with home repairs and provision of services. Housing accommodations include:

- **Affordable Senior Housing.** The City offers approximately 480 affordable housing units reserved for lower income seniors. The majority of these projects are intended for independent senior living.
- **Housing Vouchers.** The Los Angeles County Development Authority (LACDA) also provides housing choice vouchers to very low income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted. LACDA provides 205 families with a senior resident vouchers which are used in Compton.

Table 2-22: Senior Housing Developments		
Name	Address	Affordable Units
E. Boyd Esters Manor	1101 N. Central Avenue	49
St. Timothy's Tower and St. Timothy's Manor	425 S. Oleander Avenue	133
Seasons at Compton	1581 S. Frailey Avenue	83
Curry Senior Apartments	1001 N. Hickory Avenue	48
Compton Garden	4243 E. Alondra Boulevard	18
Compton Senior Apartments	302 N. Tamarind Avenue	74
South Bay Retirement Residence	1001 W. Cressey Street	75
Total		480

Source: SCAG Final RHNA Data Appendix, 2020.

Several agencies provide a range of supportive services for Compton seniors. The City of Compton serves many seniors through its home delivered meal and congregate meal programs. And seniors can also access services at the Dollarhide Recreational Center.

As discussed above, seniors are more likely to experience disabilities and are slightly more likely to be cost burdened. Senior households may benefit from programs included in this Housing Element, such as Program 6, *Residential Rehabilitation Grant Program*, and Program 7, *Extremely Low Income and Special Needs Households*. Additionally, Program 11, *Reasonable Accommodation Program*, and Program 12, *Fair Housing Program*, aim to serve vulnerable populations such as senior households.

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Farmworker Housing

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers 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 2016-2020 ACS identified 240 Compton residents as employed in the agriculture, forestry, fishing, and hunting industries, representing less than one percent of the city's full-time year-round employed population aged 16 and older. Furthermore, many of these residents are likely to be employed at plant nurseries and landscaping services.

Housing Accommodations and Services for Farmworkers. Given the small percentage of farmworkers in Compton, the City has no special housing programs beyond programs targeted for low-income persons. Their housing needs are addressed primarily through programs targeted at extremely low and very low income levels. Program 9, Zoning Code Amendments, will revise the Zoning Code to eliminate unreasonable constraints to farmworker housing in the City.

Persons with Disabilities

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, thus limiting their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes or projects with elevators). Someone with a visual impairment may require a home that allows service animals. The American Community Survey identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation. According to the 2016-2020 ACS, 10.1% of the Compton population, or 9,623 persons, experience a disability. The elderly population aged 65 and older is significantly more likely to experience disabilities compared to other age groups. The most common disabilities in the City are independent living difficulties (6.4%) and ambulatory difficulties (5.8%). Table 2-23 shows populations of persons with disabilities by disability type and age.

Table 2-23: Population of Persons with Disabilities (2020)

	Under 18 Years	18-64 Years	65+ Years	Total Population
With a hearing difficulty	0.4%	1.4%	12.7%	2.2%
With a vision difficulty	1.0%	2.1%	7.9%	2.3%
With a cognitive difficulty	2.5%	3.5%	10.9%	4.0%
With an ambulatory difficulty	0.5%	4.2%	28.6%	5.8%
With a self-care difficulty	0.7%	2.3%	13.2%	3.1%
With an independent living difficulty	--	3.6%	24.7%	6.4%
With any disability	2.8%	8.6%	41.6%	10.1%
Total Population	27,800	58,768	9,084	95.652

Note: Of total civilian noninstitutionalized population.

Source: 2016-2020 ACS (5-Year Estimates), Table S1810.

Physical Disability

The vast majority of Compton residents will at some time experience a physical disability. Injury, illness or simply advanced age will limit an individual's physical ability to perform work, read, and eventually care for themselves. For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier-free" housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices.

~~The City implements a Reasonable Accommodation Ordinance that is designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that is accessible to people with disabilities. The City supports this effort by offering housing rehabilitation assistance that can be used to~~

~~modify the exterior and interior of housing units to allow for greater access and mobility for residents. The Southern California Rehabilitation Services operates a program that assists disabled residents modify their homes to increase accessibility.~~

Developmental Disability

State law requires that housing elements include an analysis of the housing needs of residents with developmental disabilities. A developmental disability is a severe and chronic disability to which is attributable a mental or physical impairment that begins before adulthood. These disabilities include mental retardation, cerebral palsy, epilepsy, autism, and related disabling conditions. The California Department of Developmental Services (DDS) provides a record of Regional Center consumers by zip code. [Table 2-24](#) shows consumers by age for Compton zip codes. It is important to note that some zip codes may extend beyond the City boundaries; therefore, consumer estimates are not a reflection of Compton alone.

Table 2-24: Regional Center Consumers by Zip Code and Age Group (2017)			
Zip Code	0-17 Years	18+ Years	Total
90059	383	287	670
90220	355	342	697
90221	375	319	694
90222	242	145	387
90262	487	398	885
90805	837	561	1,398

Source: California Department of Development Services (DDS), Consumer Count by California ZIP Code and Age Group, June 2017.

Mental and Substance Abuse Disability

Mental disorders are common in the United States and internationally. According to the National Institutional of Mental Health (NIH), nearly one in five U.S. adults live with a mental illness, ranging from moderate to severe mental illness.⁴ Even though mental disorders are widespread in the population, the main burden of illness is concentrated in a much smaller proportion who suffer from a serious mental illness. According to the NIH, 5.6% of U.S. adults experience severe mental illness. A smaller percentage of those with severe mental illness have difficulty maintaining adequate and affordable housing.

People with mental illnesses may face multiple problems when looking for decent, affordable housing. The majority of people with serious and persistent mental illnesses live below the poverty line, have unstable employment, and may be unable to afford the cost of decent housing. Also, these people may need a diverse array of supports to live successfully in the community, and such supports may not be available. Financial and housing resources available for those experiencing severe mental illness or for those caring for such individuals are limited. NIMBY syndrome can create obstacles around the placement of supported housing for people with mental illnesses.

According to the National Center on Addiction and Substance Abuse, approximately 3.8% of Americans, or 9.5 million people over the age of 18, have both a substance abuse disorder and a mental illness. Although many of these issues will be episodic rather than chronic, substance abuse can be a debilitating condition. Chronic substance abuse affects the ability to secure and maintain employment, housing, and productive relationships. The majority of homeless people experience or have experienced some form of substance abuse. Treatment may include long-term residential care, short-term rehabilitation facilities or sober living homes, or services independent of housing.

Housing Accommodations and Services for Persons with Disabilities. Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind in Compton is a significant challenge in these times due to the lack of funding and complexity of housing and service needs involved. The City's

⁴ National Institute of Mental Health (NIH), Mental Health Information, January 2022.
<https://www.nimh.nih.gov/health/statistics/mental-illness>

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strategy to assist disabled residents is designed to achieve three purposes: independence, productivity, and integration. In some cases, this translates into encouraging the siting of appropriate facilities. In others, establishing partners with service providers is most effective. It may also be important to make code amendments to further these goals.

Specialized residential care facilities provided in the community are described below and summarized in [Table 2-25](#).

- **Youth facilities.** These facilities provide 24-hour nonmedical care for youth and children with a variety of disabilities. Compton has one group home for youth with a capacity to serve six residents.
- **Adult facilities.** These facilities serve persons 18–59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. There are 44 adult residential care facilities with a capacity to serve 224 people and three adult day cares with a capacity to serve 60 people in Compton.
- **Elderly facilities.** These facilities serve persons 60 years of age and over who may have a disability (physical, mental, or developmental) or need extended care services. The City's four facilities have a capacity to serve 24 residents.

Table 2-25: Housing for Persons with Disabilities			
Clientele	Description	No. of Facilities	No. of Units/Beds
Youth	Group Home	1	6
Adult	Adult Residential Care	44	224
Adult	Adult Day Care	3	60
Elderly	Elderly Residential Care	4	24
Total		52	314

Source: California Department of Social Services (CDSS) Facility Search, 2023.

The City implements a Reasonable Accommodation Ordinance that is designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that is accessible to people with disabilities. The City supports this effort by offering housing rehabilitation assistance that can be used to modify the exterior and interior of housing units to allow for greater access and mobility for residents. The Southern California Rehabilitation Services operates a program that assists disabled residents modify their homes to increase accessibility. Program 13, Reasonable Accommodation Program, is described in this Housing Element.

Compton has a variety of services available for people with developmental disabilities. Exceptional Adult Center and Center for Autism and Development Disabilities provide programs to enhance the independent living skills of disabled individuals. The Compton College Special Resource Center assists students with disabilities in the successful completion of their academic endeavors. The South Central Los Angeles Regional Center for Persons with Developmental Disabilities offers a number of services including early start services, adult day program, sheltered workshops, behavioral management day programs, residential placement, supported living, independent living training and supported employment.

Program 8, Family Self-Sufficiency Program, will be implemented during this Housing Element cycle and will provide a plethora of services to families including substance/alcohol abuse treatment or counseling. Zoning Code amendments outlined in Program 11 will remove unreasonable constraints to housing for persons with disabilities and/or persons experiencing homelessness. The City will also implement a Homelessness Plan (Program 15) to assist persons experiencing homelessness including those with mental health or substance abuse disabilities. Additionally, the City will implement Neighborhood Improvements (Program 16), specifically to improve public facilities and infrastructure for persons with disabilities.

Large Households and Female-Headed Households

California law requires that the housing element include an analysis of the housing needs of three types of households—large households with five or more members and female-headed households. The reasons for their special need status differ, but generally include lower incomes, the presence of children and need for financial assistance for housing, and the lack of adequately sized rental and ownership housing.

Large households with five or more persons have special housing needs. The reasons for classification as a special need are generally due to a lower per capita income, the need for affordable childcare, or the need for affordable larger units. Households by size and tenure are presented in [Table 2-26](#). Approximately 28.3% of owner-occupied households and 31.6% of renter-occupied households are large households of five or more persons. Overall, 29.8% of households in Compton have five or more persons compared to only 14.3% countywide. As shown in [Table 2-20](#) previously, large households are more likely to experience housing problems including cost burden; 86.7% of large renter-occupied households and 69.9% of large owner-occupied households experience a housing problem. In comparison, only 60.4% of households citywide experience one or more housing problem.

Table 2-26: Household Size and Tenure (2020)

Household Size	Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent
1-person household	1,752	13.1%	1,597	15.2%
2-person household	2,917	21.8%	1,941	18.4%
3-person household	2,508	18.7%	1,991	18.9%
4-person household	2,410	18.0%	1,677	15.9%
5+ person household	3,792	28.3%	3,330	31.6%
Total	13,379	100.0%	10,536	100.0%

Source: 2016-2020 ACS (5-Year Estimates), Table B25009.

Single-parent households, particularly female-headed households, also have greater housing needs than other households due to their limited income and higher expenses. As presented in [Table 2-27](#), there are 1,268 single-parent male-headed households, representing 5.3% of households citywide, and 2,685 single-parent female-headed households, representing 11.2% of households citywide, in Compton. Overall, 16.5% of households in Compton are single-parent households, compared to only 8.8% countywide. As is common, lower income single parents, particularly renters, experience the highest prevalence and severity of cost burden and overcrowding.

Table 2-27: Family Households by Type and Presence of Children (2020)

Household Type	Households	Percent
Married-Couple Family	11,078	46.3%
With Children	5,633	23.6%
Male Householder, no spouse	2,558	10.7%
With Children	1,268	5.3%
Female Householder, no spouse	6,063	25.4%
With Children	2,685	11.2%
Total Households	23,915	100.0%
With Children	9,586	40.1%

Source: 2016-2020 ACS (5-Year Estimates), Table S1101.

Summarized below, the key needs of families in Compton are similar to other communities and are as follows:

- **Income Support.** Public assistance includes health care, food assistance, and cash assistance offered to lower income residents or those who meet eligibility thresholds. According to 2016-2020

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U.S. Census American Communities Survey 5-Year Estimates, 4,832 Compton households received food stamps, or approximately 20% of total households.

- **Childcare.** For working parents, child care is essential to maintain a job. In the City, there is one licensed small family home with a capacity to serve six residents, 10 licensed infant centers with a capacity to serve 178 residents, and seven licensed school age day care centers with a capacity to serve 125 residents. There are also 59 licensed large family child care homes and 48 licensed child care center preschools. Yet even if childcare is available, the high cost of childcare subsumes a significant share of income.
- **Housing Problems.** It is a well-known fact that lower income households, particularly single parents and large families, experience the highest prevalence and severity of housing problems. Cost burden is typically an issue for single-parent families. For larger families who rent housing, cost burden and overcrowding are the most prevalent housing issues.

Housing Accommodations and Services for Large Families and Female-Headed Households. Providing housing opportunities for families in Compton is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. Certainly, the majority of families earns higher incomes and lives in housing and neighborhoods of their choice. For others, though, the housing downturn has left them with high mortgages and, in some cases, foreclosures.

The City of Compton works to provide housing for all types of households, including housing with three or more bedrooms to provide for large family needs. The City has the following affordable housing opportunities.

- **Mobile homes.** The City has 13 mobile home parks that provide 722 spaces for lower income families. While none of the mobile home parks are under a rent stabilization ordinance, market rate mobile homes are typically affordable to lower income households.
- **Apartments.** According to Southern California Association of Governments (SCAG) records, there are 12 affordable housing developments for families in Compton totaling 865 affordable units. Additional affordable family apartment projects are located just outside the City's borders. There are also seven affordable senior developments totaling 431 affordable units.
- **Housing Vouchers.** Housing choice vouchers are provided to approximately 620 eligible family households (ranging in size from 1 to 5 or more residents) earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

Table 2-28: Affordable Housing for Families

Housing Development	Address	Units
Belmont Mobile Home Park	16108 S Atlantic Ave.	76
El Rancho Trailer Park	16002 S Atlantic Ave.	157
Westland Santa Fe Mobile Home Park	1680 Tartar Ln.	42
Peter Pan Mobile Home Park	1100 W Alondra Blvd.	54
Peter Pan Mobile Village	1140 W Alondra Blvd.	48
Westland Village	1911 W 156 th St.	70
Sunnyside Trailer Park	404 S Central	19
Compton Knolls Mobile Home Park	15021 S Wadsworth	28
Palm Mobile Home Park	720 E Compton	66
Ambassador Dicks Mobile Home Park	1422 E Rosecrans	42
Santa Fe Village	1740 N Santa Fe Ave.	44
Oak Park	503 E Oaks Ave.	21
Deluxe Trailer Lodge	529 E El Segundo Blvd.	55
Douglas Park Apartments (Site A)	145 W. Rosecrans Ave.	71
Logan's Plaza	2019 E 122 nd St.	60
Lutheran Gardens Apartments	2431 El Segundo Blvd.	75

Table 2-28: Affordable Housing for Families

Housing Development	Address	Units
Ramona Estates	1929 E 122 nd St.	59
Warwick Terrace	14921 Stanford Ave.	102
Mosaic Gardens at Willowbrook	12701 S Willowbrook Ave.	60
Segundo Terrace aka El Segundo	2242 E El Segundo Blvd.	25
Park Village Apartments	708 W Corregidor	164
Santa Fe Apartments	1912 N Santa Fe Ave.	22
Whitfield Manor	12600 S Compton Ave.	40
New Wilmington Arms-2	700 W Laurel St A 210	164
Willow Apartments	12612 S. Wilmington Avenue	23
Federal Housing Vouchers	N/A	620

Source: Southern California Association of Governments (SCAG) Final RHNA Data Appendix, 2020; HCD AFFH Data Viewer, 2022.

Large households of five or more people require larger units to ensure overcrowding does not occur. As discussed previously, the U.S. Census considers a household to be overcrowded if there is more than one person per room, excluding kitchens, bathrooms, and hallways, and severely overcrowded if there is more than 1.5 persons per room. Only 11.9% of housing units in Compton have four or more bedrooms, despite 29.8% of households having five or more people ([Table 2-29](#)). This trend may indicate there is a need for larger units in the City. As mentioned above, 11.2% of households in Compton are overcrowded and 4.7% are severely overcrowded. The City aims to reduce overcrowding by promoting new affordable housing opportunities in Compton through Program 1, Adequate Sites for RHNA and Monitoring of No Net Loss, Program 4, Accessory Dwelling Units, Program 5, Housing Choice Voucher Program, Program 7, First-Time Homebuyers Program, and Program 9, Extremely Low-Income and Special Needs Households.

Table 2-29: Number of Bedrooms by Tenure (2020)

Number of Bedrooms	Owner-Occupied	Renter-Occupied	Total
No bedroom	0.7%	4.8%	2.5%
1 bedroom	1.3%	23.2%	10.9%
2 or 3 bedrooms	81.3%	66.2%	74.6%
4 or more bedrooms	16.7%	5.9%	11.9%
Total	13,379	10,536	23,915

Source: 2016-2020 ACS (5-Year Estimates), Table S2504.

The Family Self-Sufficiency Program (Program 6) will also provide services that can benefit large households and female-headed households. The program will include services to help assisted families obtain employment that will lead to economic independence and self-sufficiency.

Extremely Low Income Households

Extremely low income (ELI) households earn up to 30% of the Area Median Income (AMI). Housing options are often limited for extremely low income households. Extremely low-income households also tend to include a higher proportion of seniors or disabled persons. As discussed in Section [2.F, Housing Needs](#), previously, ELI households are more likely to experience housing problems including cost burden. As shown in [Table 2-30](#), there are 6,915 ELI households in Compton, representing 29.1% of households citywide. In comparison, only 21.5% of households in Los Angeles County are in the extremely low income category. Most ELI households in Compton are renters (68.2%). ELI renters are also more likely to experience housing problems than ELI owners. Approximately 85% of ELI households experience one or more housing problem, including 82.8% that are cost burdened. Conversely, only 60% of households experience a housing problem and 49% are cost burdened citywide.

Table 2-30: Extremely Low Income Households and Housing Problems (2022)			
	Renter-Occupied	Owner-Occupied	Total
% With housing problem	88.1%	77.5%	84.7%
% Cost burdened	86.2%	75.5%	82.8%
% Severely cost burdened	68.1%	64.1%	66.8%
Total ELI Households	4,715	2,200	6,915

Source: 2022 HUD CHAS data, based on 2015-2019 ACS.

Housing Accommodations and Services for Extremely Low Income Households. Housing Choice Vouchers (HCV) primarily serve extremely low income households. HUD policy states that at least 70% of all new HCVs should be made available to extremely low income households. Furthermore, as presented in [Table 2-28](#) above, there are 19 publicly assisted multi-family housing developments for families and seniors in Compton. The 19 developments combine for a total of 1,345 affordable units. The City will retain these affordable units to the greatest extent possible to decrease displacement through Program 10, Preservation of At-Risk Housing Units. The City also aims to assist in the development of at least five ELI/special needs households annually through Program 9, Extremely Low Income and Special Needs Households. Program 5, Housing Choice Vouchers, also encourages the increase of HCVs for ELI and special needs households in the City as funding is available.

Persons Experiencing Homelessness

Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Persons experiencing homelessness face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, state law requires cities to plan to help meet the needs of their homeless population.

Counting the homeless population is problematic due to their transient nature, different definitions of homelessness, and political and funding issues. The 2022 Greater Los Angeles Homeless Count reported an estimated 69,144 homeless people in Los Angeles County. Despite the fray of discussions that arise about the cause(s) of homelessness, the problem is real and of great concern, particularly for children, foster youth, and victims of violence who often have no “choice” other than homelessness. Data on unsheltered minors, unsheltered transitional age youth (18 to 24 years old), persons in domestic violence shelters, persons receiving motel vouchers, and persons in PRK is unavailable at the community level. [Table 2-31](#) shows various populations experiencing homelessness in the County and Service Planning Area (SPA) 6.⁵ SPA 6 has smaller homeless populations of transitional aged youth, transitional aged youth-headed households, veterans, people experiencing chronic homelessness, persons with substance use disorders, persons with HIV/AIDS, and persons with serious mental illnesses compared to the County. SPA 6 also has a larger proportion of sheltered individuals and families.

⁵ SPA 6 includes Adams-Normandie, Athens Village, Athens-Westmont, Baldwin Hills, Century Palms/Cove, Compton, Crenshaw, East Rancho Dominguez, Exposition Park, Exposition, Figueroa Park Square, Florence-Firestone, Florence-Firestone, Gramercy Place, Green Meadows, Harbor Gateway, Harvard Park, Hyde Park, Jefferson Park, Leimert Park, Lynwood, Paramount, Rosewood, Rosewood/West Rancho Dominguez, South Park, University Park, Vermont Knolls, Vermont Square, Vermont Vista, Vernon Central, View Heights, View Park/Windsor Hills, Watts, West Rancho Dominguez, West Vernon, Willowbrook.

Table 2-31: Los Angeles County and SPA 6 Homeless Count Summary (2022)				
	Los Angeles County		SPA 6	
	Persons/ Households	Percent	Persons/ Households	Percent
Individuals (not in family units)	58,251	100.0%	10,643	100.0%
Unsheltered	47,098	80.9%	8,591	80.7%
Sheltered	11,153	19.1%	2,052	19.3%
Adults 25+	56,063	96.2%	10,383	97.6%
Transitional aged youth (18-24)	2,067	3.5%	234	2.2%
Unaccompanied minors (under 18)	121	0.2%	26	0.2%
Family households	3,583	100.0%	1,277	100.0%
Unsheltered	488	13.6%	100	7.8%
Sheltered	3,095	86.4%	1,177	92.2%
Adult-headed households	3,179	88.7%	1,159	90.8%
Transitional aged youth-headed households	404	11.3%	118	9.2%
Veterans				
All Veterans	3,013	4.4%	316	2.2%
Chronic Homelessness				
People Experiencing Chronic Homelessness*	28,576	41.3%	4,643	31.8%
Health and Disability				
Substance use disorder	16,431	23.8%	2,448	16.8%
HIV/AIDS	1,478	2.1%	153	1.0%
Serious mental illness	15,499	22.4%	2,666	18.3%
Domestic/Intimate Partner Violence				
Homeless Due to Fleeing Domestic/Intimate Partner Violence	4,750	6.9%	723	5.0%
Totals				
All Persons	69,144	100.0%	14,598	100.0%
All Families	61,834	--	11,920	--

* Have a long-term disabling condition and have been homeless for 12 months or more within the last three years.

Source: Los Angeles Homeless Services Authority (LAHSA) 2022 Greater Los Angeles Homeless Count.

According to the 2022 Greater Los Angeles Homeless Count, there are 644 individuals in Compton experiencing homelessness. Of the 644 individuals, 238, or 37%, were in emergency shelters ([Table 2-32](#)). Of the 406 unsheltered individuals, the largest proportion were in RVs (21%), followed by persons on the street (20.8%), and persons in cars (10.9%). Since the 2020 count, the homeless population has decreased by 1.4%. The population of sheltered homeless individuals increased significantly, from only two persons in 2020 to 238 in 2022. Although 644 persons were observed as homeless in 2022, in reality, the homeless population is mobile and may move to or from Compton and the surrounding unincorporated areas. Therefore, the precise number is unknown.

Table 2-32: Persons Experiencing Homelessness – Compton (2020-2022)					
	2022		2020		Percent Change (2020-2022)
	Persons	Percent	Persons	Percent	
Individuals	644	100.0%	653	100.0%	-1.4%
Unsheltered	406	63.0%	651	99.7%	-37.6%
Sheltered	238	37.0%	2	0.3%	11800.0%
Persons in cars	70	10.9%	74	11.3%	-5.4%
Persons in vans	31	4.8%	96	14.7%	-67.7%
Persons in RVs	135	21.0%	234	35.8%	-42.3%
Persons in tents	8	1.2%	34	5.2%	-76.5%
Persons in makeshift shelters	23	3.6%	80	12.3%	-71.3%
Persons on the street	134	20.8%	133	20.4%	0.8%
Persons in safe parking	5	0.8%	--	--	--
Dwellings	185	100.0%	331	100.0%	-44.1%
# of Cars or Trucks	53	28.6%	53	16.0%	0.0%
# of Vans or SUVs	26	14.1%	57	17.2%	-54.4%
# of Campers/RVs	84	45.4%	146	44.1%	-42.5%
# of Tents	7	3.8%	22	6.6%	-68.2%
# of Makeshift Shelters	15	8.1%	53	16.0%	-71.7%

Source: Los Angeles Homeless Services Authority (LAHSA) 2022 Greater Los Angeles Homeless Count.

The 2023 Greater Los Angeles Homeless Count (Los Angeles Continuum of Care) results were released in November 2023. A total of 71,320 persons were counted during the 2023 PIT count, an increase of 10 percent since 2022. Of the CoC population of persons experiencing homelessness, 43 percent were Hispanic/Latino, 32 percent were Black/African American, and 19 percent were White (non-Hispanic). Additionally, 27 percent had a substance use disorder, 25 percent experienced a serious mental illness, 10 percent had a developmental disability, and 19 percent had a physical disability.

The 2023 count for individual cities has not been released as of April 2024. However, data for SPA 6 has been released. The 2023 Greater Los Angeles Homeless Count revealed there are 12,995 persons experiencing homelessness in SPA 6. Of this population, 24 percent had a substance abuse disorder, 28 percent had a serious mental illness, 14 percent had a developmental disability, and 19 percent had a physical disability. The race and ethnicity of persons experiencing homelessness compared to the racial/ethnic composition of Compton using the 2018-2022 ACS are shown in Table 2-33. While this is not a perfect comparison, it can provide insight into which racial/ethnic populations may be overrepresented in the population experiencing homelessness. Based on this comparison, the Black/African American population is the most overrepresented in the homeless population. Other overrepresented populations include American Indian/Alaska Native, White, and multiple races.

Table 2-33: Persons Experiencing Homelessness by Race/Ethnicity – SPA 6, Compton (2023, 2022)

	SPA 6		Compton	
	Persons	Percent	Persons	Percent
Hispanic/ Latino	5,594	43%	67,474	71.2%
Not Hispanic/ Latino	7,401	57%	27,348	28.8%
American Indian/ Alaska Native	65	1%	67	0.1%
Asian	54	0%	894	0.9%
Black/African American	5,962	46%	23,733	25.0%
Native Hawaiian/Other Pacific Islander	26	0%	100	0.1%
White	918	7%	800	0.8%
Multiple Races	376	3%	925	1.0%

Source: Los Angeles Homeless Services Authority (LAHSA) 2023 Greater Los Angeles Homeless Count.

Housing Accommodations and Services for Persons Experiencing Homelessness. Housing for homeless people is often provided at three levels—emergency shelter, transitional housing, and permanent supportive housing. Each level serves distinctly different housing and supportive service needs. Facilities serving Compton residents are briefly summarized below.

- **Jordan’s Transitional Shelter.** This facility is a transitional apartment-style housing and support for homeless families suffering from substance abuse. Keith Village Apartments provides 86 units and Naomi Village Apartments provides 20 units.
- **Mrs. Flowers 2nd Chance.** This facility is a transitional housing facility and offers 4 beds. The transitional housing program equips clients with the necessary tools to reintegrate into society as a productive citizen and to facilitate the clients’ movement toward permanent housing. There is no maximum length of stay for clients.
- **Shields for Families.** Creative Learning Institute is a supportive housing facility to develop, deliver and evaluate culturally sensitive, comprehensive service models that empower and advocate for high-risk families in South Los Angeles. Building a foundation of hope that our families can acquire the skills and support needed to accomplish their goals.
- **Creative Learning Institute, Inc.** Creative Learning Institute, founded in 1983, grew out of the need to provide supervision and computer training for inner-city children at risk. After-school programs exposed a greater need to provide a safe nurturing environment for teenage children placed in out of home care, and transitional housing for emancipated foster care youth, who found themselves homeless within three years of departing from the protective services of the Department of Children and Family Services. CLI's goal is to empower children and their families through training, counseling, supervised recreation, and work experience. This transitional housing facility offers 6 beds.

Table 2-34: Housing for Persons Experiencing Homelessness

Name	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	Estimated Total
Jordan’s Transitional Shelter	0	106	0	106
Mrs. Flowers 2 nd Chance	0	4	0	4
Shields for Families, Inc.	0	106	0	106
Creative Learning Institute	0	6	0	6
Total	0	222	0	222

The City aims to remove unreasonable constraints to the development of supportive housing through Zoning Code Amendments outlined in Program 8. Additionally, persons experiencing or at risk of experiencing

homelessness may benefit from the Family Self-Sufficiency Program (Program 6) and Homelessness Plan (Program 15). Program 15 commits to assisting up to 600 persons through a variety of services, and work with private non-governmental organizations to create a homeless shelter and safe parking program. Additional affordable housing opportunities promoted through actions outlined in this Housing Element also aim to support persons at risk of homelessness.

H. AFFORDABLE HOUSING AT RISK OF CONVERSION

According to California Government Code Section 65583(a)(8) and (c)(6), jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low-income housing in ten years and propose programs to preserve or replace these units. For this Housing Element, this ten-year analysis period covers from October 15, 2021, through October 15, 2031. This section identifies the City's assisted units at-risk of conversion to market rate housing.

Nineteen developments in Compton have received mortgage assistance through the federal government and/or the State of California. [Table 2-35](#) indicates the name, government assistance, affordability controls, and other pertinent information for the government-assisted projects in the city. These developments have a total of 1,345 subsidized units.

Table 2-35: Publicly Assisted Multiple-Family Housing							
Name	Address	Affordable Units	Total Units	Funding Source	Tenant Type	Expiration	At Risk?
Douglas Park Apartments (Site A)	145 W Rosecrans Ave.	71	72	LIHTC/HUD	Family	2059	No
Logan's Plaza	2019 E 122 nd St.	60	61	LIHTC/HUD	Family	2067	No
Lutheran Gardens Apartments	2431 El Segundo Blvd.	75	76	LIHTC/HUD	Family	2059	No
Ramona Estates	1929 E. 122 nd St.	59	60	LIHTC/HUD	Family	2068	No
E. Boyd Esters Manor	1101 N Central Ave.	49	50	LIHTC/HUD	Senior	2071	No
Warwick Terrace	14921 Stanford Ave.	102	108	LIHTC/HUD	Family	2067	No
St. Timothy's Tower & St. Timothy's Manor	425 S Oleander Ave.	133	135	LIHTC/HUD	Senior	2069	No
Willow Apartments	12612 S. Wilmington Ave.	23	24	LIHTC	Family	2061	No
Seasons at Compton	15810 S Frailey Ave.	83	84	LIHTC	Senior	2065	No
Mosaic Gardens at Willowbrook	12701 S Willowbrook Ave.	60	61	LIHTC	Family	2069	No
Segundo Terrace aka El Segundo	2242 E El Segundo Blvd.	25	25	LIHTC	Family	2053	No
Curry Senior Apts. (AKA - Edward Lynn Brown)	1001 N Hickory Ave.	48	48	LIHTC	Senior	2048	No
Compton Garden	4243 E Alondra Blvd.	18	18	LIHTC	Senior	2056	No
Park Village Apartments	708 West Corregidor	164	164	LIHTC	Family	2068	No
Compton Senior Apartments	302 N Tamarind Ave.	74	75	LIHTC	Senior	2068	No
Santa Fe Apartments	1912 N Santa Fe Ave.	22	57	HUD	Family	2037	No
Whitfield Manor	12600 S Compton Ave.	40	40	HUD	Family	2024	No
South Bay Retirement Residence	1001 W Cressey St.	75	75	HUD	Senior	2035	No
New Wilmington Arms-2	700 W Laurel St A 210	164	164	HUD	Family	2024	No
Total At Risk		204	204				
Total		1,345	1,397				

Source: SCAG Final RHNA Data Appendix, 2020.

At Risk Status

State law requires the housing element to include an assessment of the likelihood that the publicly assisted affordable projects will be at risk of conversion to non-low income uses. This determination of “at risk” status depends on: 1) whether the original deed restrictions that accompany public assistance are expiring; 2) the desire of the property owner to convert the project to market rates; and 3) current housing market conditions. At-risk projects are those considered to be at risk of conversion to market rate housing within 10 years following adoption of the housing element, or 2031. There are two assisted rental housing projects at risk of expiring during the 2021-2031 Housing Element period:

- **Whitfield Manor** (40 affordable units) – Whitfield Manor is a low income family housing apartment subsidized by HUD Section 8 Project-Based Rental Assistance (PBRA). Households receiving HUD PBRA assistance typically earn 30% or less than the AMI. Whitfield Manor has 40 total units, including 1-bedroom, 2-bedroom, and 3-bedroom units. The overall affordability covenant extends to 2039. However, the current project-based Section 8 contract is expiring in 2024. Because the project is required to remain affordable through 2039, the likelihood of the owner not renewing the Section 8 assistance is low.
- **New Wilmington Arms-2** (164 affordable units) – New Wilmington Arms-2 is also a HUD PBRA project. This project has 164 affordable units, including 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. This project is required to remain as affordable housing through 2031, with the current project-based Section 8 contract expiring in 2024. However, given the requirement to maintain this project as affordable housing through 2031, the likelihood of the owner not renewing the Section 8 assistance is low.

Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance other than through the Section 8 program; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond funded units. These options are described below, along with a general cost estimate for each.

Transfer of Ownership

The California Department of Housing and Community Development (HCD) keep a current list of all of the qualified entities across the State. A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an ongoing association are the logical entities for future participation. The following qualified entities serving Los Angeles County may have the potential to acquire and preserve the at-risk units identified:

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- A Community of Friends
- Abbey Road Inc.
- Abode Communities
- American Family Housing
- Century Housing Corporation
- City of Pomona Housing Authority
- Coalition for Economic Survival
- CSI Support & Development Services
- DML & Associates Foundation
- FAME Corporation
- Francis R. Hardy, Jr.
- Hart Community Homes
- Hollywood Community Housing Corp.
- Home and Community
- Hope-Net
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Keller & Company
- Long Beach Affordable Housing Coalition, Inc.
- Los Angeles Housing & Community Investment Department
- LTSC Community Development Corporation
- Many Mansions, Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Pico Union Housing Corporation
- Poker Flats LLC
- ROEM Development Corporation
- Skid Row Housing Trust
- Southern California Housing Development Corp.
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)
- The Long Beach Housing Development Co.
- West Hollywood Community Housing Corp.
- Winnetka King, LLC

Current market value for the units is estimated on the basis of the project's potential annual income and operating and maintenance expenses. As indicated in [Table 2-36](#), the estimated market value of the at-risk units is \$47.8 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and property conditions, lease-out/turnover rates, among other factors.

Table 2-36: Market Value of At Risk Units

Unit Information	At-Risk Units
1-bdrm	21
2-bdrm	37
3-bdrm	134
4-bdrm	12
Annual Operating Cost	\$2,343,268
Gross Annual Income	\$6,172,272
Net Annual Income	\$3,829,004
Market Value	\$47,862,553

Market value for project is estimated with the following assumptions:

Average market rent based on Fair Market Rents (FY 2023) established by HUD. One-bedroom unit = \$1,747; two-bedroom unit = \$2,222; three-bedroom unit = \$2,888; four-bedroom unit = \$3,170.

Average size is assumed to be 600 square feet for a one-bedroom, 850 square feet for a two-bedroom, 1,200 square feet for a three-bedroom, and 1,500 square feet for a four-bedroom.

Annual income is calculated on a vacancy rate = 5%

Annual operating expenses per square foot = \$10.52 (NAAHQ, Operating Income and Expense Data for All Subsidized Properties, 2021).

Market value = Annual net project income*multiplication factor

Multiplication factor for a building in good condition is 12.5.

Rental Assistance

In the event that funding is no longer available for the at-risk units, rental subsidies can be used to maintain affordability by using local, state or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30% of household income).

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Given the bedroom mix of the 204 Section 8 assisted rental units, the total cost of subsidizing the rent for the units is \$373,864 per month, as shown in [Table 2-37](#). This translates into approximately \$4.5 million annually or \$89.7 million over a 20-year period.

Table 2-37: Required Rental Subsidies for At Risk Units								
Unit Size	Total Units	Fair Market Rent	HH Size	Very Low Income Limits	Affordable Cost	Utility	Per Unit Subsidy	Monthly Subsidy
1-bdrm	21	\$1,747	2	\$47,650	\$958	\$233	\$1,022	\$21,462
2-bdrm	37	\$2,222	3	\$53,600	\$1,071	\$269	\$1,420	\$52,540
3-bdrm	134	\$2,888	4	\$59,550	\$1,173	\$316	\$2,031	\$272,154
4-bdrm	12	\$3,170	5	\$64,350	\$1,235	\$374	\$2,309	\$27,708
Total	204							\$373,864

Source: HUD FY 2023 Fair Market Rent (FMR), Los Angeles-Long Beach-Glendale, CA (Los Angeles County) Metro FMR Area, 2023; HCD 2022 Income Limits; LACDA 2022 Utility Allowance Schedule; Veronica Tam & Associates, 2022.

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Estimated new construction costs for the two at-risk affordable housing projects are shown in [Table 2-38](#). The replacement of the 204 at-risk units would require approximately \$245,790 per unit. However, this cost estimate does not include land, permits, on- and off-site improvements, and other costs.

Table 2-38: Estimated Construction Cost to Replace At Risk Units				
Unit Size	(A) Total Units	(B) Estimated Average Unit Size	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
1-bdrm	21	600	15,120	\$2,835,000
2-bdrm	37	850	37,740	\$7,076,250
3-bdrm	134	1,200	192,960	\$36,180,000
4-bdrm	12	1,500	21,600	\$4,050,000
Total	204	--	--	\$50,141,250
Average Per Unit Cost				\$245,790

Notes:

(C) = (A) x (B) x 1.20 (i.e., 20% inflation to account for hallways and other common areas)

(D) = (C) x \$150 (per square foot construction costs) x 1.25 (i.e., 25% inflation to account for parking and landscaping costs)

Construction cost an estimate only.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk projects is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable. While projects owned by nonprofit organizations have affordable housing as their mission and therefore the long-term use is typically not an issue, subsidies may be needed over time to subsidize the rents if Section 8 contracts are no longer available, or funds are needed for rehabilitation.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because each project may have unique circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

The cost to build new housing to replace the 204 at-risk units is high, with an estimated total cost of over \$50.1 million, excluding land, on- and off-site improvements, and permit fees. New construction would likely be more expensive than transfer of ownership (\$47.9 million). Both the construction of new housing and transfer of ownership would be substantially more expensive than providing rent subsidies (\$4.5 million annually). However, rent subsidies do not provide long-term affordable housing. Further, rental subsidies over a 20-year period would ultimately be more costly than constructing replacement units or transfer of ownership.

The City will implement Program 10, Preservation of At-Risks Housing Units, to preserve the affordability of Whitfield Manor and Wilmington Arms-2. Under this program, the City will monitor at-risk units and allocate funding towards housing preservation.

3. Constraints Analysis

A. GOVERNMENTAL CONSTRAINTS

In recent years, communities have seen a dramatic decline in the number of new housing units built. This decline in housing construction is due to a convergence of factors—including tighter lending policies, declining home values, foreclosures, and cost of materials. The housing element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities. Constraints may include development standards that restrict developers from achieving maximum allowable densities. This section analyzes the impact of these “market” factors on the development of new and affordable housing regionally and in Compton.

Development Fees

The City of Compton, like other communities in the region, charges a range of service fees to cover the cost of processing development applications. More importantly, the City also charges development impact fees to finance the construction of adequate public facilities, water and sanitation treatment, and other “hard” infrastructure needed to support new residential developments. Fees are generally comparable for single-family and multi-family developments. All fees shown below are the same for multi-family developments and single-family developments with the exception of impact fees which are lower for multi-family units. Fire, parks, public works, transportation, general government, and law enforcement impact fees total \$8,105 for a single-family unit and \$6,309 for a multi-family unit. All City impact fees are lower for multi-family units compared to single-family units. Table 3-1 shows the typical fees charged to residential developers.

Table 3-1: Planning <u>and Impact</u> Fee Schedule as of <u>June</u> 2023		
Fee Category	Fee Amount	
Planning and Application Fees	Single-Family	Multi-Family
<u>Conditional Use Permit (per application/for each request)</u>	<u>\$10,917</u>	<u>\$10,917</u>
<u>Variances (per application/for each request)</u>	<u>\$12,979</u>	<u>\$12,979</u>
<u>Zone Change</u>	<u>\$12,736</u>	<u>\$12,736</u>
<u>General Plan Amendment</u>	<u>\$12,736</u>	<u>\$12,736</u>
<u>Annexation – Preliminary Review</u>	<u>\$607</u>	<u>\$607</u>
<u>Annexation – Formal Review</u>	<u>\$6,065</u>	<u>\$6,065</u>
Site Plan Review	\$311	\$311
Architectural Review <u>(for new single, multifamily, or ADUs)</u>	\$3,032	\$3,032
Subdivision		
<u>Parcel Merger</u>	<u>\$3,515</u>	<u>\$3,515</u>
<u>Lot Line Adjustment</u>	<u>\$2,141</u>	<u>\$2,141</u>
Tentative Parcel Map, Tentative Tract Map	\$12,736	\$12,736
<u>Liquefaction Compliance (administrative fee)</u>	<u>\$607</u>	<u>\$607</u>
<u>Time Limit Extension</u>	<u>\$1,687</u>	<u>\$1,687</u>
Environmental		
Initial Study, Negative Declaration, EIR	\$9,825	\$9,825
Exemption	\$632	\$632
Impact Fees		
Fire	\$385 per unit	\$306 per unit

Table 3-1: Planning and Impact Fee Schedule as of June 2023

Fee Category	Fee Amount	
Parks	\$4,395 per unit	\$3,480 per unit
Public Works	\$710 per unit	\$562 per unit
Transportation	\$1,115 per unit	\$775 per unit
General Government	\$1,362 per unit	\$1,078 per unit
Law Enforcement	\$138 per unit	\$108 per unit
School (collected by the school district)	\$2.97 per square foot	\$2.97 per square foot
Total Impact Fees (excluding school)	\$8,105 per unit	\$6,309 per unit

Analysis of Fees

For a typical 1,000-square-foot single-family detached residence or 1,000-square-foot multi-family unit, the building plan check/permit fees are as follows:

Building Permit Fee	\$1,564.00
Plan Check:	\$1,209.39
Electrical Fee:	\$615.00
School District Fee:	\$2,970.00
Mechanical Fee:	\$189.00
Plumbing Fee:	\$719.00
*School District Fee:	\$2.97 per square foot

For a typical single-family residence on a 5,000-square-foot lot, the total City development and building fees required are \$14,445. The materials cost to construct a 1,000-square-foot home plus the land cost totals \$198,000. City processing fees are approximately 7.3 percent of the development cost per-single family unit.

For a typical multiple-family unit, the total City development and building fees required are \$12,649. The materials cost for a typical 800-square-foot multi-family unit is \$90,000, with land costs adding another \$18,000 for a total of \$108,000. City processing fees are approximately 11.8 percent of the development cost per multiple-family unit.

Although fees are a necessary part of the development process, the City has the latitude to defer or waive such fees in special cases, after notice and hearing, where better or fairer financing arrangements would result from such deferral. For affordable housing, the developer can request incentives (such as increased density, reductions in standards, or modification to a zoning code requirement) that can be monetized and reduce project costs. Therefore, fees are not considered an actual constraint to development.

B. LAND USE CONTROLS

General Plan Land Use Policy

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the general plan elements must be internally consistent, and the City's zoning must be consistent with the general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element.

The land use element of Compton General Plan 2010 accommodates residential development across the City. General Plan 2010 land use categories allow residential development as follows:

- Low-Density Residential: 12 du/ac
- Medium-Density Residential: 17.9 du/ac
- High-Density Residential: 34 du/ac

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- Mixed Use-Commercial: 34 du/ac

The City is in the process of updating the land use element of its General Plan, which includes adding new land use designations to support residential development. The table below summarizes preliminary land use designations that allow residential development and their associated densities for General Plan 2045.

Table 3-2: Compton General Plan 2045 Preliminary Land Use Designations	
Preliminary Land Use Designation	Density (dwelling units per acre)
Low Density Residential	1-12
Medium Density Residential	12.1-25
High Density Residential	25.1-40
Neighborhood Mixed Use	25-40
Community Mixed Use	35-45 (Community Benefits: 55)
Transit Priority Mixed Use	60-80 (Community Benefits: 95)
Compton Station Specific Plan (CSSP) – Mixed Use 1	40-80
CSSP – Mixed Use 2	50-100
CSSP – TOD	100-175
Source: City of Compton, Community Development Department	

The City anticipates adopting General Plan 2045 by the end of 2024, which will greatly increase the potential for residential development throughout the City.

Residential Uses by Zone

Housing element law requires cities to facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet various special needs of seniors, people with disabilities, farmworkers, homeless, and others. Compton Zoning Code provides for the housing types required by state law. The primary land use designations allowing residential uses are below:

Table 3-3: Housing Types Permitted by Zoning District					
Residential Use	Residential Agriculture	Low Density Residential	Medium Density Residential	High Density Residential	Limited Commercial
1 DU	P	P	P	P	CUP
2-4 DU	P	P	P	P	CUP
5+ DU	NP	NP	CUP	CUP	CUP
Residential Care < 6P	P	P	P	P	CUP
Residential Care > 6P	CUP	CUP	CUP	CUP	CUP
Emergency Shelter	CUP	NP	NP	NP	CUP
Manufactured Homes	P	P	P	P	CUP
Mobile-Home Parks	NP	NP	NP	NP	NP
Transitional Housing	P	P	P	P	CUP
Supportive Housing	P	P	P	P	CUP
ADU	P	P	P	P	NP
P=Permitted, CUP = Conditionally Permitted, NP=Not Permitted					
Source: City of Compton Community Development Department					

The following provisions describe how certain housing types are provided.

Single and Multiple Family Housing Opportunities

Single-family dwellings are permitted by right in all residential zones. Each residential zone requires a minimum lot size per dwelling unit and a maximum permitted density. There is no difference in development standards for either residential product type. Manufactured housing is treated in the same manner as other “stick-built” single-family residential uses in the same zone.

Multiple-family development (apartments and condominiums) is permitted as a by-right use for projects containing up to four units in the medium and high density zones. Multi-family projects with five or more units require a conditional use permit in the medium and high density zones. However, all multi-family development in the limited commercial zones require a conditional use permit. These zones are suitable for single-family detached units, apartments, condominiums, and town homes, as well as affordable housing. Many of these lots remain undeveloped, providing ample opportunities for affordable housing. The City is proposing to eliminate the Conditional Use permit requirement in the project area covered by the Artesia Station.

Employee and Farmworker Housing

Although the City has a residential agriculture (R-A) zone, the properties in this zone to do accommodate or allow agricultural operations large enough to employ a significant number of workers. Additionally, per the American Communities Survey, there are a limited number of farmworkers residing in Compton. The proposed General Plan land use designation does allow commercial farming. To comply with Health and Safety Code Section 17021.6 (Employee Housing Act), the City will amend the Zoning Ordinance to permit farmworker housing up to 36 beds or 12 units as an agricultural use by right in the R-A zone.

Health and Safety Code Section 17021.5 (Employee Housing Act) requires that jurisdictions permit employee housing providing accommodations for six or fewer employees be deemed a residential use subject to the same standards as single-family residences. The Compton Zoning Ordinance does not currently contain provisions for employee housing. This Housing Element includes a program to amend the Zoning Code to comply with the Employee Housing Act.

Accessory Dwelling Units

Accessory dwelling units (ADUs) also offer opportunities for affordable housing. The City of Compton allows for the development of accessory dwelling units by right in all residential zones. Approximately 10 accessory dwelling units are built each year.

Compton’s ADU ordinance (Section 30-11.2 of the Municipal Code) was last updated in December 2021. However, additional changes in State law since that time necessitate another update to the City’s ordinance. Most notably, AB 2221 amended the height restrictions to allow ADUs a height of up to 18 feet in some cases and up to 25 feet in other cases. This Housing Element includes a program to update Section 30-11.2 to ensure compliance with the most recent changes to State law.

The City’s website includes a dedicated resource page for accessory dwelling units. The website includes an overview of the process, handouts in English and Spanish, contact information, and links to the ADU application. The City has a strong desire to see more ADUs constructed in the community. In order to further incentivize ADU development, particularly affordable ADUs, this Housing Element includes a program to explore incentives such as:

- Pre-approved ADU plans
- Fee waivers for ADUs with deed restricted affordability

Day Care Centers

The City of Compton permits day care centers, including adult day care and children’s day care centers, to render service by trained and experienced personnel to adults or children who require care during a portion of the day, pursuant to the Administrative Code of the state. The City also specifically permits day care centers for the care of children with special needs, including minors with mental illness or behavioral or emotional

disorders. These facilities are intended to provide supervised daytime programs of education or training, handicraft, vocational, and recreational activities.

Residential Care Facilities

Residential care facilities have come under increasing scrutiny by the Department of Housing and Community Development due to changes in federal fair housing law and subsequent changes to California housing element law as well. Pursuant to the Lanterman-Petris Act, local governments are to allow housing opportunities for people with disabilities in normal residential settings. The Compton Municipal Code therefore permits residential care facilities. These facilities provide personal care in a residential setting for children and/or adults, consistent with the definition provided by the California Community Care Facilities Act, California Health and Safety Code.

A residential care facility, pursuant to state law, includes the following: intermediate care/developmentally disabled or nursing facility, congregate living health facility, residential care facility for persons with chronic life-threatening illnesses or the elderly, pediatric day health and respite care facility, alcoholism or drug abuse recovery or treatment facility, and any state-authorized, certified, or licensed family care home, foster home, or group home serving mentally disordered or otherwise handicapped persons or dependent and neglected children, as set forth in the Lanterman-Petris-Short Act, California Welfare and Institutions Code Section 5116.

Residential care facilities are subject to licensure and regulation by the State of California. State law preempts local governments from enacting local regulations upon residential care facilities serving six or fewer clients that conflict with state law. Specifically, residential care facilities that serve six or fewer persons shall be (1) treated the same as a residential use, (2) allowed by right in all residential zones, and (3) subjected to the same fees, taxes, and permits as other residential uses in the same zone. Essentially, residential care facilities should be treated in the same manner as any other single-family or multiple-family apartment complex in the same zone. As required by state law, the City of Compton permits residential care facilities for 6 or fewer persons as a by-right use in all zones allowing residential uses. Residential care facilities for 7 or more clients are allowed in residential zones through a conditional use permit. The required findings for approval are discussed later.

To prevent the definition of family from being used to limit fair housing, the City modified the municipal code definition of "family" as follows:

Family is defined as simply "one or more individuals who live together. Members of the family do not need to be related by blood, marriage or in any other legal capacity".

Homeless Facilities

Senate Bill 2 requires all local governments to facilitate and encourage the production of housing suitable for homeless people, including emergency shelters, transitional, and permanent supportive housing. The following describes how such uses are currently permitted and, where not permitted, amendments to the Compton Municipal Code that will be made:

Emergency Shelters. In 2020, the City amended the Municipal Code to allow emergency shelters as a by-right use in the newly created Emergency Shelter Overlay Zone (Section 30-49 of the Municipal Code). The Overlay zone is applied to portions of the Heavy Manufacturing (MH) and Light Manufacturing (ML) zones. These zones specifically prohibit residential uses. New State law (AB 2339) requires that local jurisdictions identify zone(s) where emergency shelters will be permitted by right without discretionary review. Such zones must either be residential zones or nonresidential zones where residential uses are also permitted. The MH and ML zones do not meet the requirements of AB 2339.

The Zoning Code includes location requirements and development standards such as:

- Maximum of 100 beds in any single emergency shelter;
- Off-street parking required at a ratio of two spaces minimum plus one space for each 300 square feet of gross floor area;
- On-site manager and security officer must be provided onsite at all times; and
- Provisions for an indoor client intake area.

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In addition, the City conditionally permits emergency shelters in the Limited Commercial (CL) zone, which also conditionally permits a variety of residential uses. Properties zoned CL are located primarily along transportation corridors with access to public transportation, services, and public facilities. CL zoned properties are located primarily along major transportation corridors such as Compton Boulevard, Long Beach Boulevard, Alameda Street, and Alondra Boulevard. Major uses include general commercial retail and services, abutting residential uses. Under the proposed General Plan, many of the CL zoned properties are proposed to be redesignated as Neighborhood Mixed Use, Community Mixed Use, TOD, or Medium Density Residential. Therefore, CL zoned properties are considered areas appropriate for residential uses.

Compton is served by the Compton Renaissance and the Los Angeles Metro. Compton Renaissance service stops along CL zoned areas include Compton Towne Center, Compton High School, Compton Airport, Public Social Services Department, Gateway Shopping Center, DMV, and Fashion Center. The Los Angeles Metro also has a Compton Blue Line station on Willowbrook Avenue adjacent to Compton Boulevard. Additional resources accessible to areas zoned CL include the County of Los Angeles Department of Public Social Services (211 E Alondra Boulevard) and the Department of Social Services (17600 C, 17600 Santa Fe Avenue, adjacent to Alameda Street).

This Housing Element includes a program to amend the Zoning Code to permit emergency shelters by right without discretionary review in the CL zone. This zone contains at least 17 vacant parcels, totaling 4.16 acres. With a 2022 unsheltered homeless population of 406 persons, at least five shelters would be needed at up to 100 persons per shelter. A building area of approximately 20,000 square feet would be required per shelter (based on the general guidance of AB 2339 of 200 square feet per person). The vacant CL properties are adequate to accommodate the City's unsheltered homeless.

AB 139 (Government Code Section 65583) limits off-street parking to only what is necessary to support anticipated staffing levels. AB 2339 also expands the definition of emergency shelters to include other interim interventions such as navigation centers, bridge housing, and respite or recuperative care. Therefore, this Housing Element includes a program to amend the City's provisions for emergency shelters to comply with new State laws such as AB 139 and AB 2339.

Low Barrier Navigation Centers. AB 101 requires cities to allow Low Barrier Navigation Centers as a permitted use in areas zoned for mixed use and nonresidential zones permitting multi-family uses if they meets specified requirements.

A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. This Housing Element includes a program to amend the Zoning Ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

Transitional Housing. In 2020, the City amended the Municipal Code to include a definition of transitional housing. Per Municipal Code Section 30-49.4, transitional housing shall be considered a residential use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Several organizations in Compton are actively providing transitional housing. These include Jordan Disciples Community Service, Mrs. Flowers, Creative Learning Institute and At the Fountain Transitional Living. The Zoning Code will be amended to ensure transitional housing is similarly permitted in all zones that permit residential uses, including mixed use zones.

Permanent Supportive Housing. In 2020, the City amended the Municipal Code to include permanent supportive housing. Per Municipal Code Section 30-49.4, permanent supportive housing shall be considered a residential use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing is approved by-right in all residential zones. However, the

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Zoning Code will be amended to ensure supportive housing is similarly permitted in all zones that permit residential uses, including mixed use zones.

Effective January 2019, AB 2162 implemented a streamlined approval process for certain supportive housing projects. The bill requires supportive housing projects with 50 or fewer units to be permitted by-right in zones where multi-family and mixed-use development is permitted, provided the project meets certain conditions. Additionally, the bill prohibits minimum parking requirements for supportive housing within one-half mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with these new regulations.

Single Room Occupancy (SRO) Housing. Single Room Occupancy housing is permitted in the Compton Station Specific Plan, including the Downtown Core Zone (DC), Downtown Transition Zone (DT), Residential Urban Zone (RU), Neighborhood Corridor Zone (NC), and Urban Flexible Zone (UF). The minimum residential unit size for SROs in all zones is 200 sf. Parking standards for SROs in the Compton Station Specific Plan are the same for studio units. In the Downtown Core Zone (DC), Downtown Transition Zone (DT), and Urban Flexible (UF) minimum parking ratios for SROs and studio units are 0.5 for unrestricted units and none for affordable units. In the Residential Urban Zone (RU) and Neighborhood Corridor (NC) minimum parking ratios for SROs and studio units are 1 for unrestricted units and 0.5 for affordable units. SRO units are also approved by-right in the same manner as multifamily units in the Compton TOD Specific Plan area. Reduced parking standards outlined above, specifically in the DC, DT, and UF zones, serve to facilitate and encourage the development of SROs in Compton.

Mobile Homes

Mobile homes are not permitted in any zone in Compton. Trailer parks are conditionally permitted in the C-L and C-M zones. Mobile homes are not anticipated to increase further due to land availability. Existing mobile homes are described in Chapter 2, Subsection G, Special Housing Needs, of this Housing Element.

Locally Adopted Ordinances

The City of Compton does not have a short-term rental or inclusionary ordinance, or other local ordinances that have a significant impact on the supply of housing.

C. BUILDING STANDARDS

Residential development must adhere to prerequisites in order to be approved in Compton. These include development standards, design and parking standards, building codes, and other requirements. These are noted as follows.

Development Standards

The City of Compton Zoning Ordinance includes development standards and requirements for existing and potential development within the Residential Agriculture, Low Density Residential, Medium Density Residential and High Density Residential zone districts, as well as Limited Commercial which allows single-family and multi-family residential units. The development standards do not appear to represent a constraint to development given the amount of rehabilitation that has occurred in recent years. The minimum lot size and setback requirements are very liberal. For example, most communities in the area require between 5 to 10 feet for the side yard setbacks. Compton only requires a 3- to 5-foot setback.

Table 3-4: Zoning Standards					
Zone Dev Standard	Residential Agriculture	Low Density Residential	Medium Density Residential	High Density Residential	Limited Commercial
Density	4 du/ac	8 du/ac	17 du/ac	29 du/a	29 du/a
Yards	Front: 20 ft Side: 3 ft (5 ft for 2+ stories) Rear: 20 ft	Front: 20 ft Side: 3 ft (5 ft for 2+ stories) Rear: 20 ft	Front: 20 ft Side: 3 ft (5 ft for 2+ stories) Rear: 20 ft	Front: 15 ft Side: 3 ft (5 ft for 2+ stories) Rear: 20 ft	Front: 15 ft Side: 3 ft (5 ft for 2+ stories) Rear: 20 ft
Lot Coverage/ Open Space	None	None	None	None	None

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Building Height	35 ft	35 ft	35 ft	35 ft	35 ft
Distance Between Buildings	N/A	N/A	N/A	N/A	N/A
Parking	2 spaces per unit	2 spaces per unit	Multi-family 2 or fewer bedrooms, attached unit: 1.5 spaces/unit 2 or fewer bedrooms, detached unit: 2 spaces/unit 3 or more bedrooms: 2 spaces per unit plus Guest parking: 1 space per 4 units		
Fences, Hedges & Walls	Front: 42" maximum Side/Rear: 96"				
Minimum Living Area	2 bedrooms: 1,200 sf 3 bedrooms: 1,200 sf 4 bedrooms: 1,200 sf 5 bedrooms: 1,200 sf		Bachelor Units: 450 sf 1 bedrooms: 600 sf 2 bedrooms: 800 sf 3+ bedrooms: 1000 sf		

Table 3-4 above indicates basic residential development standards for Compton; the table shows density, yard requirements (front, side and rear), lot coverage, open space, building heights, distances between buildings (main and accessory buildings), parking, fences, hedges, walls, and minimum living area. Compton has four residential base zone districts; Residential Agriculture, Low-Density Residential, Medium-Density Residential; and High-Density Residential. The Zoning Code also allows single- and multi-family residential uses but uses the high-density residential standards in the Limited Commercial Zone.

While most of the development standards for the single-family detached and multi-family units are reasonable, the requirement for 1.5 parking spaces in an enclosed garage for multi-family development may act as a constraint. All neighboring cities require a two-space garage for single-family homes (Lynwood, Gardena, Paramount). In terms of multi-family development, Compton is the only city that allows for 1.5 spaces per unit for smaller dwellings, whereas neighboring jurisdictions require two spaces for multi-family units of all sizes. Compton also requires fewer guest parking spaces for multi-family units compared to neighboring cities. This provides for greater flexibility in multi-family projects. The City is also flexible with required parking requirements for specific types of residents, including the elderly (1 covered space/unit for senior citizen apartments). However, to further reduce the constraint to development parking may pose, this Housing Element includes a program to adopt new regulations to update and reduce current requirement of 1.5 enclosed spaces per unit to one enclosed parking space per multi-family family unit under two bedrooms.

Density of 10 units per acre typically requires one story. Each story is assumed to be 10 to 12 feet. Therefore, the height limit of 35 feet is generally adequate to accommodate three-story structures and at 29 units per acre. The minimum unit size for small units at 600 square feet may also constrain the development of small units. The minimum lot size of 5,000 required for residential lots is not viewed as a development constraint because any legally subdivided lot in the City that is zoned residential can be developed regardless of size. The smallest lots in the city are typically 2,500 square feet (25 x 100) and the City permits single-family detached homes on these lots. Most of these small lots were consolidated into 5,000 sq. ft lots or larger decades ago and are developed with either single family detached or multi-family homes. The minimum lot requirement applies only to newly subdivided lots and has never prohibited any recent residential development project. However, the City is committed to exploring all reasonable opportunities including approving smaller lots for smaller homes to reduce costs while still maintaining development standards that ensure quality development and do not result in adverse impacts to the health, welfare, and safety of the community. Additionally, the City will evaluate options to streamline the Architectural Review Board (ARB) process to shorten the review time. This ARB amendment will involve a municipal code amendment and Planning Commission/City Council approval.

Compton Station Specific Plan

The City adopted the Compton Station Specific Plan in 2022, which created ample new opportunities for high density residential development. The Specific Plan can accommodate a total of 2,178 new residential units, including 734 affordable units. The Specific Plan created the following new zoning districts which allow for new residential development: Residential Urban (RU), Neighborhood Corridor (NC), Downtown Core (DC),

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Downtown Transition (DT), and Urban Flexible (UF). The table below provides a summary of development standards for these zones.

Table 3-5: Compton Station Specific Plan Development Standards					
Development Standard	RU	NC	DC	DT	UF
Height	3 stories (2)	5 stories	3-10 stories	3-6 stories	4 stories
Setbacks					
Front	10-20'	0-15'	0-10'	0-10'	0-10'
Street Side	5'	5-10'	5-10'	5-10'	5-10'
Interior Side	5'	0' (1)	0'	0'	0' (1)
Rear	10'	10'	0' (1)	0' (1)	10'
Open Space					
Common Open Space (min.)	Not required	15% of site area			
Open space/unit	200 sq. ft.	150 sq. ft.; 30% attached to unit			
Source: City of Compton, Compton Station Specific Plan, Public Hearing Draft, September 7, 2022					
Notes:					
(1) 10' when adjacent to residential					
(2) 5 stories permitted when fronting on Willowbrook					

Table 3-6: Compton Station Specific Plan Parking Requirements			
	1+ bedroom	Studio / SRO	Guest
DC and DT Districts			
Unrestricted	1 space / unit	0.5 spaces / unit	0.15 spaces / unit
Affordable	0.5 spaces / unit	None	0.15 spaces / unit
RU District			
Unrestricted	1 space / unit	1 space / unit	0.1 spaces / unit
Affordable	0.5 spaces / unit	0.5 spaces / unit	0.1 spaces / unit
NC District			
Unrestricted	1 space / unit	1 space / unit	0.15 spaces / unit
Affordable	0.5 spaces / unit	0.5 spaces / unit	0.15 spaces / unit
UF District			
Unrestricted	1 space / unit	0.5 spaces / unit	0.1 spaces / unit
Affordable	0.5 spaces / unit	None	0.1 spaces / unit
Source: City of Compton, Compton Station Specific Plan, Public Hearing Draft, September 7, 2022			

As shown in the tables above, the Compton Station Specific Plan has been designed to facilitate residential development by maximizing space and encouraging multi-story buildings.

Affordable Housing Incentives

A key goal of the housing element is to assist in the development of affordable housing for persons of all income levels. In lieu of financial means, the City of Compton implements several key housing programs:

- Density bonus.** On September 11, 2007, the City Council adopted Ordinance 2163, which created a local density bonus ordinance that offers the same types of development incentives that are allowed for under California law. The provisions apply to multifamily residential and mixed-use development projects consisting of five or more dwelling units. Per the City's current ordinance, a development may qualify for up to a maximum 35% density bonus by providing 11% very-low income units, 20% low-income units, or 40% moderate-income units; or up to a 20% density bonus for the development of senior housing. Other concessions or incentives may also be awarded on a sliding scale depending on the percentage of affordable housing provided, in order to make the housing units economically feasible.

Recently enacts bills, including AB 1763 and AB 2345, have modified Government Code Section 65915-65918 to expand density bonus provisions. The new regulations include special provisions for projects that are 100 percent affordable, allowing a maximum density bonus of 80 percent in most

cases, with no limitations on density for projects within one-half mile of a major transit stop. Additionally, the maximum density bonus for qualifying projects that include market rate units has been increased from 35 percent to 50 percent. This Housing Element includes a program to update the City's density bonus ordinance to comply with new State requirements.

- **Variances/modifications.** The Planning Commission has successfully used the variance when a valid hardship exists in current and prior residential projects to allow non-compliance in development standards and code requirements to permit the construction of new housing. These allow for the reduction or modification of many development requirements.

Building Codes and Enforcement

The City has adopted the 2022 California Building, Electrical, Green Building Standards, Plumbing, Mechanical, and Residential codes. The City has not adopted any local amendments to the California Building Codes that would constrain housing development. The Building and Safety Division performs examinations of development plans, issues permits and performs inspections of construction activities in the City. The division further provides information to its customers through records research, provision of informational handouts and by development consultation through all phases of a project from concept to completion.

The City of Compton has also adopted a variety of property maintenance codes for the protection of property values and the general welfare of the community. The code defines conditions for substandard properties and sets forth requirements for the maintenance of property. This code also defines public nuisances and the abatement process for eliminating the nuisance. Major housing initiatives include: building and land use violations, public health code, noise and other public nuisances, and property maintenance. The Code Enforcement Division enforces state and local laws for health and safety, basic property maintenance standards, and land use regulations.

The City's building codes, property maintenance standards, and code enforcement functions do not add materially to development costs, particularly since cities surrounding Compton have adopted similar measures. These provisions are therefore not considered an actual constraint.

Subdivision and On-Site/Off-Site Improvements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. In order to ensure public health and safety, the City of Compton, like other jurisdictions across the county, requires developers to provide onsite and offsite improvements necessary to serve proposed residential projects so that the City is not left with underserved developments and unfunded liabilities.

The City requires developers to fulfill obligations specified in the Subdivision Map Act. Such improvements may include water, sewer, and other utility lines and extensions; street construction to City standards; and traffic control reasonably related to the project. Compton regulates the design, installation, and maintenance of improvements needed for new housing. On/off-site improvements include street right-of-way dedication, sidewalks, street lighting, curbs and gutters, water and sewer mains, and others.

Typical standards requirements include:

- Arterial streets are a minimum width of 80 feet with 64 feet of roadway and 16 feet of sidewalk, including parkway. Each one-half of the highway consists of 32 feet of graded roadway, curbs and gutters, and 8 feet of sidewalk and parkway with at least 5 feet thereof paved.
- Collector streets are a minimum width of 60 feet with 40 feet of roadway and 20 feet of sidewalk, including parkway. Each one-half of the highway consists of 20 feet of graded roadway, curbs and gutters, and 10 feet of sidewalk and parkway, with at least 5 feet thereof paved.
- Water mains, submains and water services as may be necessary for the distribution of water to each lot, piece or parcel of land. Construction of all new distributing systems are done by the water department only.

- The open space, park and recreational facilities for which dedication of land and/or payment of a fee is required in accordance with the General Plan, which is consistent with the Quimby Act.

These types of improvements would only be required for new subdivisions. In the vast majority of cases, infrastructure is already in place and surrounding individual projects. Sufficient capacity exists within the existing street network. In these cases, most of the City's on-and offsite improvements are provided simply through the payment of a pro-rate share of fees, which have been accounted for under residential development fees mentioned earlier.

These subdivision requirements are similar to jurisdictions across southern California and are not deemed to place a unique cost or actual constraints upon the development, improvement, and maintenance of housing.

Energy Conservation

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable. The City of Compton encourages resource conservation as follows.

- **Building Codes.** In 2012, Compton adopted the California Green Building Code (CALGreen), the first statewide green building standards code, and has consistently adopted subsequent updates to CALGreen. The Code is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use by 20%, improve indoor air quality, divert 50% of construction waste from landfills, and inspect energy systems for nonresidential building.
- **Neighborhood design.** Neighborhood design and site planning can also help to reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use.
- **Green Standards.** The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and then issues certifications based on the points achieved for sustainable practices.
- **Retrofits of Residential Buildings.** Older residential buildings built before modern energy conservation standards and those under the CALGreen Code provide the greatest opportunity to make a measurable difference in energy usage. To that end, the City of Compton offers residential rehabilitation loans that can be used to purchase more energy-efficient upgrades to windows, insulation, and other home items. Moreover, local utility companies also offer a wide range of incentive programs to trade in energy-inefficient appliances and receive a rebate that can be used to purchase more energy-efficient models.

D. PERMITTING PROCESSES

The City of Compton has the responsibility to ensure that residential developments are of high quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Compton Municipal Code establishes standard procedures for processing applications for the development, maintenance, and improvement of housing. These processes are described in the following section.

Processing and Permit Procedures

The time required to process a project varies greatly from one project to another and is directly related to the size, complexity of the proposal, staffing levels, state laws, and the number of actions or approvals needed to complete the process. Table 24 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review, typically taking 4-7 months. Similarly, entitlements for multiple family residential projects can be run concurrently, and typically takes 4-10 months to process. An MND may take up to 12 months to process. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector.

The typical review process for administrative review using the Design Review process (Section 30-45) and Architectural Review Board application (ARB) is as follows. All projects that require a building permit are subject to ARB design review. The Architectural Review Board shall be administered by the Planning Department and shall be composed of the following members: Planning Department, Building and Safety Department, Public Works Department, Community Redevelopment Agency, Fire Department, Water Department, Architectural Consultant. Small and medium sized projects shall be reviewed by a Design Review Team composed of a minimum of two members of the Architectural Review Board, including a representative of the Planning Department or the Building and Safety Department. Large projects shall be reviewed by a Design Review Team composed of a minimum of four members of the Architectural Review Board, including a representative of the Planning Department. The ARB design review process is a staff-level approach and is based on objective performance standards. The City has committed to develop and refine objective design standards concurrent with the General Plan Update (see Program 12).

1. Applications are submitted and then routed out to different departments for a two week review. Any comments received are put into a letter and sent to the applicant for plan revisions. This step typically takes about four weeks).
2. The second submittal with revised plans is returned to the planner who routes out the application/plans again for a clearance or additional comments. This step usually takes about four weeks. Additionally, this process typically requires three review cycles but can go to four reviews with difficult applicants or projects with issues.
3. If the corrections have been addressed the planner stamps the plans as approved and notifies the applicant of the approval.

This ARB review process can take anywhere from three months to six months. The total time also depends on how much time the applicant takes to revise the plans and submit for additional reviews. Applicants typically take two weeks to over a month between reviews. Once planning approves the ARB project it can proceed immediately to the building department for plan check.

Building plan check takes two weeks per review. The building official said a typical review for a single family house or ten unit apartment building review to get permits is two to three months but can take longer if there are issues.

Table 3-7: Timeliness for Permit Procedures	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit	3 months
Zone Change	3-6 months
General Plan Amendment	3-6 months
Site Plan Review	2-4 weeks
Architectural/Design Review	3 months
Tract Maps	3-6 months

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Parcel Maps	3-6 months
Initial Environmental Study	1 month
Environmental Impact Report	6-12 months
Source: City of Compton Community Development Department	

Processing and Permit Procedures – Compton Station (TOD) Specific Plan

The approval process, procedures, and findings for the TOD-Specific Plan are designed to be streamlined. All development applications will be categorized as either a Tier 1 or 2 review. Tier 1 requires an Administrative Design Review, and Tier 2 requires a Public Hearing Review, for design review compliance only. Below is a table outlining the review steps. Residential and Mixed Use developments will require a Tier 1 or 2 review. Applications for uses that require approval of a conditional use permit are processed in accordance with City Zoning Code provisions (see below).

Table 3-8: Designated Approving Authority				
Type or Permit or Action	Reference	Review/Approving Authority		
		Community Development Department Director	Planning Commission	City Council
Administrative Actions				
Specific Plan Interpretation	Section 3.1.4 (Specific Plan Interpretation)	Decision	Appeal	N/A
Use Determination	Section 3.1.3 (Use Determination)	Decision	Appeal	N/A
Development Permits and Approvals				
Administrative Relief	Section 3.1.5 (Administrative Relief)	Decision	Appeal	N/A
Conditional Use Permit	Section 3.1.6 (Conditional Use Permit)	Recommend	Decision	Appeal
Design Review Tier 1	Section 3.1.7 (Design Review)	Decision	Appeal	N/A
Design Review Tier 2	Section 3.1.7 (Design Review)	Recommend	Decision	Appeal
Minor Use Permit	Section 3.1.8 (Minor Use Permits)	Decision	Appeal	N/A
Subdivisions	Section 3.1.9 (Subdivisions)	--	Recommend	Decision
Temporary Use Permit	Section 3.1.10 (Temporary Use Permit)	Decision	Appeal	--
Variance	Section 3.1.11 (Variance)	Recommend	Decision	Appeal
Source: City of Compton Community Development Department				

The standard conditions imposed upon approval of an application during Design Review will not be more restrictive than those prescribed by applicable zoning district regulations or other applicable entitlements per this Specific Plan. Alterations, additions, and repairs that do not change the exterior appearance of a structure, including replacement in kind of existing features do not require Design Review. To be considered "replacement in kind," the features must reasonably match the design, profile, material, and general appearance of the originals. Revised plans of the change shall be filed with the Community Development Department. Residential-only projects with four or less units are not subject to Design Review, but still will require Architectural Review Board review. The Tier 1 and 2 Design Reviews are described in detail below:

Tier 1 Administrative Design Review. This review process applies to the following development proposals: (1) Temporary signs and other signs set forth in Section 3.13 (Signage Standards); (2) New construction or

additions that feature more than five residential units and less than sixty residential units. New residential/mixed-use construction or addition projects with up to sixty units, including up to 8,000 square feet of retail; (3) Any mixed-use or nonresidential project that creates less than 400 daily vehicular trips as established by a traffic generation memo prepared by a professional engineer (PE) or traffic engineer (TE). 100% affordable housing projects of any size, with maximum income levels of 80% low income and 20% moderate income units, with up to 8,000 square feet of supportive retail. The Community Development Department Director will conduct Tier I Design Review and make decisions to approve the application or impose conditions upon the approval of the application. The Community Development Department Director may refer any such project for a public hearing before the Planning Commission to receive comment on the project's design, but not to approve or deny the project, if the Director determines it has special significance. Fees and process are equivalent to the City's Architectural Review Board application. To approve or conditionally approve an application for the Tier 1 Design Review, the Community Development Department Director will make the following findings: (1) That the project is consistent with the applicable development standards of the Specific Plan and any design guidelines of this Specific Plan as deemed applicable by the Community Development Department Director; and (2) That the project implements applicable goals and policies of the Compton General Plan, as deemed applicable by the Community Development Department Director.

Tier 2 Public Hearing Design Review. Tier 2 Public Hearing Design Review is required for any new construction, addition, exterior modification, or renovation that does not qualify for Tier 1 review. All Tier 2 projects are subject to the preparation of a traffic study. The Planning Commission has authority under Tier 2 Public Hearing Design Review. To approve or conditionally approve a Tier 2 Public Hearing Design Review application, the Planning Commission will make the following findings: (1) That the project is consistent with the applicable Compton General Plan policies, Specific Plan standards, and Specific Plan design guidelines; (2) That the project furthers the goals, actions, and Urban Design Framework of the Specific Plan; and (3) That the project provides appropriate amenities for the target population, including public amenities if the project is commercial or mixed-use.

The application for a Minor Use Permit (MUP) shall be reviewed and approved or denied by the Community Development Department Director. The Community Development Department Director may choose to refer any MUP application to the Planning Commission for review and final decision.

The applicant may file a written appeal with the Planning Commission within 15 days after the Community Development Department Director decision. The appeal fee shall be the same as the fee established for City Council appeals. The Planning Commission shall hear the appeal within 60 days, unless the applicant consents to a continuance. Upon conclusion of the hearing, the Planning Commission shall, within 15 days, declare its finding based upon the testimony and documents produced before it. It may sustain, modify, reject, or overrule any action of the Community Development Department Director provided such action is not inconsistent with the provisions of this Chapter or any other applicable law or statute. The appeal fee shall be the same as that of an appeal to the City Council, and the procedures followed shall be the same, except that the Planning Commission shall hear the appeal. Timeliness for permit processes are generally the same for TOD Specific Plan projects as outlined in Table 3-7 above.

Design Review/Architecture Review Board

The City of Compton requires Design Review for all new multi-family projects. The approval authority for Design Review is the Architecture Review Board (ARB), which consists of representatives from the following departments: Planning, Building and Safety, Public Works, Community Redevelopment, Fire, and Water. The ARB also includes an architectural consultant. The scope of the ARB's review is limited to verifying compliance with the City's development standards and other municipal regulations. Therefore, the process is objective and does not pose a constraint to residential development.

However, the City recognizes the need to develop objective design standards to comply with the requirements of SB 330. The City has begun preparing a comprehensive and robust set of objective development standards for single- and multi-family development. These standards are expected to be adopted early 2024.

Conditional Use Permit

The City requires approval of a conditional use permit (CUP) for all multi-family developments of five or more units and all residential development in the Limited Commercial Zone. Per the Zoning Ordinance, the purpose of the CUP process is to “create a discretionary mechanism to control those types of land use which require special consideration and which possess characteristics of such unique and special form as to make it impractical to permit them automatically in the various zones defined in this Chapter”. CUPs are reviewed and approved by the City’s Planning Commission. The Planning Commission must make the following required findings when approving a CUP:

1. That the proposed use shall be in compliance with this Chapter;
2. That the proposed use will not be detrimental to the public welfare or the surrounding area; and
3. That the proposed use is substantially in conformance with the General Plan and compatible with the existing patterns of land use and development in the surrounding area.

The finding requiring the use not be detrimental to the surrounding area may be considered subjective (Finding 2) and the finding requiring compatibility with existing patterns of land use and development in the surrounding area (Finding 3) can be considered subjective. The Zoning Code amendment program will modify or remove these findings to ensure objectivity in evaluation. Furthermore, the City is proposing to raise the CUP requirement for all multi-family housing projects 12 units. As shown in the table above, CUPs typically take approximately 4 to 12 months to process and can be processed concurrently with Design Review.

Housing for People with Disabilities

Pursuant to Section 65008 of the Government Code, this section analyzes potential and actual constraints to the development, improvement, and maintenance of housing serving people with disabilities in Compton. Where actual constraints are found, this section describes specific programs that will be implemented as part of the Housing Element to remove government constraints to housing people with disabilities.

Zoning Code Definitions

To prevent the definition of family from being used to limit fair housing, the City modified the municipal code definition of “family” as follows:

Family is defined as simply “one or more individuals who live together. Members of the family do not need to be related by blood, marriage or in any other legal capacity”.

Although cities rarely discriminate in this manner, the code definition in itself could discourage a developer from proposing a use that would otherwise be deemed allowed. By example, fair housing law prohibits defining a family (and by extension living quarters) in terms of the relationship of members (e.g., marital status), number of occupants (e.g., family size), or other characteristics beyond a housekeeping unit.

It is the intent of the City that the above definition be understood to permit varied groups to satisfy its requirements and to live in residential areas without interference. The City’s administrative policy is to inform group homes serving the disabled community that the zoning restrictions limiting residential uses to “families” is inclusive of all groups satisfying some significant aspect of the definition and will exclude only those groups that clearly, and by specific evidence, fail to satisfy the definition.

Permitted Land Use

The Compton Zoning Code permits a residential use licensed small residential care facilities serving six or few persons. Residential care facilities are permitted by right in all residential zones. Occupancy of these structures is limited only by building code requirements. As to licensed facilities serving seven or more persons, such facilities are required to obtain a conditional use permit. However, this also does not constitute a constraint to providing housing for persons with disabilities. Instead, the conditional use permit process is necessary to ensure quality of design and compatibility with neighboring properties and uses, and the prevention of adverse impacts resulting from noise, traffic, and other health and safety considerations. These are the same type of considerations applicable to other projects requiring conditional use permit approval and do not constitute an undue restraint on such housing.

Building Codes, Development Standards and Permitting Processes

The City's zoning code does not impose a constraint on development for persons with disabilities. The zoning codes are non-discriminatory and objectively and uniformly applied to all projects regardless of status. As specified above, residential care facilities serving six or fewer persons are permitted by right in all zones and subject to the same development standards, construction standards, business taxes, local registration fees, use permits, and other requirements to which other family dwellings of the same type in the same zone are likewise subject. Housing is treated in a similar manner regardless of the occupancy. Specific conditions will be placed on residential care facilities serving seven or more persons to reduce impacts related to noise, traffic, and other considerations.

The City has adopted the latest edition of the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official.

Reasonable Accommodation

The City's Zoning Ordinance does not include a process to adequately address reasonable accommodation. This Housing Element contains a program to amend the municipal code to incorporate changes in state law.

Commitment to Transparency in the Development Process

The City is committed to ensuring the residential process is transparent by ensuring all the relevant information is easily accessible to residents, developers, and all other members of the public. The City clearly provides the following information on the City website:

- [General Plan 2010:](#)
- [Zoning Ordinance and Municipal Code](#)
- [Accessory Dwelling Unit resources](#)
- [Permit applications and Planning Fee Schedule](#)
- [Planning Fee Schedule](#)

E. NON-GOVERNMENTAL CONSTRAINTS ON HOUSING DEVELOPMENT

Pursuant to Section 65583 of the Government Code, this section analyzes the potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels including the availability of financing, the price of land, the cost of construction, etc.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. In Compton, development applications are typically for densities at or near the maximum density permitted. Due to the City's built out nature and high cost of land, developers typically build at the highest density permitted but are permitted to develop at any density allowed by the zoning code.

As of 2024, over the last two years, all residential development inquiries have requested a density bonus. Based on recent trends, the City expects all, or nearly all, residential development projects to be built at the maximum density or will exceed the maximum density.

Time between Planning Approval and Building Permit Application

Housing Element law requires a discussion of the length of time between planning permit approval for a housing development and submittal of an application for building permits. The time between planning approval and building permit application can be impacted by many factors, including time to complete detailed construction drawings and/or technical studies and availability of design professionals to complete these tasks. Financial factors, such as time to secure construction financing, and availability of building contractors and subcontractors can also delay a project from building permit submittal. In Compton, delays between application approval and building permit application submittal are under the total control of the applicant. **The time between receiving planning approval and submittal of building permit application can be anywhere from two weeks to a**

year depending on a developers funding availability. The ARB Design Review stamp is valid for six months, after which a developer must get reapproved.

Availability of Financing

An inventory of local lending institutions revealed that loans are available in the area to qualified clients.

Land Cost/ Construction Cost

The cost of housing in Compton has increased in the last few years as land values, construction costs, and finance charges continue to increase. The diminishing supply of land available for residential construction has driven land and housing costs upward. The city typically has little control over the market fluctuations that affect housing costs.

Land and construction costs represent the most significant nongovernmental constraints in the production of housing for most income groups in Compton. Land costs in this City are generally high due to high demand and the limited supply found in a built-out City. Land cost in Compton are currently approximately \$2,000,000 to \$3,000,000 per acre, and construction cost in the general Los Angeles area may range from \$150 to \$300 per square foot. Construction costs include both "hard" and "soft" costs such as labor and materials (hard), and soft costs such as architectural and engineering services, development fees, construction financing, and insurance.

NIMBYism

A review of past housing development projects revealed that no projects were denied or contested as a result of NIMBYism. On the contrary, market-rate ownership housing developments are generally strongly favored by the community.

Natural Disasters

The residents of Southern California have experienced numerous disasters in the last few years including fires, floods, civil unrest, and earthquakes. The January 17, 1994 Northridge earthquake damaged or destroyed over 65,000 dwelling units. The Department of Building and Safety inspected 330,000 dwelling units and ordered approximately 20,000 vacated. In addition, more than 4,400 mobile homes fell off their supporting structures. These incidents culminated in the creation of "ghost towns" in several communities with concentrations in the West San Fernando Valley area. It is estimated that overall, the shaker caused about \$20 billion in property damage, of which \$1.15 billion was residential destruction.

Because many property insurers in Los Angeles were especially hard hit by the claims from this earthquake, they had to pull out of the market, canceling many homeowners' policies. Subsequent attempts to reinsure their properties were difficult for those who had their policies canceled. The State has had to re-enter this market by offering minimal earthquake insurance with high deductibles.

The Federal Emergency Management Assistance (FEMA) as the lead agency, coordinated the establishment of the Disaster Assistance Centers (DAC) for relief efforts to comprehensively address the varying problems. Included in the DAC were FEMA, HUD, the Departments of Water and Power, Building and Safety, Housing, and the Housing Authority of the City of Los Angeles (HACLA).

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 in Compton. The fault zone is approximately 47 miles long 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.

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

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Los Angeles Basin could cause significant damage in 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.

No designated Alquist-Priolo Special Studies Zones are found within the city.

The City of Compton has an Emergency Management Team led by the Fire Department. The team comprises 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 staff is prepared to carry out responsibilities.

Wildfire Risk

Compton is an urban environment with little danger of wildfires. Only three properties in the city have the potential for grass fires that can burn, leaving the city at low risk for any wildfires beyond a minor brush fire. Nine high-occupancy facilities and the schools in the city have the potential to be urban fire hazards. These high-occupancy 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.

Flooding

The Whittier Narrows Dam is 11 miles upstream from Compton. A dam failure would result in floodwaters reaching Compton in approximately 15 hours with a depth of 4 feet. Dominguez High School and the adjacent golf course east of Interstate 710 have the potential to be flooded if the Whittier Narrows Dam fails.

The Hansen Dam is 30 miles upstream from Compton. If this dam fails, the water would reach Compton within 20 hours with a depth of 1 foot. The northern portion of Compton would flood first and floodwaters 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 fails, the flooding would reach Compton within 11 hours with a 1 foot depth. Schools, industrial, commercial, and residential areas would be affected.

Compton is also in the floodplain of Compton Creek. 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.

Flood control and flood management in 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 agencies.

Labor Shortage

Labor shortages have been impacting single-family builders, according to the National Association of Homebuilders (NAHB). The NAHB found that across the 15 occupations covered by the survey, builders reported between a 47 percent decrease (for building maintenance managers) to 83 percent (for rough carpenters). According to the NAHB and data from the NAHB/Well Fargo Housing Market Index, these labor shortages have forced builders to pay higher wages/subcontractor bids (reported by 84 percent of builders), forcing them to raise home prices (83 percent) and making it difficult to complete projects on time (73 percent).

The NAHB notes that although these three factors have consistently been reported as the most common impacts of labor shortage since 2015, all three have become more common recently. According to the recent report, builders say that the labor and subcontractor shortages have contributed most heavily to increases home prices, which has increased by 22 percent between 2015 and 2018.

The survey found that the cost for building the same house, has increased in the last 12 months, outpacing inflation. The NAHB notes that while overall inflation was 2.9 percent in 2018, labor costs for subcontractors increased by 7.2 percent in that same time frame, and by 5.2 percent for labor. The NAHB notes that the incidence of shortages was higher for subcontractors than for labor directly employed by builders in 14 of the 15 occupations covered by the survey.

In addition to price increases, NAHB survey respondents stated that the decrease in labor has also slowed down the rate they accept incoming orders doubled between 2015 and 2018, and has impacted the amount of orders they can take on. The rate has doubled, from 16 to 32 percent. In addition, the rate of lost or cancelled sales was up to 26 percent. (MREPORT: How Labor Shortages Have Impacted Housing Costs, September 2018).

Jobs/Housing Balance

A jobs-to-household ratio demonstrates the balance between the number jobs and households within a community. It is calculated by dividing the number of jobs in the community by the number of households in the same area. A high number of jobs relative to a low number of households and housing costs indicates that workers must commute into the community. A low number of jobs and high number of households indicates that workers must commute out of the community for work. In contrast, a healthy jobs-to-housing ratio, which is region specific, increases opportunities for residents to work locally

The analysis of current and forecast jobs/housing ratios shows that the coastal areas of the SCAG Region will continue to be jobs-rich into the future. These areas are where New Economy high tech clusters are predominantly located, and where the majority of the venture capital is being invested. High-tech clusters have very strong agglomeration economies, and clusters in the SCAG Region are already fairly dispersed relative to clusters in other regions. It will be a challenge to further disperse high-tech clusters and their sizable economic impacts to housing rich sub-regions in the inland areas.

Housing-rich areas, particularly in the Inland Empire, have seen substantial job growth over the last decade. This job growth is forecast to continue, which will result in increasing jobs/housing ratios for areas in the western portion of the Inland Empire. In fact, the Regional Statistical Area (RSA) around Ontario Airport is forecast to become very jobs-rich by the year 2025. However, most of the Inland Empire is forecast to remain housing rich in 2025. Also, much of its job growth has been in relatively low-paying blue-collar sectors of the economy, and the gap in per capita income between it and the rest of the region has been increasing. The average wage of the job base of some areas in the Inland Empire is insufficient to purchase the average local house, and many local workers are forced to commute in from outlying areas where housing is less expensive. According to SCAG, improvements in job-housing balance may result in a reduction of transportation congestion and related air quality problems (SCAG, 2016). Communities with more than 1.5 jobs per dwelling unit are considered job-rich and those with fewer than 1.5 jobs per dwelling unit are considered housing-rich.

Foreclosures

According to Zillow.com Compton has a higher foreclosure rate with approximately 175 homes in foreclosure as of April 2019 than surrounding similar communities. In comparison, Lynwood has 28 homes in foreclosure, Paramount has 32 homes and Carson has 76 homes. The COVID-19 pandemic also affected the foreclosure rate statewide. AB 828 put a statewide moratorium on foreclosures and evictions during the COVID-19 declared state of emergency in an effort to keep Californians housing during this public health crisis.

Local Economic Conditions

The City of Compton is a disadvantaged community with many challenges. Greater than 50% of the households earn less than \$75,000 annually. The median household income in Compton is \$62,297, significantly lower than \$76,367 countywide. Compton also has a slightly higher unemployment rate (5.1%) compared to the rate countywide.

Table 3-9: Economic Conditions.

	Compton	Los Angeles County
Unemployment Rate	5.1%	4.5%
Median Household Income	\$62,297	\$76,367
Median Family Income	\$66,376	\$85,834

4. Housing Resources

This section describes the land, financial, and administrative resources available to Compton to address its existing and future housing needs, including its share of the regional housing needs allocation (RHNA).

A. REGIONAL HOUSING NEEDS

California law requires all local governments to plan to facilitate and encourage the production of housing to accommodate population and employment growth. To assist in that effort, the Southern California Association of Governments prepares housing planning goals for each city as part of the RHNA process authorized by the California Government Code. The Southern California Association of Governments projects the share of the region's future housing need for each city as part of the RHNA process.

Table 4-1 below summarizes the City of Compton's 2021-2029 RHNA. The City is required to make available a sufficient number of housing sites that are general planned and zoned for housing to accommodate its need. The City has a RHNA allocation of 235 very low income units (inclusive of extremely low income units). While the RHNA did not separately define housing needs for extremely low income households, the very low income allocation can be split evenly between very low- and extremely low income households.

Table 4-1: Population and Housing Unit Growth (1980–2020)	
Affordability Level (AMI: Area Median Income)	RHNA (2021-2029)
Extremely and Very Low-Income (0-50% AMI)	235
Low-Income (51-80% AMI)	121
Moderate-Income (81-120% AMI)	131
Above Moderate Income (121%+ AMI)	517
Total	1,004

The City has a RHNA allocation of 235 very low income units (inclusive of extremely low income units). While the RHNA did not separately define housing needs for extremely low income households, the very low income allocation can be split evenly between very low- and extremely low income households.

Source: Southern California Association of Governments, 6th Cycle Final RHNA Allocation Plan, 7/1/2021

Addressing the RHNA

California law requires communities to facilitate the development of housing through land use planning and zoning regulations. State housing element law allows local governments to obtain credits toward meeting its RHNA goal in different ways:

- Units approved, entitled, or constructed that would be available during the RHNA projection period of June 30, 2021 through October 15, 2029
- Accessory Dwelling Units (ADUs) that may be constructed based on a projected trend
- Vacant and nonvacant sites available for residential and mixed use development during the Housing Element planning period (October 15, 2021 through October 15, 2029)

The following describes Compton's approach to addressing its 2021-2029 RHNA as determined by the Southern California Association of Governments (SCAG).

B. PROJECTED ACCESSORY DWELLING UNITS

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2022, the City has seen increased ADU activities in the community, with a total construction of 104 units over 5 years:

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- 2018 – 0 ADU permits
- 2019 – 23 ADU permits
- 2020 – 2 ADU permits
- 2021 – 39 ADU permits
- 2022 – 40 ADU permits

The drop in 2020 ADU construction was likely due to COVID, when many construction activities were on a standstill. Between July 1, 2021 and December 31, 2022, 40 ADUs were permitted. Furthermore, based on the permit trend of 2018 through 2022, the City of Compton can project an annual average of 20 ADUs for the remaining six years of this RHNA period (2023-2029) for a total of 120 ADUs. Nonetheless, for the site inventory, a conservative is used and the RHNA is credited with 130 ADUs that have been constructed or are expected to be constructed during the eight years of the Housing Element period.

SCAG conducted an income/affordability survey of ADUs in the region. Compton is located within the Los Angeles County study area II. The analysis resulted in affordability assumptions for jurisdictions as follows: 15% to extremely low income, 8.5% to very low income, 44.6% to low-income households, 2.1% to moderate-income, and 29.8% to above-moderate income households. Therefore, based on the ADU rent survey conducted by SCAG, of the 130 ADUs that can be credited toward the RHNA, the income distribution can be estimated at 19 extremely low income, 11 very low income, 58 low income, 3 moderate income, and 39 above moderate income units.

C. APPROVED PROJECTS

Three projects have been approved and units will become available during the Housing Element planning period:

- Olson Company (1950 N. Central Avenue) – This 29-unit project was approved on July 13, 2021 on property previous owned by the Successor Agency. Two of the units will be deed restricted as housing affordable to moderate income households. This project has been constructed.
- Landspire Group – The Garvey (1434 W. Compton Boulevard) – This fully entitled affordable housing development is expected to begin construction during the second quarter of 2024. This 75-unit transitional/supportive housing project will include 74 affordable units for very low and low income households, and one manager's unit. As of April 2024, the City Council is reviewing the development agreement for this transitional housing development.
- KBK Enterprises – The Compton Innovation Center (501*601 E. Compton Boulevard) – This project was approved on September 13, 2022 for 288 units at 135 units per acre on a 2.14-acre site. A total of 58 units will be deed restricted as housing affordable to low income households. As of April 2024, the KBK project is underway and affordable units are included. The City is currently negotiating financial assistance with the developer.
- Forty two unit four story affordable mixed use apartment development approved July of 2024. 1119 and 1121 Rosecrans Ave.

D. PROPOSED/PIPELINE PROJECTS

Three projects have been proposed or in the pipeline and units will become available during the Housing Element planning period:

- City Ventures (930 W. Compton Boulevard) – This project is being proposed on site owned by the Successor Agency. Ten of the project's 60 units will be deed restricted as housing affordable to moderate income households. Disposition of the site in compliance with Surplus Land Act (SLA) is in process. The City Ventures land is City-owned. The City Council approved a development agreement for this project on April 2, 2024, which includes 10 moderate income units. Approved. No further review required.

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- Olson Company (250 N. Central Avenue) – This project is being proposed on site owned by the Successor Agency. Two of the project's 57 units will be deed restricted as housing affordable to low income households. Disposition of the site in compliance with Surplus Land Act (SLA) is in process. The project will yield an average density of 22 units per acre on a 2.55-acre site. Approved. Models under construction. All land is City-owned and the developer has submitted a precise landscape plan and are actively working to submit building permits as of April 2024.
- Rosecrans/Kemp – This is a 12-unit apartment project. Approved.

E. SUMMARY OF PROGRESS TOWARD RHNA

After accounting for ADUs and entitled projects, and project under review, the remaining need is 395 units. The City must identify available vacant and non-vacant sites that can accommodate at least 395 units (by income level). HCD also recommends that jurisdictions identify enough residential capacity within their boundaries that is above and beyond the required housing numbers identified in lower income categories, to help offset sites that may (or may not) be developed during the planning period. Based on HCD guidance and review of other Housing Elements, a “buffer” or margin of safety of at least 15% above the City’s remaining RHNA allocation for the lower and moderate-income categories. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029. To accomplish this, the Residential Sites Inventory was developed and is described in further detail in the following section.

Table 4-2: Progress toward RHNA					
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	235	121	131	517	1,004
Constructed and Projected ADUs	30	58	3	39	130
Approved/Entitled Projects	37	95	3	257	392
Olson Company (1950 N. Central Avenue)	0	0	2	27	29
Landspire Group – The Garvey (1434 W. Compton Boulevard)	37	37	1	0	75
KBK Enterprises – The Compton Innovation Center (501*601 E. Compton Boulevard)	0	58	0	230	288
Proposed/Pipeline Projects	0	10	10	109	129
City Ventures (930 W. Compton Boulevard)	0	0	10	50	60
Olson Company (250 N. Central Avenue)	0	3	0	47	57
Rosecrans/Kemp	0	12	0	0	12
Total Credits	67	163	16	405	651
Remaining RHNA	168	(42) surplus	115	112	395

F. HOUSING SITES

To meet the RHNA through the setting aside of land at appropriate densities, the following land inventory takes into several factors:

- **Identification of parcels.** An adequate land inventory consists of a listing of parcels proposed to accommodate the RHNA by parcel number, size, general plan designation, the zoning district, and existing use on the site. The City is updating the General Plan with a new land use policy, which realigns land use designations with different density ranges. [Table 4-5](#) summarizes the City's sites strategy.
- **Analysis of site constraints.** The site analysis should demonstrate that proposed sites counted toward the RHNA should not have significant environmental or infrastructure constraints that affect the timing or feasibility of development by the end of the planning period. None of the sites have environmental or infrastructure constraints that affect timing.
- **Development capacity.** The development capacity of sites in the housing element were calculated according to minimum density, except for sites within the Compton Station Specific Plan (CSSP) area. Capacity on two Opportunity Sites in the CSSP was based on the capacity projected in the plan. Capacity for other sites within the CSSP was estimated at only 50% of the maximum density (i.e., between 40 and 50 units per acre, depending on zone). Most recently, the City approved the KBK project in the CSSP area at 135 units per acre. Therefore, estimating the capacity at an average of 40 to 50 units per acre is considered a very conservative assumption.

Realistic Capacity

Development of fully non-residential uses on selected sites is unlikely. Many of these sites have been vacant for an extended length of time demonstrating the lack of demand for non-residential development. According to trends in Compton and the City's experiences, demand for residential uses is significantly higher than the demand for retail and office space. No new commercial-only development has been approved in the last 10 years. Only one commercial-only development was built 12 years ago (2012) in the Artesia Station SP area.

Most new and recent developments in the City have been residential and with the new General Plan introducing greater incentives, through increased densities, redevelopment of properties with residential uses over other uses is most likely. Properties with projects currently underway have similar properties to the sites included in the inventory. Most are located along major corridors, were vacant, and included lot assembly.

- City Ventures – Vacant property on Compton Blvd. under development with 60 housing units.
- 501-601 E. Compton Boulevard - Vacant property on Compton Blvd. under development with 288 housing units (58 affordable) and includes assembly of 11 parcels.
- 250 N. Central Avenue – Vacant property on Central Avenue under development with 57 housing units.
- Forty two unit four story affordable mixed use apartment development approved July of 2024. 1119 and 1121 Rosecrans Ave.

Lot Consolidation

State law specifies that sites smaller than 0.5 acre or larger than 10.0 acres are not appropriate for facilitating lower income housing development unless the City can demonstrate feasibility. Most sites that assume lot consolidation are made up of 2 to 5 parcels. A few have more than 5 parcels and are discussed below. All but one of the identified sites are vacant and lot consolidation is assumed.

- Two sites within the Compton Station Specific Plan (CSSP) include consolidation of 10 and 7 parcels. These sites are partially or fully owned by the City.

City of Compton Housing Element

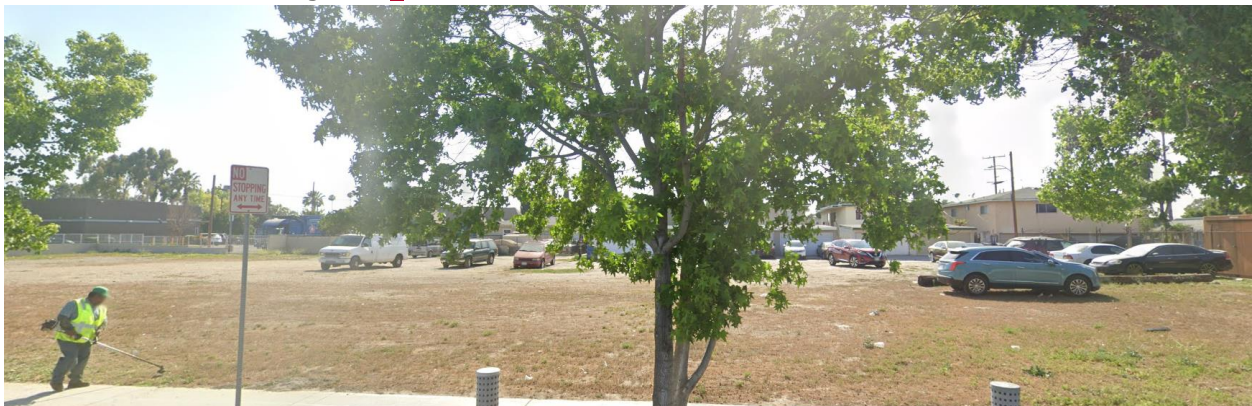
- One 9-parcel site is also located in the Specific Plan area. This 0.8-acre vacant site is identified in the CSSP as an opportunity site and is located next to the Metro Blue Line Compton Station. There are no indicators of separate ownership or fencing/signage to indicate that the sites might be developed separately.
- Three sites are composed of 5 parcels each. Two of those sites are City owned and the third site assumes lot consolidation due the vacant site being fenced in as one property.
- The largest site (8 acres) is made of two parcels under common ownership and with developer interest in development of mixed use/residential uses.
- All other sites have 2 to 4 parcels and are identified as single sites due to their vacant status and the lack of any identifier or fencing that would indicate they would be developed separately.

Due to the City's historical parcelization pattern, the inclusion of small sites in the inventory is expected. All but one of the 24 sites assuming lot consolidation are vacant. Three recent/current projects included consolidation of multiple parcels.

- In 2022 the City approved the 501/601 East Compton Boulevard Specific Plan which proposes a mixed-use development that includes 288 residential units over 2.1 acres. The project includes consolidation of 11 parcels.
- In 2022 the City approved a 57-unit townhome residential community on 2.5 acres at 250 N Central Avenue which also includes 10 affordable units. This project included consolidation of two parcels.
- The City currently has a pending 12-unit apartment project at the northeast corner of Rosecrans and Kemp Avenues that will consolidate three parcels.

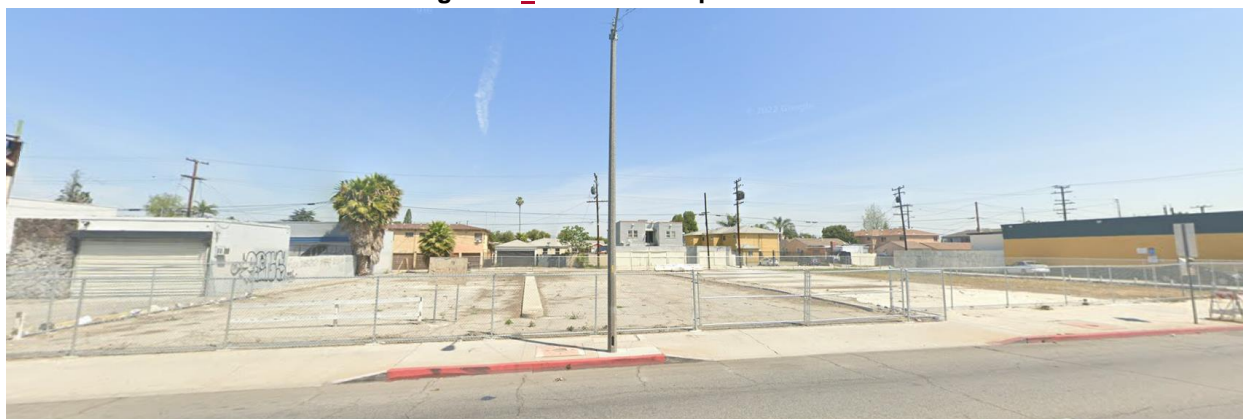
Below are two typical examples of the sites chosen.

Figure 4-2: Vacant Site at School Street/Willowbrook Avenue



Vacant site at School Street/Willowbrook Avenue includes 9 parcels and has no indication that the parcels function or would be developed separately.

Figure 4-3: Site on Compton Boulevard



Site on Compton Boulevard includes 10 parcels and is fenced in as one property.

Compton Station Specific Plan

The Compton Station Specific Plan (CSSP) was adopted in 2022 and provides for three land use districts:

- CSSP – Mixed Use 1 (40-80 du/ac)
- CSSP – Mixed Use 2 (50-100 du/ac)
- CSSP – TOD (100-175 du/ac)

Specifically, the CSSP identifies several Opportunity Sites for future development, two Opportunity Sites are comprised of vacant parcels and therefore available for development during the 2021-2029 Housing Element planning period:

- Opportunity Site #3 – 1 parcel, 0.77 acre, and projected to accommodate 5 very low and 101 low income units
- Opportunity Site # 5 – 9 parcels, totaling (0.8 acre), and projected to accommodate 27 units (including 1 very low income unit)

Other vacant sites within the CSSP are included in the sites inventory for this Housing Element planning period. Capacity was estimated using the minimum density. (The CSSP proposes approximately 745 affordable units.)

Table 4-3: Compton Station Specific Plan (CSSP)

Vacant Sites	No. of Parcels	Acres	Very Low	Low	Moderate	Above Moderate	Total
CSSP DC	1	0.77	5	101	0	0	106
CSSP DT	13	1.96	62	0	20	26	108
CSSP NC	14	1.48	42	0	12	0	54
CSSP RU	13	0.99	0	0	14	0	14
CSSP UF	1	0.80	32	0	0	0	32
Total	42	6.00	141	101	46	26	314

Sites to be Rezoned

In addition, the City has identified primarily vacant sites throughout the City to accommodate the RHNA. The General Plan update offers significant potential for increased development on these sites. The majority of these are vacant sites. The only non-vacant sites are currently used for parking and therefore have minimal existing structures that would impede redevelopment. Additionally, the non-vacant site property is privately owned. The owner has expressed interest in redeveloping this site into a mixed use project. The owner has submitted a specific plan for the project; however, revisions are necessary.

Table 4-4: Sites to be Rezoned

Sites	No. of Parcels	Acres	Very Low	Low	Moderate	Above Moderate	Total
Vacant Sites	79	19.84	275	0	131	63	469
LDR (12 du/ac)	11	2.23	0	0	0	21	21
MDR (25 du/ac)	14	3.89	0	0	0	42	42
HDR (40 du/ac)	4	1.42	30	0	3	0	33
MU – Community (45 du/ac)	38	9.12	223	0	77	0	300
MU – Neighborhood (40 du/ac)	12	3.18	22	0	51	0	73
Nonvacant Sites – Parking Lots	2	8.00	16	15	15	432	478
MU – TOD (80 du/ac)	2	8.00	16	15	15	432	478
Total	81	27.84	291	15	146	495	947

Parking Lot Development

One site in the inventory consists of a large surface parking lot over 2 parcels. Owned by Crystal Casino, the site was included because the property owner has initiated redevelopment of the site, exclusive of the existing casino and hotel structure. The Crystal Casino property covers 15 acres, but just over half the site is used. The two-parcel portion of the site in the inventory is in use as a parking lot and is located within walking distance of the Artesia Station of the A line. The site is being redesignated and rezoned as MU-Transit Priority which allows residential development of 60-80 units per acre but can reach up to 95 units per acre with the provision of community benefits. While there is no current proposal, the owner has expressed interest directly to the City in utilizing the proposed increased densities proposed in the City's General Plan to intensify the site. The estimated capacity is within the range that the owner is interested in developing.

The estimated capacity for this site and location is conservative (using only the minimum allowed) and while the estimated units would qualify for the lower income RHNA based on the densities allowed, the inventory reflects only 10 percent affordability divided between the very low-, low-, and moderate-income categories.

The City has had several sites with parking lots that have been redeveloped. Redevelopment sites with parking lots in Compton are listed below, some of which are approved or under review:

- 250 N Central – 57 condos
- 1950 N Central – 29 condos
- 500 – 600 E Compton Blvd. – 288 apartments
- 1220 S Long Beach – 5 multifamily units

Amid an ongoing and acute affordable housing crisis, many cities are repurposing parking lots to address housing shortages:

- In the City of Downey, a 39-unit housing development was built on a parking lot at *7940 Telegraph Road*.
- In the City of Pasadena, the *10 West Walnut* project was constructed on a former surface parking lot serving the Parsons corporate office building. The project includes 394 residential units, ground-floor retail/restaurant space, and a five-story office building.
- The *South Bay Galleria Mall* in the City of Redondo Beach is undergoing redevelopment of the mall, including large portions of the surface parking lots with a 300-unit development approved as part of larger mixed use project (at least 30 of units will be affordable). The project will consider the addition of 350 units (at least 70 of the units will be affordable) as part of the CEQA process.

- In the City of Whittier, the 50-unit Park Place apartments are being developed on surplus parking lots for the former Toyota Used Car.
- The City of Whittier is also moving forward on development of the "*Alpha Beta and Uptown North Sites*" with 344 rental and ownership units on 6.64 acres of property among eight noncontiguous, but close proximity, sites in Uptown Whittier with an overall density of almost 52 units per acre. 139 of the units are anticipated to be affordable to very low- or moderate-income households. Close to a third of the sites acreage (about 2 acres) is in current use as public parking lots.
- *New High Village Development Project* in Los Angeles is an affordable housing development on a 1.7-acre parking lot (Lot 45, with over 200 parking spaces). The parking lot is being redeveloped into a mixed-use development that will include 100% affordable housing for low-income households as well as a cultural and creative hub for the local community, commercial or economic opportunity spaces, as well as green space. An estimated 300 housing units, restricted to rent by lower-income households, are expected.
- *Balboa A* in San Francisco is redeveloping underutilized parking lots into 159 affordable homes, a childcare center, and local park including upgrades to neighborhood walkability.
- *Venice Dell* in Los Angeles is being developed on two parking lots located with a mixed-use project consisting of 140 units including 68 permanent supportive housing units, 34 low-income units, 34 live-work units, 4 manager units, supportive services, and commercial space.
- In West Los Angeles, an underused parking lot has been turned into apartments for low-income or homeless seniors. The six-story *Howard and Irene Levine Senior Community* is within walking distance of stores, transit, and medical clinics.
- In San Francisco, *Mason On Mariposa* was built on a 3.4-acre parking lot at the base of San Francisco's Potrero Hill neighborhood. The development includes a mixed-use building and two apartment buildings, with a total of nearly 300 market-rate units.
- In 2023, the City of Eureka initiated the redevelopment of two surface parking lots (*City-4 and City-5*). The lots will be developed with 93 units affordable to very low-, low-, and moderate-income households.

Moderate and Above Moderate Income Site Requirement

For jurisdictions that are considered Metropolitan, State law requires that the element identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four-plex or greater). (Gov. Code, § 65583.2, subd. (c)(4).) After accounting for ADUs and entitled projects, and project under review, the remaining moderate need is 115 units, and the remaining above moderate need is 112 units. The site inventory shows that the remaining moderate income RHNA was met with 189 units on high density sites (at least 40 du/ac) and that the remaining above moderate income RHNA was met with 458 units on high density sites (at least 40 du/ac).

G. ENVIRONMENTAL CONSTRAINTS AND AVAILABILITY OF INFRASTRUCTURE

Environmental Constraints

None of the housing sites identified to accommodate the RHNA are located in a high fire severity zone or 100-year flood plain. No other environmental constraints are known for these sites. There are no known environmental constraints on the identified sites. The sites in the inventory are vacant, urban infill sites. As such, there are no known environmental features or hazards that have the potential to impact the development viability of the identified sites.

Sewer Availability

The City of Compton relies on the Los Angeles County Sanitation Districts for managing its wastewater. This agency oversees a vast system, maintaining 1,400 miles of sewers, 49 pumping plants, and 11 treatment

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facilities that handle about half of the County's wastewater. Downstream from Compton lies the A.K. Warrant Water Resource Facility, previously known as the Joint Water Pollution Control Plant. This facility isn't just a standalone treatment plant; it's a crucial part of a larger network called the Joint Outfall System, encompassing seven treatment centers and over 1,200 miles of main sewer lines. The Warren Facility, within this system, currently manages up to 400 million gallons of wastewater per day and serves a population of over 4.8 million people, businesses, and industries.

The City's 2008 Sewer Master Plan evaluated capacity based on buildout of the City's land use plan at the time. The housing unit estimates at the time (26,462 units) is close to today's housing stock size (28,247, including the City's internal spheres of influence). The 2008 plan found that 95% of the City's sewer collection system was adequate in terms of capacity. The deficient piping was approximately 5% of the total system, which needed upgrading to meet the performance standards. The City has indicated that the City performs ongoing maintenance and upgrades to the sewer system and expresses the belief that extensive maintenance and upgrades are needed to accommodate future growth. A sewer area or capacity study is required for a new development in the City prior to connection to the County sewer trunk. Sewer plans for construction must be prepared by registered civil engineers and submitted to the City's Department of Public Works for plan check.

In 2024, the City initiated an update to the Sewer Master Plan. The plan will evaluate sewer system capacity under the City's proposed land use plan (2024). Part of the work plan includes the creation of a hydraulic model to identify sewer system hydraulic deficiencies. Using the proposed General Plan land use plan, the City will develop CIP projects to improve and enhance the system capacity such as pipe enlargements or installation of new pipes in areas where future development is anticipated.

The General Plan update, currently underway, and its associated environmental review will include all necessary technical studies including a thorough infrastructure assessment and mitigation program. Updated General Plan infrastructure policies will focus on comprehensive neighborhood preservation and reinvestment strategies for portions of the community with aging and deteriorating housing and infrastructure.

Water Availability

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 was groundwater from wells located within its boundaries. CMWD is also a member agency of the Metropolitan Water District of Southern California and has three connections. The CMWD 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 the Metropolitan Water District, flow into four 3.3 million gallon reservoir storage tanks. CMWD overlies the Central Basin, a groundwater 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 Compton. Private water companies and agencies provide service to the remaining residents. These include: California Water Service Company, Suburban Water Company, Liberty Utilities Water Company, Golden State Water Company and Long Beach Water Company.

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, with approximately 8 wells: six active wells and two inactive wells.

Based on existing land use, the City projects sufficient water supply available during normal years to meet future demands. According to the 2020 UWMP, the demand during a single dry year, the worst-case scenario of experiencing another severe drought would leave the City with a 32% water deficit. Increases in water demand from site development would increase this deficit and impact the ability of the City to meet its water conservation requirements moving forward. In addition, local water distribution facilities including but not limited to water mains, water service lines, meter, fire service connections, and fire hydrants would require upgrading

as a typical part of the development requirements when there is an intensification of uses that affect eater demand.

On May 10, 2022 City Council approved Resolution No. 25,662, which authorized the City Manager to amend Water Department's 2021-2022 budget to appropriate \$7,988,000.00 of American Rescue Plan Act of 2021 (ARPA) funds to the Department's operating budget. The appropriation was intended to fund various capital improvement projects that will upgrade the Department's aging infrastructure. The Department will utilize the funds for ongoing projects throughout the current and subsequent fiscal years through December 31, 2026.

The General Plan update currently underway and its associated environmental review will include all necessary technical studies including a thorough infrastructure assessment and mitigation program. To minimize the impacts of any potable water demand increase because of the additional units, all new developments would be required to meet the latest conservation fixture, landscape, and irrigation requirements per the latest plumbing and building code in effect at the time of the development and also maximize use of recycled water where available.

Dry Utilities Availability

Electrical services to the Compton Planning Area are provided by Southern California Edison (SCE) while natural gas is supplied by the Southern California Gas Company (SCGC). Telecommunication services are provided by Time Warner, Charter Spectrum, AT&T, Verizon, and other service providers in the area. While utility and service connections would be needed to accommodate the new housing units, these new connections would not result in a need to modify the larger off-site infrastructure. As a built-out City, future housing in Compton will be on urban infill development/redevelopment sites surrounded by existing development on all sides. All dry public utilities, facilities and infrastructure are in place and available to serve the new housing opportunity sites identified in the site inventory for planning period and infrastructure is not a constraint to development of housing.

H. SUMMARY OF RHNA STRATEGY

The sites inventory presents sites to address the City's 2021-2029 RHNA. The sites inventory shows sufficient capacity to address the City's RHNA. The City's land inventory was developed by a combination of methods, among them, utilizing data available from the City and the LA County Assessor's Parcel Maps, a review of aerial maps, and local knowledge. The City's sites strategy is summarized in [Table 4-5](#).

Overall, the City is meeting its RHNA with primarily vacant sites. Nonvacant sites (parking lots) are used to accommodate less than 8% of the City's lower income RHNA. Accounting for projected ADUs, approved/entitled, and pending projects, the City has already met 651 units (65%) of it's RHNA. With available sites (with appropriate zoning), the City is able to fully meet its low income RHNA, with a remaining RHNA of 182 units (27 very low, 69 moderate, and 86 above moderate income). The City is updating its General Plan to be complemented with a comprehensive update to the Zoning Code. The General Plan/Zoning Code updates will provide additional capacity for residential and mixed use development. At least 908 units can be accommodated on vacant sites identified for redesignation and rezoning.

Table 4-5: Summary of Sites Inventory and RHNA Strategy

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	235	121	131	517	1,004
Constructed and Projected ADUs	30	58	3	39	130
Approved/Entitled Projects	37	95	3	257	392
Proposed/Pipeline Projects	0	10	10	109	129
CSSP Sites	141	101	46	26	314
Capacity Available before Rezoning	208	264	62	431	965
RHNA Shortfall without Rezoning	27	-143	69	86	182
Sites to be Rezoned	291	15	146	495	947
Total Capacity	499	279	208	926	1,912
Surplus/(Shortfall)	264	158	77	409	908
% Surplus/(Shortfall)	112%	131%	59%	79%	90%

I. IMPLEMENTATION RESOURCES

Compton has access to local, state, and federal financial administrative resources to fund the construction, improvement, and maintenance of housing or the administration of programs. These are described below.

Financial Resources

Federal, State and local agencies provide a variety of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Compton. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there is a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financially feasible. Some of the common remaining revenues available to assist the City are:

- **Permanent Local Housing Allocation (PLHA).** In 2017, Governor Brown signed a fifteen (15)-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each County will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, seventy (70%) percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate Federal Community Development Block Grants (CDBG). SB 2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI.
 - Increase assistance to affordable owner-occupied workforce housing.
 - Assist persons experiencing or at risk of homelessness.
 - Facilitate housing affordability, particularly for lower and moderate income households.
 - Promote projects and programs to meet the local government's unmet share of regional housing needs allocation.
- **Low Income Housing Tax Credits.** A nonprofit housing corporation could purchase an at-risk project, rehabilitate it using tax credits, and extend affordability controls. The California Tax Credit Allocation Committee oversees the application and allocation process for all LIHTC projects. Applicants compete for the funds, which are prioritized based on location, affordability, local housing needs, and public

housing wait lists. Affordable housing projects in Compton such as the Jasmine Garden Apartments have been rehabilitated with this funding sources.

- **HOME funds.** Compton is an entitlement jurisdiction and receives HOME funds directly from HUD. These funds can be used to create and rehabilitate affordable housing for lower income households or provide direct rental or home purchase assistance to lower income households. The City uses its HOME funds to finance loans for homeowners to rehabilitate their units.
- **Housing Voucher Program.** This program provides rent subsidies to extremely low and very low income households with a housing cost burden or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The Housing Authority of the County of Los Angeles subsidizes the difference in monthly payments to the owner. HACOL allocates more than 660 housing vouchers on an annual basis to Compton residents.
- **Community Development Block Grants.** The CDBG program is a federal program awarded to fund housing and community development activities. Projects must benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, and public facilities and services. Compton is an entitlement city and receives funding from HUD for eligible community development activities.

Administrative Resources

Given the revenue cutbacks in most communities, the City of Compton must also rely on an increasingly wider group of nonprofit and for-profit organizations to help administer and implement housing programs. These include organizations capable of building affordable housing, managing programs, or providing supportive services. Groups active in Compton include:

- **Housing Authority.** The Compton Housing Authority administers three different programs for Compton residents:
 - Housing Choice Voucher
 - Family Self-Sufficiency
 - Project-Based Voucher
- **Homeless Assistance Provider.** Strategic planning to address the needs of homeless persons through a continuum of care system is in place. Organizations active in meeting the needs of homeless people include LAHSA, LA-HOP and Salvation Army. These facilities serve as important resources for the City to provide emergency shelter, transitional housing, meals, social service programs, counseling and therapy, and legal and financial advocacy for adults and children who are homeless due to a number of circumstances.
- **Qualified Housing Entities.** Qualified housing entities are nonprofit organizations approved by the California Department of Housing and Community Development to manage affordable housing. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at predetermined affordability levels, and also agree to renew rent subsidies if available. Compton partners with several qualified entities, such as Meta Housing, to build and manage projects like the Metro @ Compton Senior Apartments. Other qualified entities are active in the Los Angeles region and in nearby cities.
- **Health Care Services.** The City of Compton is served by HealthCare Partners, a nationally recognized general medical group. Many other health care service providers are located in the community.

5. Housing Plan

A. INTRODUCTION

The Housing Plan identifies the City's goals for 2021 through 2029 related to existing and future housing and establishes the policies and programs for achieving them. The plan consists of the following components:

- *Housing Goals and Policies* lists the goals and policies that will be applicable over the course of the planning period governed by this Housing Element
- *Housing Programs* discusses 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, the removal of governmental constraints, and affirmative actions to further fair housing

B. HOUSING GOALS AND POLICIES

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

Housing Availability

Goal 1 *Improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.*

Policy 1.1 Encourage public and private investments in the City's housing stock.

Policy 1.2 Evaluate the factors affecting housing costs and examine ways to reduce housing costs where governmental action is appropriate.

Policy 1.3 Promote the development of attractive and safe housing to meet the community's needs.

Policy 1.5 Provide timely processing of housing development applications through objective development requirements and streamlined processing.

Policy 1.6 Encourage the assemblage and consolidation of existing small parcels in areas where higher density development is permitted. Larger parcels can better accommodate an efficient use of space resulting in better on-site amenities and greater use of open space.

Policy 1.7 Work with service providers to serve the homeless population.

Housing Affordability

Goal 2 *Promote affordable housing and shelter for all economic segments of the community.*

Policy 2.1 Utilize community development funds to develop housing, expand economic opportunities through commercial development, improve community facilities and services, prevent deterioration of the housing stock, and redevelop residential areas.

Policy 2.2 Inform residents of the availability of housing assistance programs and community services available in the area (such as Housing Choice Vouchers).

Policy 2.3 Encourage variety in the supply of housing at costs affordable to the various income levels of the population.

Policy 2.4 Pursue local, regional, State, and Federal funds for expanding housing opportunities.

Policy 2.5 Work to conserve existing subsidized housing for lower (including extremely low) and moderate income households.

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- Policy 2.6** Seek funding opportunities and promote rental assistance for lower (including extremely low) and moderate income households.

Housing Maintenance and Conservation

Goal 3 *Support and provide incentives for the maintenance and rehabilitation of the existing housing stock.*

- Policy 3.1** Encourage, support, and provide incentives for the maintenance, conservation and revitalization of existing residential units.
- Policy 3.2** Develop strategies and programs to reduce the costs incurred by the homeowner for rehabilitation.
- Policy 3.3** Encourage prompt rehabilitation or demolition and replacement of vacant and abandoned properties.
- Policy 3.4** Identify substandard and deteriorating housing in Compton and take appropriate code enforcement actions to correct deficiencies.
- Policy 3.5** Promote housing rehabilitation and conservation through public education and awareness programs.
- Policy 3.6** Increase code enforcement property maintenance to promote quality design, public safety, and energy conservation.
- Policy 3.7** Work with the County or non-profit agencies in conserving existing low-income housing units and subsidized housing projects.
- Policy 3.8** Preserve existing single-family, lower density residential neighborhoods and encourage the development of new low density single-family development.

Neighborhood Preservation

Goal 4 *Encourage new development consistent with the General Plan and Zoning Ordinance to provide high quality living environments, with access to employment, community facilities, and services.*

- Policy 4.1** Preserve the existing residential neighborhoods and provide areas to accommodate new residential development.
- Policy 4.2** Coordinate regional and local public works and capital improvement programs in declining neighborhoods and in neighborhoods experiencing increased population due to redevelopment or land conversion activities.
- Policy 4.3** Encourage the application of high quality urban design standards to create safe, attractive, functional, high quality housing units and neighborhoods.
- Policy 4.4** Conserve existing residential areas and prevent the intrusion of incompatible land uses that create increased traffic and noise into the neighborhoods.
- Policy 4.5** Increase residential property maintenance efforts through strong code enforcement to enhance the quality of residential neighborhoods.
- Policy 4.6** Identify the locations for future residential development and encourage a high quality environment for family life.

Affirmatively Furthering Fair Housing

Goal 5 Take meaningful actions to ensure equal access and opportunity to housing.

Policy 5.1 Promote equal access and opportunities to housing through the provision of consumer information, assistance and protection online, and through public involvement in the design and implementation of housing programs.

Policy 5.2 Promote housing mobility by expanding housing choices and increasing housing opportunities throughout the City.

Policy 5.3 Provide fair housing outreach and education, counseling, investigation, and resolution services online.

Policy 5.4 Advise tenants seeking relief from discriminatory housing practices and displacement of the resources available through various housing organizations.

Policy 5.5 Promote the integration of affordable and special needs housing projects in existing neighborhoods.

C. HOUSING PROGRAMS 2021–2029

The City of Compton will implement the following housing programs to achieve the goals, policies, and objectives in the 2021-2029 Housing Element planning period.

1. Adequate Sites for RHNA and Monitoring of No Net Loss

For the 2021-2029 planning period, the City of Compton has an assigned RHNA allocation of 1,004 units (235 very low income, 121 low income, 131 moderate income, and 517 above moderate income units). As of October 2023, the City has already made progress toward its RHNA (see [Table 4-5](#)):

- 40 ADUs permitted between July 1, 2021 and December 31, 2022
- 90 ADUs projected for the remaining years of the Housing Element cycle (2023-2029)
- 392 units approved and entitled
- 129 units in the pipeline

The remaining RHNA is 395 units (168 very low income, 115 moderate income, and 112 above moderate income units) that the City must identify adequate sites to allow for future development. Vacant sites within the Compton Station Specific Plan can accommodate 314 units, resulting in a RHNA shortfall of 182 units (27 very low, 69 moderate, and 86 above moderate income units).

Table 5-1: Summary of Sites Inventory and RHNA Strategy

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	235	121	131	517	1,004
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Surplus/(Shortfall)	264	158	77	409	908
% Surplus/(Shortfall)	112%	131%	59%	79%	90%

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The General Plan update is proposing to realign the land use policy and zoning, and increasing densities across the various land use designations/zoning districts. Sites identified for rezoning to accommodate the remaining RHNA is shown in Table 4-2. To meet the RHNA shortfall of 182 units, the City will rezone at least:

- Very Low Income RHNA Shortfall – 27 units – at least two acres at:
 - HDR (25.1-40 du/ac)
 - MU-Community (25-40 du/ac)
 - MU-Neighborhood (35-45 du/ac)
- Moderate Income RHNA Shortfall – 69 units – at least three acres at:
 - MU-Community (25-40 du/ac)
 - MU-Neighborhood (35-45 du/ac)
- Above Moderate Income RHNA Shortfall - 86 units – at least two acres at:
 - MU-TOD (60-80 du/ac)

The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households. As part of the rezoning, appropriate development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code §65583c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code §65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review for projects up to 12 units.
- Permit the development of at least 16 units per site subject to lot size and objective design standards.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To further encourage and facilitate the development of affordable housing, the City will offer state required administrative processing, state-required density bonus incentives, state-required reductions in development and parking standards.

To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Responsibility:

City of Compton Community Development Department

Funding:

Available Grant Funding

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Implementation Schedule:

- By the end of 2024:
 - Update the General Plan and Zoning Code to provide adequate sites for RHNA as outlined above. Establish appropriate development standards to ensure high quality residential development.
 - Comply with SB 166 (No Net Loss) by monitoring the consumption of residential and mixed use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 by the end of 2024. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. Monitoring will be conducted annually to ensure the City maintains an adequate buffer for the remaining RHNA.
- Annually:
 - Outreach to developers and property owners to facilitate development on RHNA sites.
 - Maintain an inventory of the available sites for residential development and make it available on City website. Update sites inventory annually.
 - Pursue funding available for affordable housing development from County, regional, State, and Federal programs, prioritizing opportunities for housing for special needs and ELI households.
 - Monitor pipeline and potential RHNA projects. If pipeline projects identified to meet the RHNA are not developed or trending to be developed within the planning period, identify new sites or strategies to maintain adequate sites to meet the City's RHNA.

Quantified Objectives: Accommodate at least 1,004 housing units (235 very low income, 121 low income, 131 moderate income, and 517 above moderate income units).

2. Publicly Owned Land

The City identifies a number of Successor Agency owned properties with potential for development during the planning period. Specifically, the following pipeline projects are being proposed on Agency-owned land:

- City Ventures (930 W. Compton Boulevard) –Ten of the project's 60 units will be deed restricted as housing affordable to moderate income households. This project was approved prior to 2020 and not subject to the Surplus Land Act (SLA) of 2020. The project development agreement was approved by the City Council on April 2, 2024.
- Olson Company (250 N. Central Avenue) –Two of the project's 57 units will be deed restricted as housing affordable to low income households. The project will yield an average density of 22 units per acre on a 2.55-acre site.
- Landspire (1434 W. Compton Boulevard) – The City is already entitled for 75 units and expected to begin construction in 2024. Project is exempt from SLA. The City provided 37 Project-Based Vouchers to assist in the development of this project.
- KBK (501-601 E. Compton Boulevard) – This project was approved prior to 2020 and not subject to the SLA of 2020. The proposed project includes assembly of 11 parcels for a 288-unit development.

Additional properties have been identified in the sites inventory for future development. The City will ensure compliance with the SLA for disposition of these properties. The City works with land use attorneys and financial consultants with a long history in working with HCD and Department of Finance (DOF) regarding

former Redevelopment Law compliance. The City reviews development proposals through the prism of SLA compliance and/or exemption.

Responsibility: Successor Agency
Funding: Successor Agency funds

Implementation Schedule:

- In compliance with SLA:
 - Annually review available publicly owned sites in the sites inventory and issue RFPs to solicit housing development opportunities.
 - Pursue partnerships with housing developers to include affordable housing for extremely low and lower income households, and households with special housing needs.
 - If by the end of 2027, disposition and redevelopment of these publicly owned sites have not initiated to allow development to occur within the Housing Element planning period, within six months (by the end of June 2028), the City will determine the adequacy of its sites inventory in meeting the remaining RHNA and to identify replacement sites if necessary.

Quantified Objectives: Facilitate the development of 500 units on publicly owned sites.

3. Lot Consolidation

The sites inventory for meeting the RHNA includes some small parcels (smaller than 0.5 acre) that are feasible for lot consolidation based on factors such as adjacency of properties, common ownership, and shared access. To facilitate development of small parcels that require lot consolidation, the City will:

- Process lot line adjustments ministerially, provided no other discretionary decisions are needed for the project.
- Provide flexibility in lot line adjustments, access agreements, etc. to help facilitate infill development and lot consolidation.
- Ongoing outreach to property owners regarding lot consolidation incentives. Facilitate communications between interested property owners and developers.
- As part of the Zoning Code update to implement the General Plan, develop additional incentives to encourage lot consolidation.
- Facilitate lot consolidation by assisting interested developers in identifying feasible sites.

Responsibility: City of Compton Community Development Department
Funding: Available Grant Funding

Implementation Schedule:

- Develop incentives as part of comprehensive Zoning Code update by the end of 2025.

Quantified Objectives: Facilitate the development of 400 units on sites feasible for consolidation.

4. Accessory Dwelling Units

The City will facilitate the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The City last updated its ADU standards in December 2021 to comply with California Government Code Sections 65852.2 and 65852.22. However, additional changes in State law since that time necessitate another update to the City's ordinance. Most notably, AB 2221 amended the height restrictions to allow ADUs a height of up to 18 feet in some cases and up to 25 feet in other cases. In order to help facilitate the development of ADUs, the City will amend the Zoning Code to comply with State law and provide information about ADUs and the approval process on the City website.

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Responsibility: City of Compton Building and Community Development
Funding: General Fund

Implementation Schedule:

- Annually, update submittal and processing information on City website regarding ADUs and JADUs, including building requirements and the permitting process (<https://www.comptoncity.org/departments/community-development/accessory-dwelling-units>).
- By the end of 2024:
 - Update the Zoning Code as necessary to comply with State requirements for ADUs, including AB 2221 and SB 897.
 - Develop pre-approved ADU plans and other resources to reduce costs of development.
 - Update City website to provide a link to California Housing Finance Agency (CalHFA) ADU Grant Program.
 - Develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the ADU application packet.
- By the end of 2025, as part of the comprehensive Zoning Code update to implement the proposed General Plan, develop incentives and/or remove constraints to ADU development, such as encouraging inclusion of ADUs in new single-family home development.
- Explore the possibility of an ADU amnesty program for illegal ADU's that can meet current Planning, Building and Fire codes. If feasible, establish an ADU amnesty plan by December 2026.
- Establish a separate web page within the Community Development web page exclusively providing ADU information.
- Conduct an annual PSA on the City cable channel and brochures at City Council meetings to promote ADU development.
- By the end of 2026, pursue grant money to provide fee waivers for ADUs with deed restrictions on affordability.
- Ongoing, provide technical assistance to interested property owners and expedite review of ADU applications.
- If by the end of 2027, the City is not meeting its projected trend for ADUs, the City if feasible will develop additional incentives to facilitate ADU production.

Quantified Objectives: Provide clear information on the development of ADUs to facilitate construction of 90 ADUs/JADUs over six years, targeting lower density neighborhoods.

5. Housing Choice Voucher Program

Rental: The Housing Choice Voucher (HCV) 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.

Portability: The portability feature of Housing Choice Vouchers allows voucher-holders to move to a rental unit of their choice, including one located outside the jurisdiction of the local Housing Authority.

City of Compton Housing Element

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

Responsibility: Local Housing Authority of Compton/Community Development Department
Funding: US Department of Housing and Urban Development (HUD)

Implementation Schedule:

- Annually promote HCV program online to property owners and encourage owners to list available units on CHA website: <https://www.comptoncity.org/departments/housing-authority/documents-and-reports/-folder-231>
- By the end of 2025, the Building Department to include HCV program information [brochures with building permit application materials](#).

Quantified Objectives: 620 households assisted on an annual basis (rental), ongoing (portability), 2 households assisted on an annual basis based on funding availability (homeownership).

6. 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: budgeting, child care, transportation, education, 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.

Responsibility: Local Housing Authority of Compton
Funding: US Department of Housing and Urban Development (HUD)

Implementation Schedule:

- Annually promote FSS to income-eligible households.

Quantified Objectives: 10 households assisted on an annual basis.

7. First-Time Homebuyers Program (Homeownership)

The City has established a First-Time Homebuyers Program to provide financial assistance to individuals and families with the dream of homeownership. The financial assistance consists 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 is required to annually provide proof and certify that the subject property is their primary residence. However, the program has not been launched since 2021 due to staff changes.

Responsibility: City of Compton Grants Division
Funding: HOME funds

Implementation Schedule:

- [The City will if feasible reinstate the program by the end of 2025.](#)
- [Continue to collaborate with Grants division and Los Angeles Neighborhood Housing Services \(LANHS\) to provide mortgage assistance for homeownership projects on an annual basis.](#)
- Annually pursue additional funding to provide affordable homeownership to low income households.
- Provide homeownership education classes to educate homeowners in the aspects of maintaining their home [every other year](#).

Quantified Objectives: 4 households with homebuyer assistance on an annual basis and homeownership education for 30 homeowners annually.

8. Residential Rehabilitation Grant Program

The Home Repair Grant is offered to assist low-income, owner-occupied households with repairs such as painting, windows, screens, smoke alarms, handicapped grab bars, ramps, toilets, termite treatment, and other repairs deemed appropriate by the City, such as electrical, roofing, and plumbing.

Responsibility: City of Compton Grants Division

Funding: CDBG

Implementation Schedule:

- Annually promote program to income eligible households in targeted neighborhoods (in census tracts with concentration of units constructed prior to 1980).

Quantified Objectives: 8 households assisted on an annual basis.

9. Extremely Low-Income and Special Needs Households

The City will encourage the development of housing for extremely low-income (ELI) households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus.

Responsibility: City of Compton Grants Division and Compton Housing Authority

Funding: General Fund, CDBG, HOME, Housing Bond Funds

Implementation Schedule:

- Annually outreach to housing developers regarding opportunity sites in the City and incentives and assistance for ELI and special needs housing.
- Annually apply for funding as Notices of Funding Availability are released, targeting funding sources that benefit lower income (including ELI) and special needs households.
- Support funding applications by housing developers to provide housing for ELI and special needs households, provided the proposed projects further the goals and objectives of the General Plan.
- By the end of 2025, explore additional incentives to facilitate the development housing for ELI and special needs households, including:
 - As funding permits, provide funding to gap finance the development of affordable housing, prioritizing projects that set aside units for ELI and special needs households.
 - Prioritize publicly owned sites for projects that include housing for ELI and special needs households. Leveraging the land as a contribution to the project, thereby subsidizing the project for affordability.
 - Provide expedited processing.
 - State density bonus.
- Pursue and allocate Project-Based Vouchers (PBVs) for 100 percent affordable Permanent Supportive Housing (PSH) projects for very low and extremely low income households. (The City allocated 141 PBVs to two Project Home Key projects that are under construction and 1434 W. Compton Boulevard received 37 PBVs.)

Quantified Objectives: Assist with the development of 50 ELI/special needs households over eight years.

10. Preservation of At-Risk Housing Units

The City will monitor the at-risk units and use the list contained in the Housing Element for at-risk units in the ten-year inventory and analyses (conversion risk, costs, and resources) for possible conversions within the current and next planning period. Staff maintain contact with HUD, property owners, and California Housing Preservation Commission to monitor the status of the “at risk” housing projects.

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The City will bi-annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. The City will also ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.

In future years, the City will continue to allocate funds from various grant funding sources towards affordable housing preservation.

Responsibility: Local Housing Authority of Compton
Funding: Neighborhood Stabilization Program funds

Implementation Schedule:

- Bi-annually coordinate with HUD to monitor projects.
- Annually monitor the status of at-risk units annually by maintaining contacts with HUD and property owners.
- Should a Notice of Intent be filed by the property owners to convert to non-low income housing use, ensure owners comply with the noticing requirements (three years, one year, and six months prior to conversion).
- Through the Annual Action Plan and 5-Year Consolidated Plan Strategic Plan process, allocate funding towards housing preservation.

Quantified Objectives: Preserve all 1,345 affordable housing units in the City, specifically focus on maintaining the affordability of the at risk units at Whitfield Manor (40 units) and New Wilmington Arms-2 (164 units).

11. Zoning Code Amendments

The City's residential zoning regulations have not been updated in decades. A Zoning Update Program to adopt new regulations is necessary to address the following areas: emergency shelters, single-room occupancy units, transitional and supportive housing, residential parking requirements, residential minimum unit size, residential objective design standards, and accessory dwelling units.

Responsibility: City of Compton Community Development Department
Funding: General Fund

Implementation Schedule: By the end of 2024, comprehensively update Zoning Code to implement the new General Plan and address the following:

- **Farmworker Housing:** Amend the RA zone to define farmworker housing up to 36 beds or 12 units as an agricultural use to be similarly permitted as other agricultural uses in the same zone, pursuant to Health and Safety Code Section 17021.6 on farmworker housing requirements. There is no commercial agriculture or farms anywhere in the City and all of the RA land, except one lot, is developed with a home.
- **Employee Housing:** Permit employee housing for six or fewer employees as a residential use subject to the same development standards and design as single-family residences, pursuant to Health and Safety Code Section 17021.5 on employee housing requirements.
- **Accessory Dwelling Units (ADU):** Update the ADU ordinance to comply with current State laws if necessary and submit the adopted ordinance to HCD for review.
- **Findings for CUP:** Modify the required findings for CUP approval to ensure objectivity and certainty in outcomes. Specifically, the finding requiring the use not be detrimental to the surrounding area (Finding 2) and the finding requiring compatibility with existing patterns of land use and development in the surrounding area (Finding 3) can be considered subjective. The Zoning Code amendment will modify or remove these findings to ensure objectivity in evaluation. Furthermore, the City is proposing to remove the CUP requirement for all multi-family housing projects.

- **Emergency Shelters:** In compliance with AB 2339, amend the CL zone as the zone to permit emergency shelters by right without discretionary review, revise the parking standards to base on staffing level, and expand the definition of emergency shelters to include navigation centers. The CL zone conditionally permits a variety of residential uses and are located along transportation corridors, offering access to services and public transportation. In addition, amend the Zoning Code to ensure parking requirement is based only on staffing level pursuant to AB 139.
- **Low Barrier Navigation Centers (LBNC):** Amend the Zoning Code to permit LBNC as a use by right in areas zoned industrial and nonresidential zones permitting multi-family uses, subject to development standards.
- **Transitional and Supportive Housing:** Amend the regulations ensure transitional and supportive housing is similarly permitted as other residential dwellings of the same type in the same zone where residential uses are permitted, including mixed use zones. Amend regulations pursuant to AB 2162, which requires supportive housing projects meeting specific criteria to be allowed by-right in multifamily and mixed-use zones, including non-residential zones permitting multifamily uses. Additionally, if the project is located within ½ mile of transit, no minimum parking can be required.
- **Residential Parking Requirements:** Adopt new regulations to update and reduce current requirement of 1.5 covered spaces per unit to one enclosed parking space per multi-family family unit under two bedrooms, consistent with the City's TOD standards, and remove the requirement for enclosed garage parking for very and low income affordable units to allow flexibility for development projects to meet the parking requirements (such as via surface parking).
- **Residential Minimum Unit Size:** Adopt new regulations to reduce current requirement of 600 sf (one-bedroom unit) to 400 sf to facilitate the development of small units (live/work, SRO), particularly housing for special needs populations.
- **Residential Objective Design and Development Standards:** Adopt new objective residential standards. As part of this review and comprehensive update to the Zoning Code to implement the new General Plan, the City will prepare design and development standards (height, parking, setbacks, architectural design, open space, etc.) enabling the maximum density of each zone can be achieved with good design.
- **Administrative Multi-Family Review:** Reduce the CUP requirement for residential use citywide from four to twelve units.
- **Density Bonus:** Delete the existing Density Bonus Ordinance and comply with State law.
- **Manufactured Homes:** Amend the Zoning Code to allow manufactured homes built on a permanent foundation in the same manner and same zones as conventional or stick-built homes.
- **SB 35:** Establish written procedures for implementing SB 35.
- **Residential Care Facilities:** Revise the Zoning Ordinance to allow care facilities of seven or more residents in districts that permit residential uses, approved subject to objective design and development standards.

Quantified Objectives: Comply with applicable state requirements.

12. Expedited Permit Procedures

In an effort to expedite permit procedures, the City will revise the Architectural Review Board process for residential development for 12 units or less to shorten the timeline for processing. The City will also develop comprehensive objective design standards for multi-family housing to facilitate streamlined review.

Responsibility: City of Compton Community Development Department

Funding: General Fund

Implementation Schedule: Complete by the end of 2025

Quantified Objectives: Updated permitting procedures.

13. Reasonable Accommodation Program

Households with persons with disabilities often require reasonable accommodations and/or modifications, including physical alterations and changes to regulatory requirements, to afford an equal opportunity to use and enjoy a dwelling unit. Under this program, the City will adopt a Reasonable Accommodations Ordinance to provide greater flexibility to persons with disabilities and to comply with applicable fair housing laws. Currently, the City's Zoning Ordinance contains no such provisions.

Responsibility: City of Compton Community Development Department

Funding: General Fund

Implementation Schedule: Complete by the end of 2026

Quantified Objectives: Facilitate the development, maintenance, and improvement of housing for persons with disabilities and revising the zoning code to grant greater power to administrative variances.

14. Fair Housing Program

The City will continue to contract with a qualified fair housing service provider (currently the Fair Housing Foundation) to provide fair housing services to its residents, property owners, and housing professionals.

Responsibility: City of Compton Grants Division

Funding: Community Development Block Grant

Implementation Schedule:

- Annually:
 - Making public service announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels) at least two times a year.
 - Conducting public presentations with different community groups.
- Bi-annually:
 - Post at all City buildings open to the public educational materials to property owners, apartment managers, tenants, and housing professionals.
- Ongoing:
 - Responding to complaints of discrimination (e.g., in-taking, investigation of complaints, and resolution).
 - Referring services to appropriate agencies.

Quantified Objectives: Distribute educational materials every two years. Produce public service announcements once a year. Meet annually with the Fair Housing Foundation in Long Beach for update on issues and strategies. Assist up to 120 persons annually.

15. Homelessness Plan

The City will update the Homeless Plan every two years. The plan will comprehensively assess homelessness in Compton, assess the resources currently available to address the challenge, identify opportunities for City collaboration with various partners and stakeholders and identify implementation strategies to address homelessness such as construction of a homeless shelter and creation of a safe parking program for homeless.

Responsibility: City of Compton Homeless Task Force/Housing Authority

Funding: CDBG, ESG

Implementation Schedule:

- Annually through the annual action plan process, allocate CDBG and ESG funds to provide assistance to homeless persons and those at risk of homelessness. Services may include:

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- Literacy program to provide academic support to students who live in motels/hotels, shelters or shared living housing sites.
 - Domestic Violence Prevention program to assist victims of domestic violence.
- Annually pursue funding available to allow private agencies to construct a homeless shelter and creation of a safe parking program.
- By the end of 2024:
 - Update the Plan to Combat Homelessness.

Quantified Objectives: Assist up to 600 homeless persons through a variety of services, and work with private non-governmental organizations to create a homeless shelter and safe parking program.

16. Neighborhood Improvements

CDBG funds, when available, will be used to improve public facilities and infrastructure to benefit lower income residents in primarily residential neighborhoods and those with disabilities who need ADA accessibility improvements.

Responsibility: City of Compton Grants Division

Funding: CDBG

Implementation Schedule:

- Annually through the annual action plan process, allocate funding to pursue residential street improvement, park improvement, and other community facility improvement projects. Planned projects include:
 - Heritage House Restoration as a neighborhood facility and/or as a museum.

Quantified Objectives: Pursue 10 improvement projects over eight years, benefitting an average of 3,000 residents annually.

17. Water and Sewer Services

The Los Angeles County Sanitation Districts provide wastewater services to the City of Compton. Water services are provided by the Compton Municipal Water Department (CMWD), which is a member of the Metropolitan Water District of Southern California.

Responsibility: City of Compton Public Works and CMWD

Funding: General fund

Implementation Schedule:

- Pursuant to the requirements of SB 1087:
 - Within one month of Housing Element adoption, provide a copy of the adopted Element to the Los Angeles County Sanitation Districts.
 - By the end of 2026, as part of the General Plan adoption, include a policy to prioritize the provision of water services if feasible to affordable housing development for lower income households.
- By the end of 2026, update the City's sewer and water master plans to implement the proposed General Plan.

Quantified Objectives: Not applicable

D. **Q**UANTIFIED **H**OUSING **O**BJECTIVES

Table 5-2 summarizes the City's quantified objectives for the period of January 1, 2014, to October 1, 2021. These objectives represent a reasonable expectation of the maximum number of new housing units that will be constructed, households that will be assisted through housing rehabilitation or first-time homebuyer programs, and affordable units at risk that will be preserved over the 8-year period based on the goals, policies, and programs outlined in the Housing Element. According to the HCD income limits, extremely low income is described as 30 percent below the median household income. However, SCAG does not utilize an extremely low-income category. Based on the City's needs, it is anticipated that 50 percent of the very low-income category will be utilized for extremely low-income households.

Table 5-2: Summary of Quantified Objectives			
Income Category	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low	117	16	<u>672</u>
Very Low	118	16	<u>673</u>
Low	121	32	0
Moderate	131	0	0
Above Moderate	517	0	0
Total	1,004	32	<u>1,345</u>

E. **A**CCTIONS TO **A**FFIRMATIVELY **F**URTHER **F**AIR **H**OUSING

Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” The following table outlines the City's commitments to affirmatively further fair housing (AFFH).

City of Compton Housing Element

Table 5-3: Summary of Meaningful Actions to Further Fair Housing

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
Fair Housing Outreach and Education				
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Outreach to developers, maintain inventory of available sites, and pursue funding for affordable housing development.	Annually	Citywide	Accommodate 1,004 housing units including 356 affordable units.
Program 14: Fair Housing Program	Distribute educational materials and produce public service announcements. Meet with the Fair Housing Foundation for updates on issues and strategies.	Annually	Citywide	Assist 120 residents annually.
AFFH: Public Services for Low Income Families and Special Needs Households	Allocate if feasible CDBG funding toward the following organizations, providing public services for low income families and special needs populations: Fair Housing Foundation, Champions of Caring Connection, Compton Youth Build, Community Legal Aid SoCal, The Maker's Hub, The Children's Clinic.	Annually	Citywide	Conduct marketing and allocate funding, if feasible, with the goal of serving 150 residents annually.
	Conduct marketing efforts for services provided by the organizations outlined above, through the City's social media, newspapers, public service announcements, public meetings/workshops, and/or at the City hall counter.	Annually		
AFFH: Gateway Cities COG Regional Coordination Efforts	Work with the GCCOG to coordinate on regional efforts which may include, but are not limited to, an action plan for outreach to underserved community members, national fair housing month activities, affordable housing developers database, missing middle housing strategies, and naturally occurring affordable housing (NOAH) efforts.	Annually	N/A	At least annually participate in GCCOG meetings or correspondence to implement regional strategies to affirmatively further fair housing. Utilize GCCOG tools and resources, such as an Affordable Housing Hub and/or sample ordinances/best practices, as they become available.
Place-based Strategies for Neighborhood Improvement				
Program 6: Family Self Sufficiency Program	Promote FSS to income-eligible households.	Annually	Citywide with emphasis on western tracts with more single-parent families.	Assist 10 households annually.
Program 8: Residential Rehab Grant Program	Promote program to income eligible households in targeted neighborhoods.	Annually	Citywide with emphasis on western tracts with larger proportions of aging housing units.	Assist 8 households annually.

City of Compton Housing Element

Table 5-3: Summary of Meaningful Actions to Further Fair Housing

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
Program 16: Neighborhood Improvements	Allocate funding to pursue residential street improvement, park improvement, and other community facility improvement projects including the Heritage House Restoration project.	Annually	Citywide (all lower resource areas with similar populations of persons with disabilities and LMI households).	Pursue 10 improvement projects over eight years
AFFH: Environmental Justice Element	Adopt and begin implementing an Environmental Justice Element, including policies related to pollution reduction and air quality. Strategies may include enforcement and monitoring, investment in public infrastructure, and land use/transportation policies/strategies.	By end of 2025	Citywide (all Disadvantaged or Environmental Justice communities) with emphasis on tracts 5424.02, 5432.02, 5422, and 5424.01 with the highest CES percentile scores.	Adopt and implement an Environmental Justice Element.
	Promote active and inclusive community involvement in decision-making and development processes.	Annually		Facilitate at least one outreach effort related to the Environmental Justice Element implementation annually such as a town hall meeting.
AFFH: CIP Projects	Facilitate the development of CIP projects to improve community conditions, including, but not limited to: street rehabilitation projects, Wilmington Avenue Pedestrian/Bicycle Improvement project, Compton Boulevard project, Wilmington Avenue Regional Bikeway Corridor, and Alondra Gateway Project.	By 2029	Citywide with emphasis on areas of high segregation and poverty (central and northern Compton) and areas around Compton Boulevard, Alondra Boulevard, and Rosecrans Avenue where sites accommodating the lower income RHNA are located. There is no one bad area. There is equal need citywide.	By 2029, facilitate the development of at least 5 CIP projects, including 2 serving areas of high segregation and poverty.
New Opportunities in High Resource Areas				
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Update the General Plan and Zoning Code to provide adequate sites for RHNA and comply with SB 166.	By 2024 and 2025	N/A	Accommodate 1,004 housing units including 356 affordable units.
Program 2: Publicly Owned Land	Review available publicly owned sites in the sites inventory and issue RFPs to solicit housing development opportunities.	Annually	Publicly owned sites	Facilitate the development of 500 units in publicly owned sites.

Table 5-3: Summary of Meaningful Actions to Further Fair Housing

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
	<u>Pursue partnerships with housing developers to include affordable housing for extremely low and lower income households, and households with special housing needs.</u>			
Program <u>4</u> : ADUs	Dedicate building technician for ADU inquiries and plan review and develop pre-approved plans. Develop a fair housing fact sheet for ADU application packets.	By 2025	Citywide (no high resource areas) with emphasis on single-family neighborhoods.	Facilitate the development of 90 ADUs/JADUs
	<u>Provide technical assistance with ADU application submittal to interested property owners and expedite review of ADU applications.</u>	<u>Ongoing</u>		
	<u>Establish an exclusive web page to promote ADU development during the planning period.</u>	<u>By end of planning period.</u>		
	<u>Conduct an annual PSA on the City cable channel and brochures at City Council meetings to promote ADU development.</u>	<u>Annually</u>		
	<u>Explore the possibility of an ADU amnesty program. If feasible, establish an ADU amnesty plan.</u>	<u>by December 2026 if feasible.</u>		<u>Establish an ADU amnesty plan and if feasible legalize up to three ADUs annually during the planning period beginning in 2026.</u>
Housing Mobility				
Program <u>5</u> : Housing Choice Vouchers	Promote HCV program to property owners and encourage owners to list available units on CHA website	Annually	Citywide	Assist 800 households (rental) and two households with ownership housing annually.
	Include HCV program information in ADU application packet	By end of <u>2025</u>		
	<u>Explore language accessibility of the HCV program and offer a Spanish translation for HCV outreach efforts and informational postings.</u>			
Program <u>7</u> : First-Time Homebuyers Program	Pursue additional funding to provide affordable homeownership to low income households and provide homeownership education classes to educate homeowners in the aspects of maintaining their home.	Annually	Citywide with emphasis on single-family neighborhoods.	Assist up to 4 households with homebuyer assistance annually and provide educational opportunities to 30 homeowners annually.
	<u>Reinstate the First-Time Homebuyers Program if possible.</u>	<u>By end of 2024</u>		
	<u>Continue to collaborate with Grants division and Los Angeles Neighborhood Housing Services (LANHS) to</u>	<u>Ongoing</u>		

Table 5-3: Summary of Meaningful Actions to Further Fair Housing

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
	<u>provide mortgage assistance for homeownership projects.</u>			
Program <u>9</u> : Extremely Low-Income and Special Needs Households	Apply for funding as Notices of Funding Availability are released. <u>targeting funding sources that benefit lower income (including ELI) and special needs households.</u>	Annually	Citywide	Facilitate the development of <u>50</u> units for ELI/special needs households <u>over eight years.</u>
	Develop incentives to facilitate the development housing for ELI and special needs households	By end of 2025		
	<u>Outreach to housing developers regarding opportunity sites in the City and incentives and assistance for ELI and special needs housing.</u>	<u>Annually</u>		
	<u>Support funding applications by housing developers to provide housing for ELI and special needs households, provided the proposed projects further the goals and objectives of the General Plan.</u>	<u>Ongoing, as opportunities arise</u>		
	<u>Pursue and allocate Project-Based Vouchers (PBVs) for 100 percent affordable Permanent Supportive Housing (PSH) projects for very low and extremely low income households. (The City allocated 141 PBVs to two Project Home Key projects that are under construction and 1434 W. Compton Boulevard received 37 PBVs.)</u>	<u>Annually</u>		
Program <u>13</u> : Reasonable Accommodation Program	Adopt a Reasonable Accommodation Ordinance.	By end of 2025	N/A	
Tenant Protection and Anti-Displacement				
Program <u>10</u> : Preservation of At-Risk Housing Units	Coordinate with HUD to monitor projects.	Annually	Citywide	Preserve all <u>1,345</u> affordable housing units including the 204 at-risk units.
	Monitor the status of at-risk units annually by maintaining contacts with HUD and property owners and allocate funding towards housing preservation.	Annually		
Program <u>15</u> : Homelessness Plan	Pursue allocation of CDBG and ESG funds to provide assistance to homeless persons and those at risk of homelessness and pursue funding available for the construction of a homeless shelter and creation of a safe parking program.	Annually	Citywide	Assist up to 600 persons through homeless services during the planning period.
	Update the Plan to Combat Homelessness	By 2026		

|

APPENDIX A AFFIRMATIVELY FURTHERING FAIR HOUSING

2021-2029 HOUSING ELEMENT UPDATE

City of Compton
Community Development Department



Public Review Draft
July 2024



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Appendix A: Affirmatively Furthering Fair Housing

A. INTRODUCTION AND OVERVIEW OF AB 686

Assembly Bill (AB) 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity¹ and a commitment to specific meaningful actions to affirmatively further fair housing.² AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes³. In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation
- Requires that the AFFH obligation be interpreted consistent with the U.S. Department of Housing and Urban Development's (HUD) 2015 regulation, regardless of federal action regarding the regulation
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The bill added an assessment of fair housing to the Housing Element that includes the following components: a summary of fair housing issues and assessment of the Town's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

B. ANALYSIS REQUIREMENTS

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.⁴ The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends in Los Angeles County. "Local Trends" describe trends specific to the City of Compton.

1 While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility

2 "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

3 A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

4 Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

C. ASSESSMENT OF FAIR HOUSING ISSUES

Fair Housing Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866** – covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968** – covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988** – added the protected classes of handicap and familial status
- **The Americans with Disabilities Act of 1990 (ADA)** – covers public accommodations in both businesses and in multi-family housing developments
- **Shelly v. Kramer (1948)** – made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer (1968)** – made restrictive covenants illegal and unenforceable California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:
- **Unruh Civil Rights Act** – extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)** – covers the areas of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53** – takes measures against restrictive covenants
- **Department of Real Estate Commissioner's Regulations 2780-2782** – defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise
- **Business and Professions Code** – covers people who hold licenses, including real estate agents, brokers, and loan officers.

As presented in this Housing Element, the City has committed to meaningful actions to promote the development of housing for special needs populations, including lower income housing. Further, this Housing Element includes actions to affirmatively further fair housing through strategies related to housing mobility, new housing opportunities in high resource areas, fair housing enforcement and outreach, place-based strategies for neighborhood improvement, and tenant protection. The City continues to participate in the CDBG Urban County program contracting with the Housing Rights Center to ensure housing discrimination complaints are properly addressed and fair housing resources and services are offered to residents. The following shows applicable fair housing laws and the City's compliance:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance.
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols decision making, legal counsel and advisement.
- **Government Code Section 65008** – the City Zoning Code is written to ensure that the City's actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the unhoused, are not discriminatory. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, and reasonable accommodations).
- **Government Code Section 8899.50** – This section, Appendix A, of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City's Human Resources programs and the City's procurement protocols.

- **Density Bonus Law (Government Code Section 65915)** – the City implements density bonus provisions in compliance with the Density Bonus Law.
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA.
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via required annual reporting to HCD.
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- **Excessive subdivision standards (Government Code Section 65913.2)** – the City's subdivision standards are typical or not excessive in compliance with the Government Code.
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

During the 2018 AI development process, LACDA implemented a series of outreach efforts including: regional discussion groups; four focus groups which met three times each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. Regional discussions included developer groups, companies, organizations, and agencies, and government groups, including the City of Commerce. The following topics were covered in the Government Discussion Group meeting:

- Lack of jurisdictions that have R/ECAP areas
- Discussion of community meetings
- Discussion of surveys
- City of Los Angeles R/ECAP areas
- Social engineering in the past due to highway construction and designing of public housing in poor areas by private, federal, and local governments
- Setting realistic goals and outcomes
- Housing Rights Center (HRC) - protected classes different in state verses federal law
- Mortgages based on disparate impact-census areas
- Disparate impacts on women

R/ECAPs are discussed in Chapter 3, *Racially or Ethnically Concentrated Areas of Poverty*, of this Assessment of Fair Housing. Historical trends, zoning, and home loan trends are also discussed in Chapter 5, *Disproportionate Housing Needs*, of this Assessment of Fair Housing.

Focus group meetings for preparation of the 2018 AI focused on the following contributing factors:

- **Education** – Attendees discussed the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school. Attendees expressed concern about school of choice and funding for under-performing schools, promotion of educational opportunities to parents, and safety.
- **Transportation and Jobs** – Attendees discussed lack of available clothing for employment, lack of resources and services for working families, stigma of transgender employees, and the prevalence of low skill workers. They expressed concern about the lack reliable transportation, jobs located far from workers, and childcare expenses.
- **Healthy Neighborhoods** – This focus group discussed location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments. There were concerns related to industrial facilities in communities highly burdened by air pollution, proximity to air pollution, bike and pedestrian improvements, and greenhouse gas emission reduction strategies.

- **Disability and Access** – The disability and access focus group discussed availability of accessible housing options, lack of knowledge of the ADA's Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

A total of 6,290 responses were recorded from the 2017 Resident Fair Housing Survey. The survey found that most residents thought their neighborhood had adequate access to public transportation, cleanliness, and schools, and that the condition of public spaces and buildings were good, very good, or excellent. More residents reported availability of quality public housing and job opportunities were only fair or poor. The survey also found that households with a person with a disability found it more difficult to get around their neighborhood or apartment complex. Access to opportunities, housing conditions, and populations of persons with disabilities in Commerce are further discussed below in this Assessment of Fair Housing Issues.

Additionally, the City conducted engagement and outreach under the preparation of the 2045 General Plan. The City implemented the following outreach and engagement actions related to the General Plan Update, including the Housing Element Update:

- Outreach to City leaders, stakeholders, and organizations
- Engagement activities (working groups, pop-up and mobile workshops, surveys)
- Digital engagement (website, social media, multi-media, informational materials)

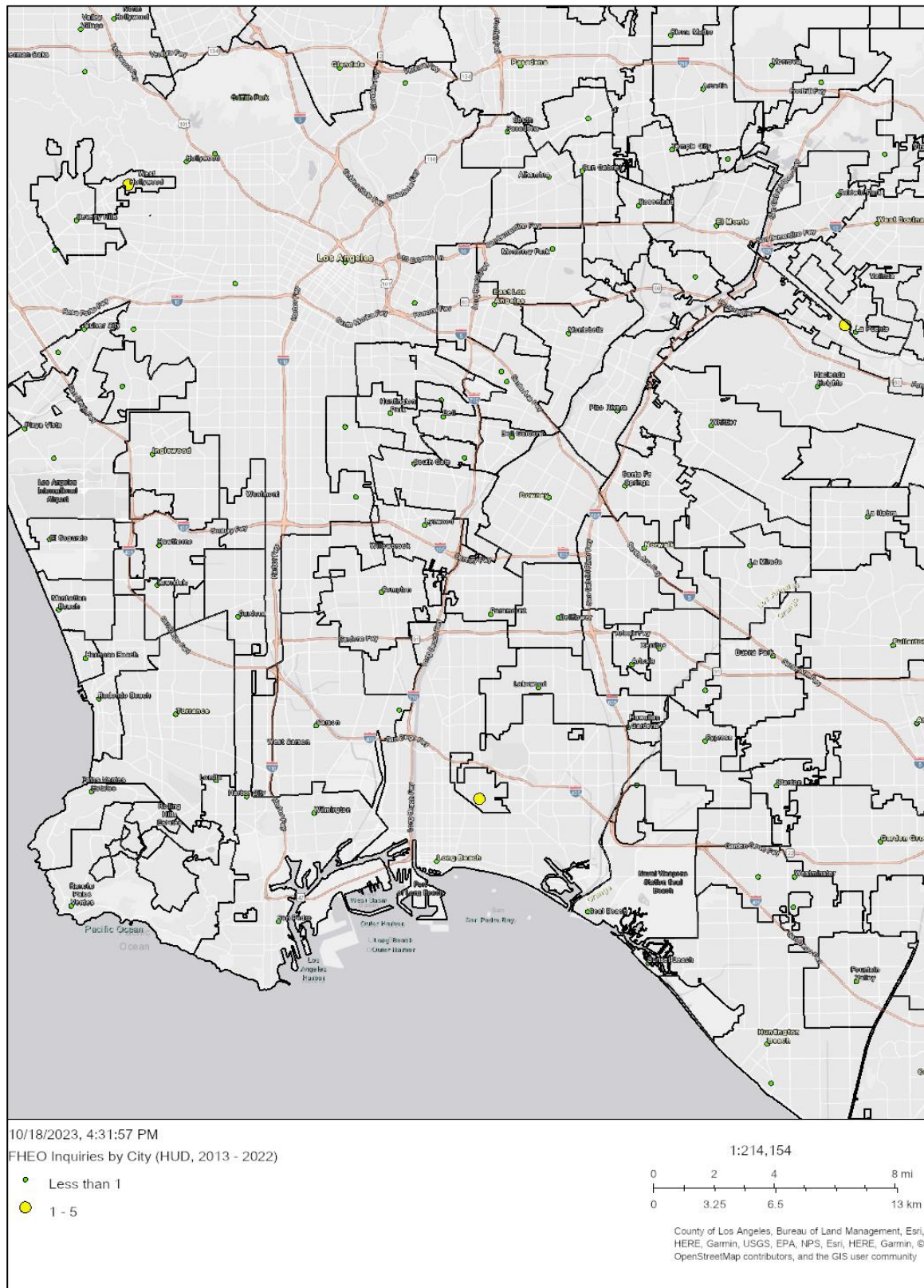
In September and November 2022, the City facilitated the following six focus groups: Housing Advocacy, Family Advocacy, Education and Youth, Resident and Block Captains, Business and Commerce, and Faith-Based Organizations. The City held three working group meetings between September 2022 and August 2023.

The community survey, titled "Vision for Compton Survey: Share Your Ideas," was launched online in October 2022 and closed March 2023. Key issues identified by the public included maintaining and improving Compton Creek, reducing crime and improving public safety, and addressing street takeovers and unsafe intersections. When asked what type of housing Compton needs more of, results revealed that 38 percent stated affordable housing options to rent and 37 percent said motels converted into affordable housing. Additionally, 33 percent stated Compton needs more ADUs, mixed-use developments, and duplexes. According to the survey, 13 percent of participants stated they have experienced housing discrimination. The complete Compton General Plan 2045 Engagement and Outreach Approach Report is included as an Appendix in this Housing Element.

According to HUD's Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66 percent). Another 21 percent of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36 percent of cases reported a disability bias. Figure A-1 shows the number of FHEO inquiries throughout the County by City. Signal Hill has the highest concentration of inquiries (more than one inquiry per 1,000 people). Other areas with high concentrations of inquiries (one inquiry per 1,000 people) are located in Santa Monica, West Hollywood, Culver City, Irwindale and Lomita.

Founded in 1968, the Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC serves cities throughout Los Angeles County, including Compton.

Figure A-1: FHEO Inquiries by City (2022)



Source: HCD AFFH Data Viewer 2.0 (HUD 2013-2022), 2023.

Integration and Segregation

Race/Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. The following analysis of racial/ethnic segregation includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City's sites inventory.

Regional Trend

As shown in [Table A-1](#) racial/ethnic minority groups make up 74.5 percent of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.7 percent), 26 percent of the population is White, 15 percent is Asian, and eight percent is Black/African American. Compton and the neighboring cities are primarily Hispanic or Latino. Compton's percentage of Hispanic or Latino residents is 38 percent, while 83 percent of Paramount residents are Hispanic or Latino. White residents make up the next largest percentage of residents in the County.

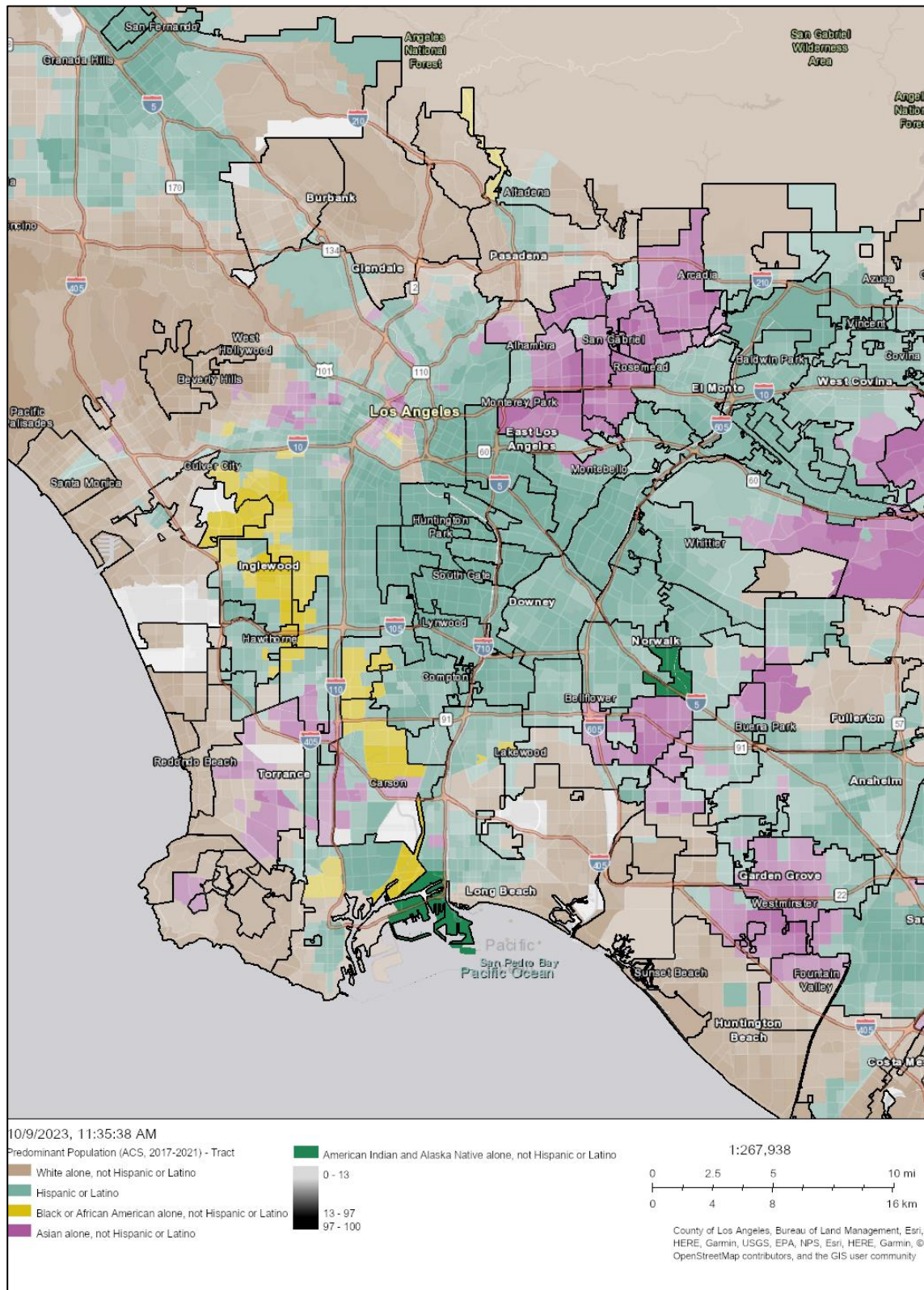
Figure A-2 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. Commerce's racial/ethnic minority populations are comparable to surrounding jurisdictions.

Table A-1: Racial/Ethnic Composition – Los Angeles County, Compton, and Surrounding Cities (2021)

Race/Ethnicity	LA County	Compton	Carson	Long Beach	Los Angeles (City)	Lynwood	Paramount
White alone	25.5%	7.0%	1.0%	27.8%	28.1%	2.4%	5.0%
Black or African American alone	7.6%	22.2%	26.7%	11.6%	8.3%	8.1%	7.5%
American Indian and Alaska Native alone	0.2%	0.1%	0.1%	0.2%	0.2%	0.3%	0.1%
Asian alone	14.6%	27.1%	0.9%	12.6%	11.6%	0.8%	2.8%
Native Hawaiian and Other Pacific Islander alone	0.2%	1.5%	0.1%	0.5%	0.1%	0.0%	0.6%
Some other race alone	0.4%	0.2%	1.0%	0.4%	0.5%	0.1%	0.1%
Two or more races	2.8%	4.0%	0.9%	3.0%	2.9%	0.4%	1.0%
Hispanic or Latino	48.7%	37.9%	69.3%	43.9%	48.4%	87.9%	83.0%
Total	10,019,635	95,104	96,083	466,565	3,902,440	67,497	53,904

Source: 2016-2021 ACS.

Figure A-2: Regional Predominant Racial/Ethnic Population by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Local Trend and Sites Inventory

As discussed above and shown in Table A–2 below, Compton has a Hispanic and Latino majority population representing 69.3 percent of the population citywide. The Hispanic/Latino population has increased slightly since the 2007-2011 ACS. The Black/African American is the second largest racial group in the City, representing 26.7 percent of the population. All block groups in the City have racial/ethnic minority populations (non-White) exceeding 80 percent.

The history of Compton is discussed in the Local Knowledge and Other Relevant Factors section. While Compton has been a community predominantly made up of people of color in recent history, prior to World War II, Compton was 95 percent White. In 1921, “the City adopted racially restrictive covenants in 1921 to bar African Americans and other people of color from the municipality. Civic leaders, real-estate agents, and law-enforcement agencies perpetuated this racial exclusion with their own practices.”⁵ In the early 1940s and late 1950s, African American populations began to move to Compton, upon the removal of the ban of restrictive covenants in 1948. “By the mid-1950s, white flight—the process of white families rapidly leaving a neighborhood due to changing racial demographics—was spreading in Compton.”⁵ By the 1970s, Compton had an African American population representing 65 percent of the City. In the 1990s, rural Latinos from Mexico and Central America began migrating to Los Angeles and found features that had made Compton and Richland Farms attractive, as it did for previous migrant groups. As shown in Table A–2, Compton now has a majority Hispanic/Latino population (69.3 percent) followed by the Black/African American population (26.7 percent).

There are no areas in Compton where there are particularly low concentrations of minority (non-White) residents. All areas of Compton have racial/ethnic minority populations exceeding 80 percent.

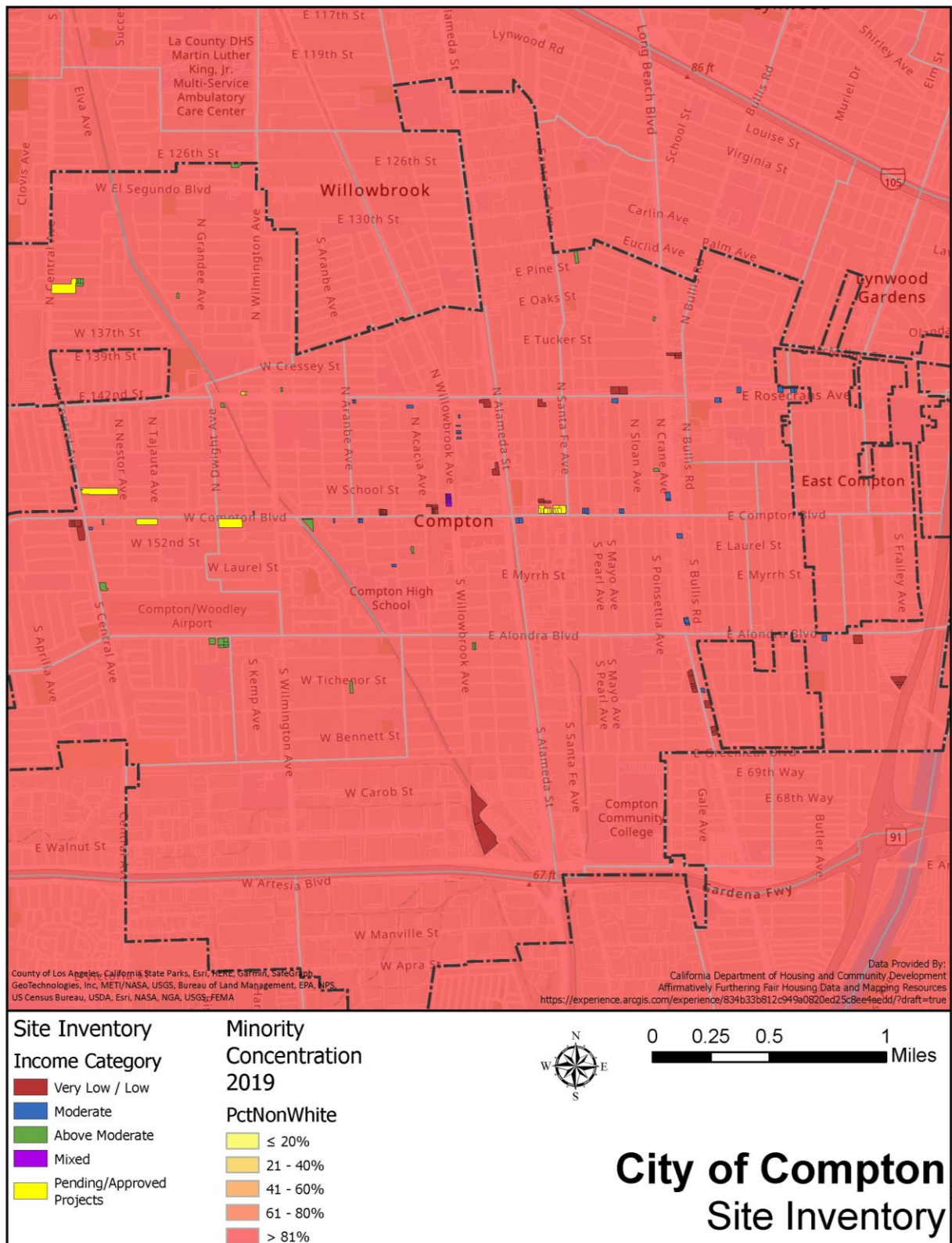
Table A–2: Change in Racial/Ethnic Composition – Compton (2011-2021)		
Race/Ethnicity	2011	2021
White alone	1.1%	1.0%
Black or African American alone	30.8%	26.7%
American Indian and Alaska Native alone	0.1%	0.1%
Asian alone	0.3%	0.9%
Native Hawaiian and Other Pacific Islander alone	0.6%	0.1%
Some other race alone	0.2%	1.0%
Two or more races	1.4%	0.9%
Hispanic or Latino	65.5%	69.3%
Total	96,102	96,083

Source: 2007-2011 and 2016-2021 ACS.

As shown in Figure A–3, all block groups in Compton have non-White populations exceeding 81 percent. Therefore, all sites selected to meet the RHNA are in block groups with non-White populations in this range. The sites inventory does not disproportionately place RHNA units in areas where there are larger racial/ethnic minority populations.

⁵ Feder-Haugabook, A. (2017, August 20). Compton, California (1867-). BlackPast.org. <https://www.blackpast.org/african-american-history/compton-california-1867/>.

Figure A-3: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2019)



Source: HCD AFFH Data Viewer 2.0 (ACS 2019), 2023.

Persons with Disabilities

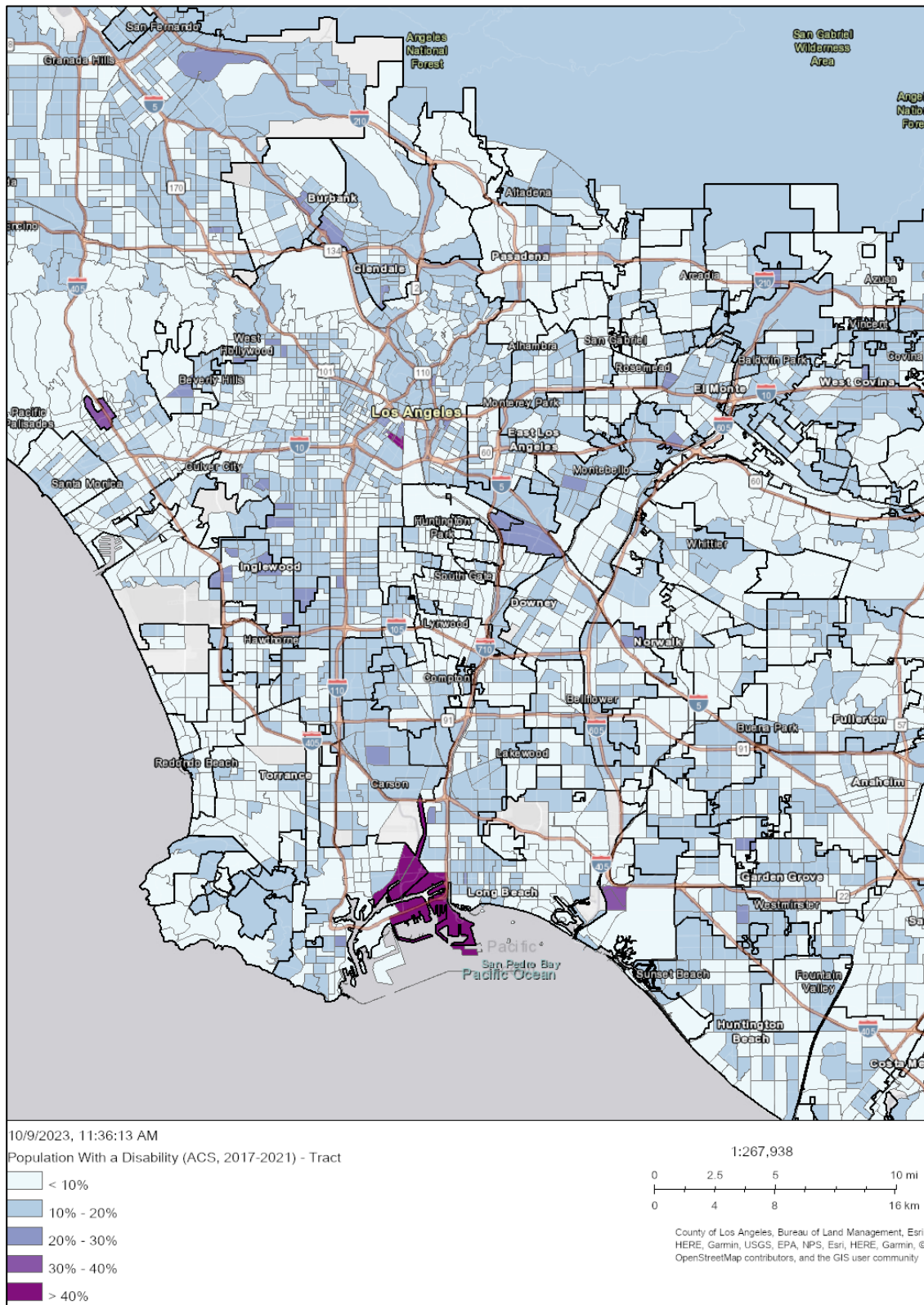
Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend

According to the 2017-2021 ACS, 10.1 percent of Los Angeles County residents experience a disability. Compton has a slightly larger population that experiences a disability (10.5 percent). Compton also has a comparable population of persons with disabilities to the neighboring cities including Carson (12.5 percent), Long Beach (10.4 percent), Los Angeles (city) (10.3 percent), Lynwood (7.8 percent), and Paramount (7.9 percent).

As shown in Figure A-4, less than 20 percent of the population in most tracts in Los Angeles County experience a disability. Tracts with disabled populations exceeding 20 percent are not concentrated in one area of the County. Tracts with populations of persons with disabilities exceeding 20 percent are near the cities of Inglewood, Los Angeles, Long Beach, Norwalk, and Santa Monica. The coastal cities of El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations.

Figure A-4: Regional Populations of Persons with Disabilities by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Local Trend and Sites Inventory

As shown in [Figure A-5](#), there are no tracts in Compton where more than 20 percent of the population experiences a disability. As discussed above, approximately 10.5 percent of the City population experiences a disability. According to the 2017-2021 ACS, 52.4 percent of the elderly population aged 75 and older experiences a disability in Compton, followed by the population aged 65 to 74 (34 percent), and population aged 35 to 64 (10.9 percent). Ambulatory difficulties and independent living difficulties are the most common disability types in the City. Approximately 6.4 percent of the population experiences these disabilities.

Based on a 2024 search of Department of Social Services facilities, there are two adult day care facilities in Compton. Both are located on the eastern side of the City, one on Compton Boulevard and one on Rosecrans Avenue. There are 46 adult residential facilities serving persons with disabilities in Compton. There is also one licensed small family home and one pending licensure in Compton serving children with special health care needs. The licensed small family home is located in southwest Compton. There are two licensed adult day cares in Compton, both eastern Compton, east of Downtown. Additionally, four licensed assisted living facilities are located in Compton and two are pending licensure. Three are in eastern Compton and one is in northeast Compton. In general, more facilities serving persons with disabilities are located in the eastern side of the City, in the area between Alameda Street and Bullis Road, where 10 to 20 percent of the population experiences a disability.

The following accessibility and mobility improvements have been made in Compton under the Compton CIP plan since 2010. Accessibility and mobility improvements are generally not concentrated in a single area of the City, increasing accessibility for residents citywide.

- Crane Ave Reconstruction – Removal and replacement of sidewalks and driveways between Rosecrans and Compton Blvd. Replacement of road surface between Rosecrans to Alondra Blvd. (2013)
- ARRA Pavement Rehabilitation – Grinding, overlay, and sidewalk repair for ADA compliance on Greenleaf Blvd and Santa Fe Ave. (2010)
- ARRA Preventive Street Maintenance -- Grinding, overlay, and sidewalk repair at Poplar St, Laurel St, Acacia Ave, Tamarind Ave, Palmer St, and Alondra Blvd (2010)
- Street Rehabilitation (Residential) – Installed asphalt pavement; removing and replacing failed asphalt concrete area, installed ADA compliant ramps, street sign replacement (2016)
- Residential Street Resurfacing – Replacement of sidewalks, curbs, gutters, and roadway pavement treatments (2016)
- Safe Streets Pedestrian / Bicycle Improvement Project (Phase 1) Wilmington Ave – Improve pedestrian and bicycle safety adjacent to Wilmington Ave transportation corridor. Install bike lanes (2017)
- Compton Blvd Resurfacing Project (Phase 1) - Compton Blvd to Greenleaf Blvd – Repair, replace, and slurry sealed existing pavement. Install ADA compliant curb ramps, gutter, sidewalk improvements. (2016)
- Central Blvd Resurfacing Project (Phase 2) - 131st to Compton Blvd – Repair, replace, and slurry sealed existing pavement. Install ADA compliant curb ramps, gutter, sidewalk improvements. (2018)
- Compton Blvd Resurfacing Project (Phase 1) – Installed hot mix overlay; traffic loops; signs/stripping; traffic pavement markers and curb painting (2017)

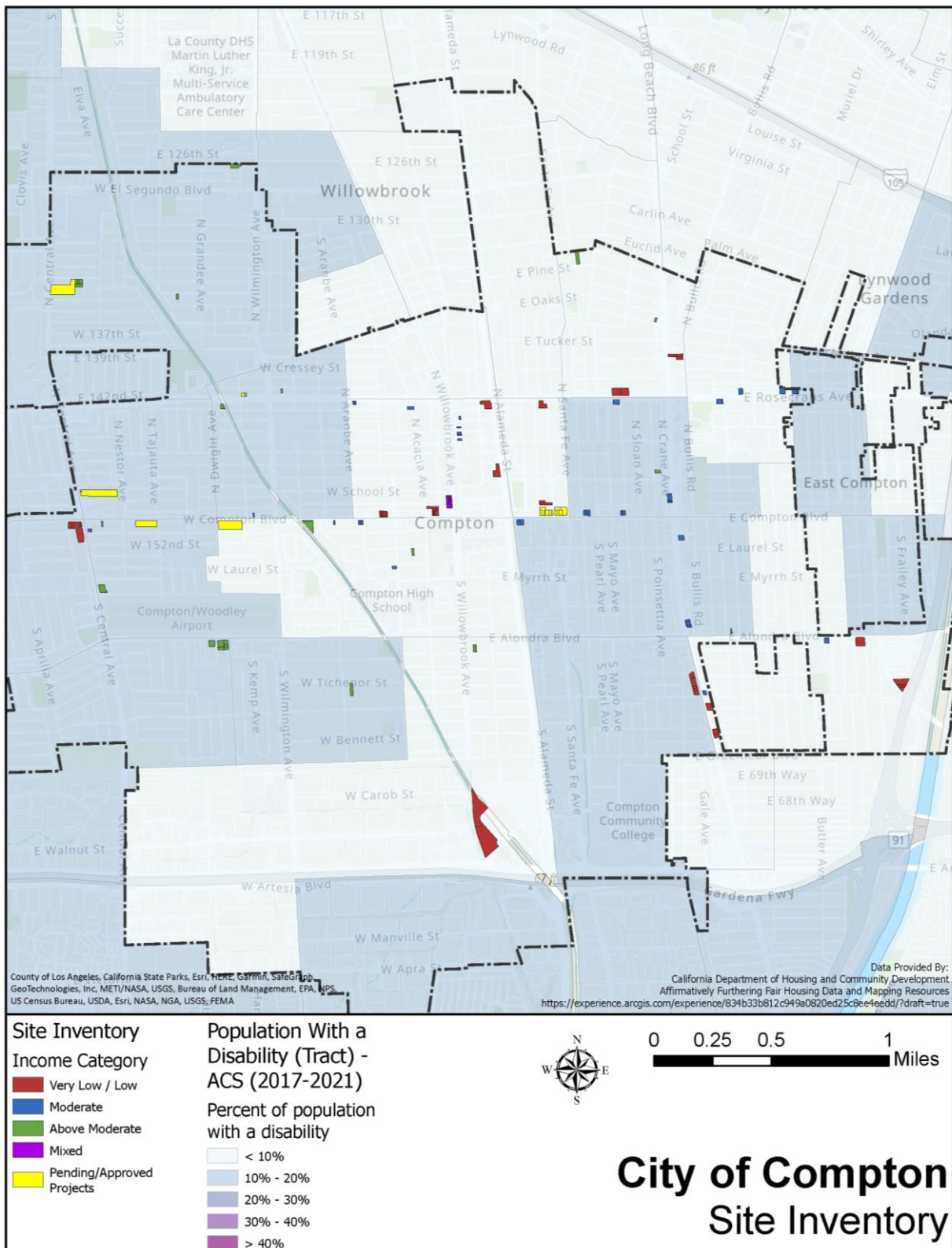
Additional accessibility improvements planned during this Housing Element cycle are detailed in the Actions to Affirmatively Further Fair Housing section of the Housing Plan.

As presented in Table A-3, most RHNA units are in tracts where less than 10 percent of the population experiences a disability. The City's RHNA strategy does not disproportionately place lower income units in areas where populations of persons with disabilities are heightened.

Table A-3: Sites Inventory by Population of Persons with Disabilities

	Lower		Moderate		Above Moderate		Total	
<10%	883	88.7%	76	42.9%	48	52.7%	1007	79.7%
10-20%	113	11.3%	101	57.1%	43	47.3%	257	20.3%
20-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
30-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-5: Sites Inventory and Populations of Persons with Disabilities by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Familial Status

Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Regional Trend

According to the 2017-2021 ACS, 32 percent of households in Los Angeles County have one or more child under the age of 18. As shown in Table A–4, Compton and most neighboring cities have a greater percentage than the County as a whole. Compton has the largest proportion of single-parent female-headed households (9.6 percent) compared to Carson, (4.8 percent), Long Beach (5.7 percent), Los Angeles (4.7 percent), Lynwood (7.5 percent), Paramount (8.6 percent), and the County (4.9 percent). Compton also has the second largest proportion of single-parent male-headed households and married couple households compared to the selected jurisdictions, after Lynwood and Paramount.

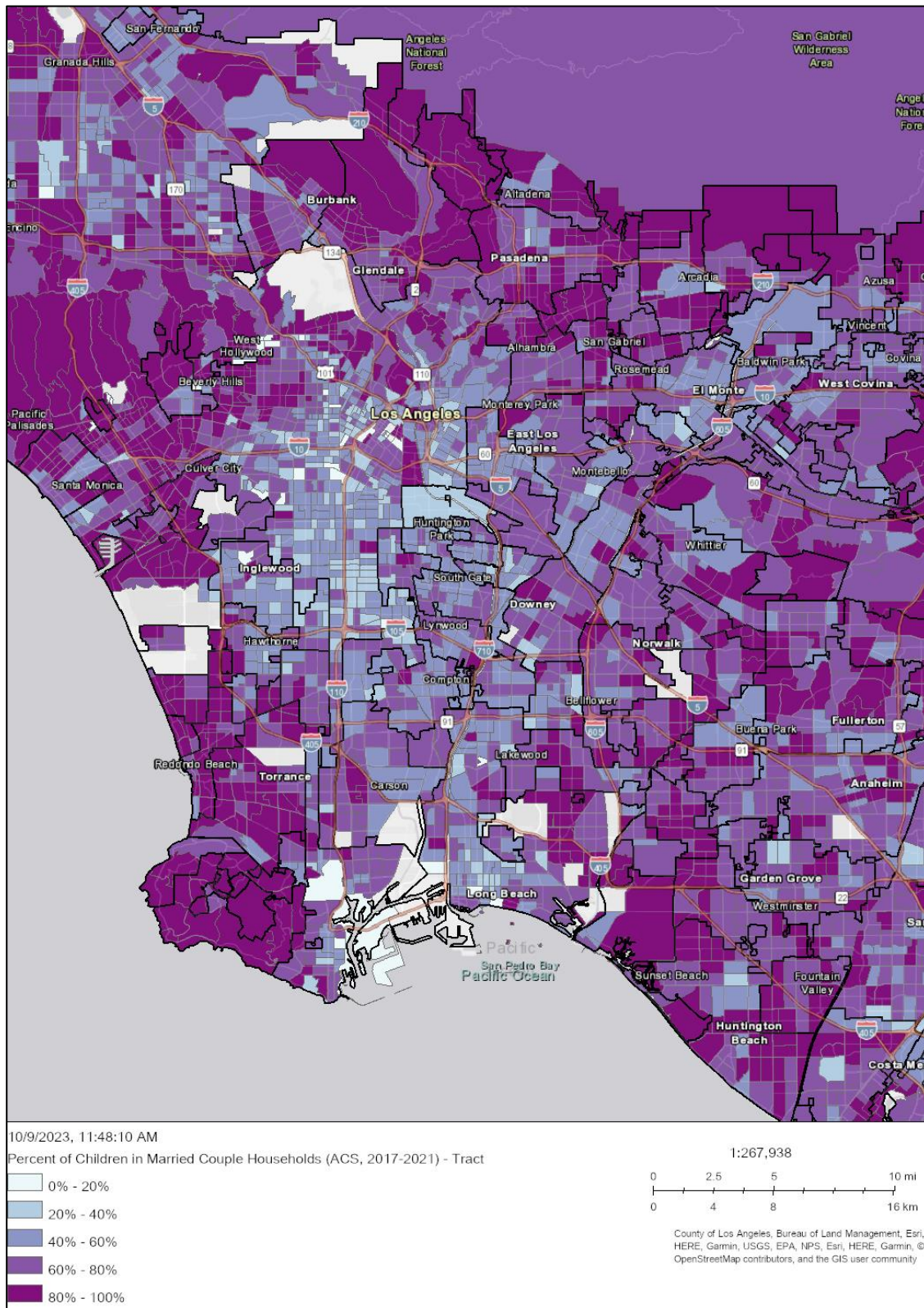
Figure A–7 shows the percent of children living in single-parent female-headed households by tract in LA County. Children in female-headed households are most concentrated in Inglewood, the City of Los Angeles, unincorporated Los Angeles County communities, and areas within Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas, including Commerce and neighboring cities, compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

Table A–4: Households with Children (2021)

	Los Angeles County	Compton	Carson	Long Beach	Los Angeles (City)	Lynwood	Paramount
All Households	3,342,811	24,921	26,095	169,958	1,384,851	15,100	14,347
Married Couple Households	18.5%	22.0%	19.4%	15.1%	15.7%	24.4%	26.4%
Single-Parent Male Headed Households	1.2%	2.1%	0.9%	1.5%	1.1%	2.2%	2.2%
Single-Parent Female Headed Households	4.9%	9.6%	4.8%	5.7%	4.7%	7.5%	8.6%

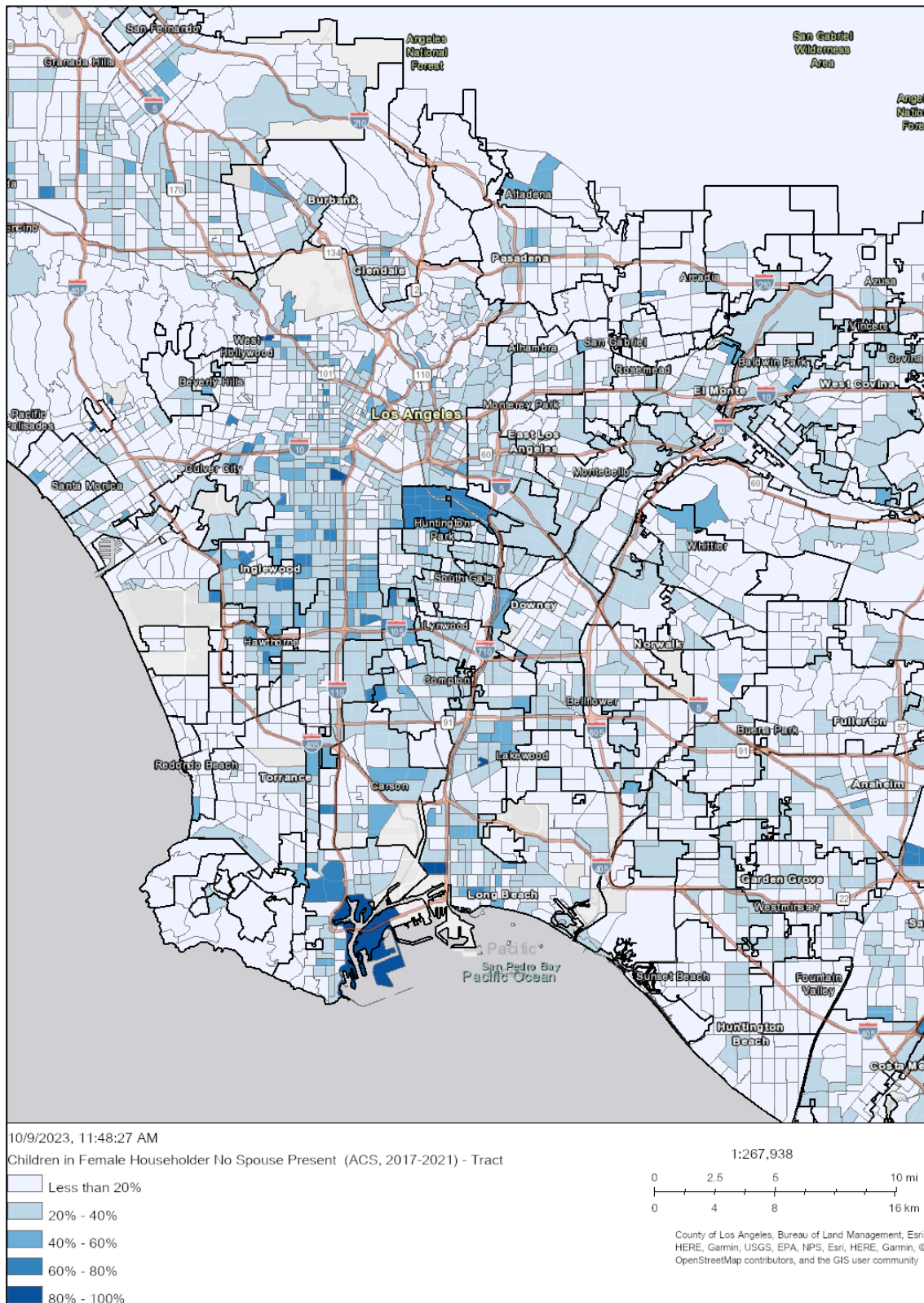
Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-6: Regional Populations of Children in Married Couple Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-7: Regional Populations of Children in Female-Headed Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Local Trend and Sites Inventory

As discussed above, Compton has a larger proportion of families with children compared to the County, including married couples with children and single parents. Approximately 9.6 percent of households in Compton are single-parent female-headed households compared to only 4.9 percent countywide. As presented in Figure A–8, most tracts have populations of children in married couple households ranging from 40 to 80 percent. There is one tract on the western side of the City where more than 60 percent of children live in female-headed households (Figure A–9).

There are 11 infant centers in Compton, including one pending licensure. There are also six licensed school age day care centers in the City. Infant centers and school age day care centers, based on a 2024 review of the CDSS facilities search database, are shown in Figure A–10. Infant centers and school age day care centers are not generally concentrated in a single area of the City. Additionally, there are 50 child care center preschools, including one pending licensure, in Compton. In the area where there are more female-headed households with children (between Concord and Alondra Boulevard, west of Willowbrook Avenue), there are four infant centers and two school age day care centers.

The distribution of units selected to meet the RHNA are presented in Table A–5 and Table A–6. Consistent with the citywide trend, 82 percent of units are in tracts where 40 to 60 percent of children reside in married couple households including 84 percent of lower income units, 83 percent of moderate income units, and 61.5 percent of above moderate income units.

Table A–5: Sites Inventory by Children in Married Couple Households

	Lower		Moderate		Above Moderate		Total	
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	69	6.9%	0	0.0%	0	0.0%	69	5.5%
40-60%	837	84.0%	147	83.1%	56	61.5%	1040	82.3%
60-80%	90	9.0%	29	16.4%	33	36.3%	152	12.0%
>80%	0	0.0%	1	0.6%	2	2.2%	3	0.2%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Table A–6: Sites Inventory by Children in Female-Headed Households

	Lower		Moderate		Above Moderate		Total	
<20%	44	4.4%	13	7.3%	36	39.6%	93	7.4%
20-40%	883	88.7%	164	92.7%	55	60.4%	1102	87.2%
40-60%	0	0.0%	43	24.3%	0	0.0%	43	3.4%
60-80%	69	6.9%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-8: Sites Inventory and Children in Married Couple Households by Tract (2021)

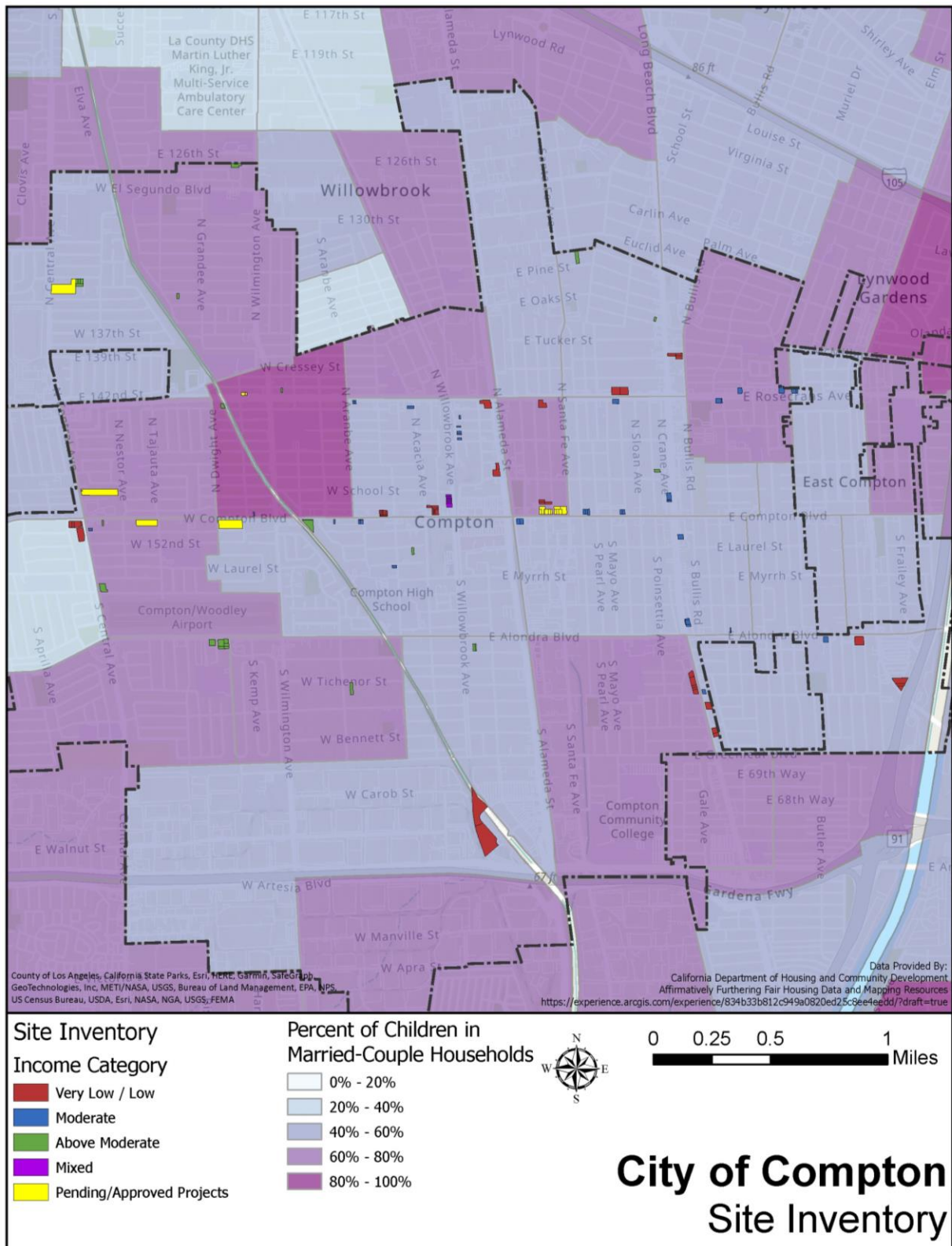
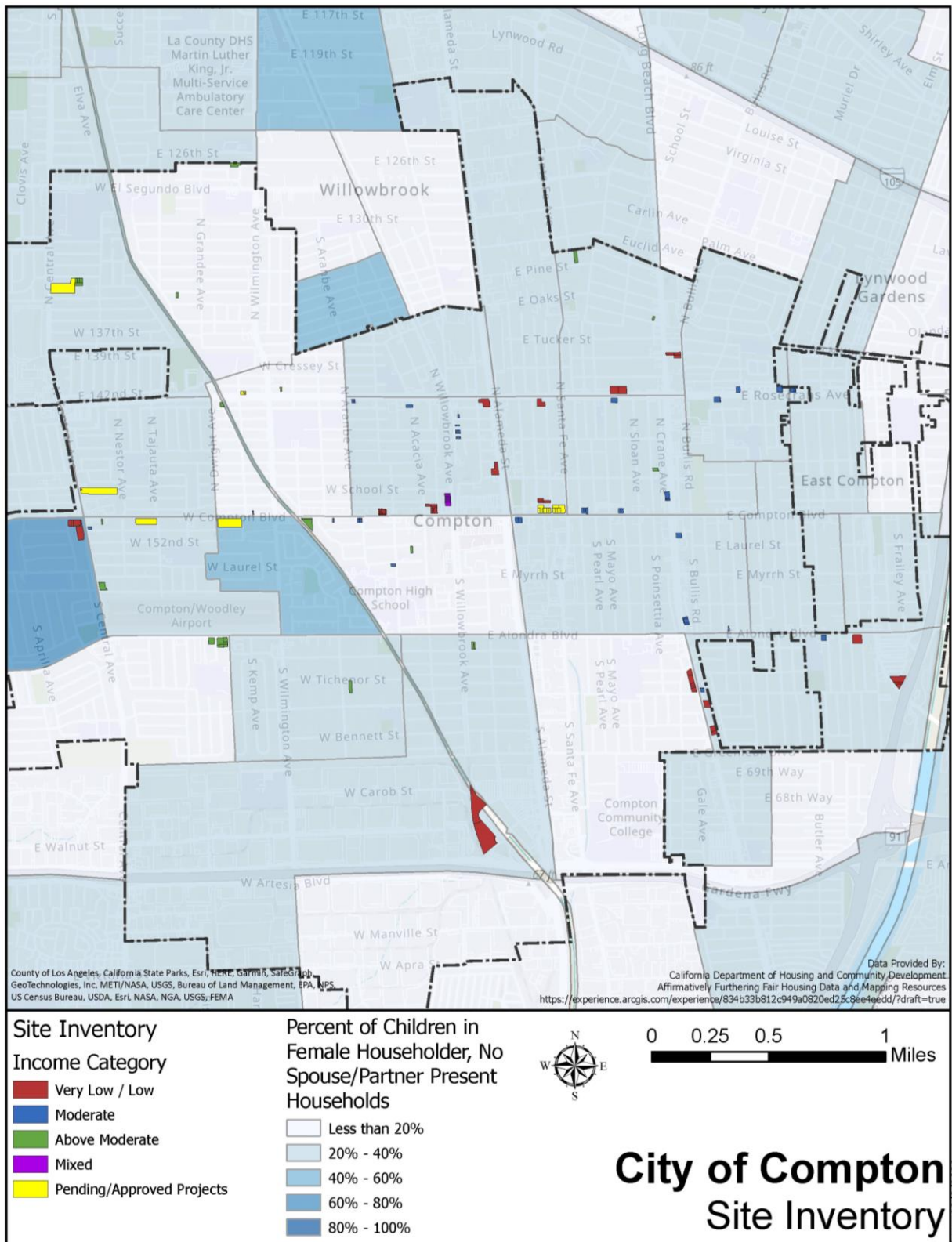
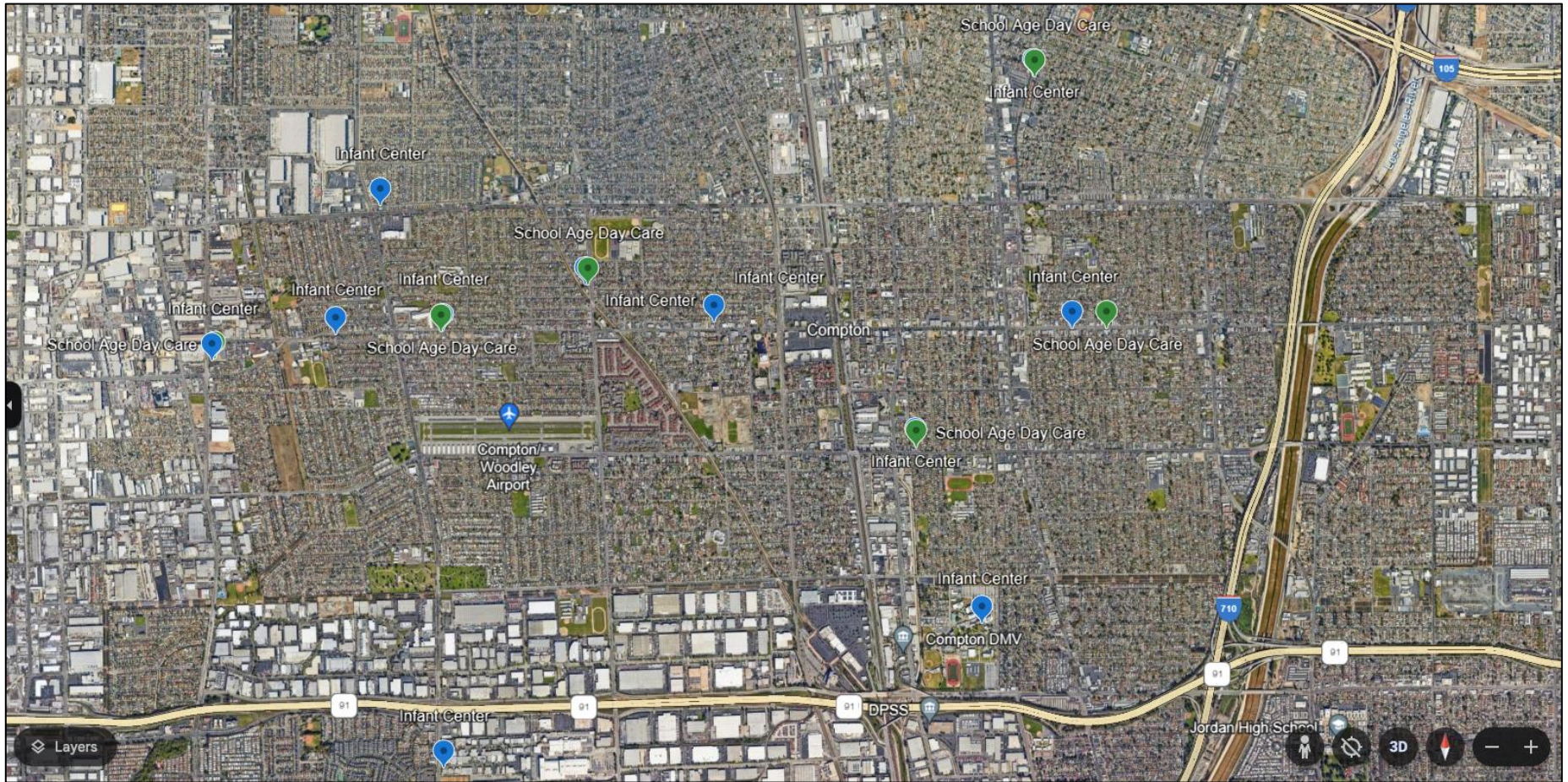


Figure A-9: Sites Inventory and Children in Female-Headed Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-10: Infant Centers and School Age Day Care Centers – Compton (2024)

Source: CDSS Facility Search, 2024.

Income Level

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table A-7 compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the households earn extremely-low, low, or moderate incomes (<81 percent AMI). This means LMI areas (<81 percent AMI) as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

Table A-7: Income Category Definitions			
HCD Definition		HUD Definition	
Extremely Low	0%-30% of AMI	Extremely Low	0%-30% of AMI
Very Low	31%-50% of AMI	Low	31%-50% of AMI
Low Income	51%-80% of AMI	Moderate	51%-80% of AMI
Moderate income	81%-120% of AMI	Middle/Upper	> 81% of AMI
Above Moderate Income	>120% of AMI	--	--

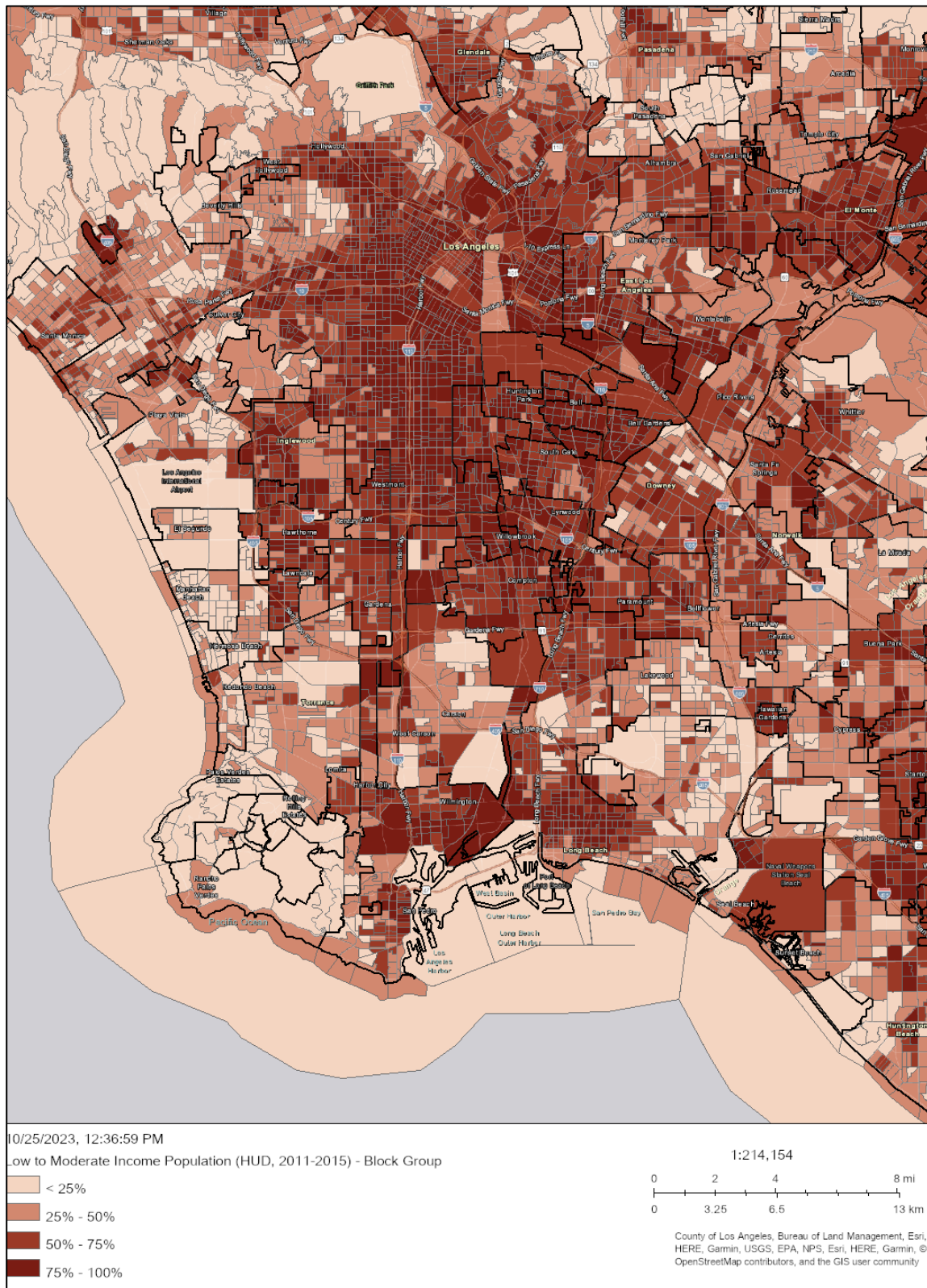
Regional Trend

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation.

According to HUD CHAS data based on the 2015-2019 ACS, 56 percent of households in the County are lower income, earning less than 80 percent of the AMI. According to the 2017-2021 ACS, the median income in LA County is \$76,367. Comparatively, Compton has a median household income of \$62,297. Neighboring cities generally have higher median household incomes compared to Compton including Carson (\$92,548), Long Beach (\$71,150), and Los Angeles (\$69,778). Lynwood (\$61,612) and Paramount (\$60,456) have lower median household incomes.

Figure A-11 shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo, and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts in these areas, less than 25 percent of the population is LMI. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach.

Figure A-11: Regional LMI Households by Block Group (2015)



Source: HCD AFFH Data Viewer 2.0 (HUD 2011-2015), 2023.

Local Trend and Sites Inventory

According to HUD CHAS data based on the 2016-2020 ACS, 73.9 percent of Compton households are low income, earning less than 80 percent of the AMI. A larger proportion of renter-occupied households in the City are lower income compared to owner-occupied households. Approximately 64 percent of owners are lower income compared to 86 percent of renters.

As shown in [Figure A-12](#), nearly all block groups in Compton are LMI areas where more than 50 percent of households earn low or moderate incomes. Block groups that are considered LMI areas are not concentrated in a single area of the City.

Housing Choice Voucher (HCV) recipients by tract, along with subsidized housing projects, are shown in [Figure A-13](#). Tract 5425.01 in the center of the City and tract 5421.06 on the eastern side of the City have the highest concentrations of HCV recipients in the City (34% and 23.7% of renter-occupied households, respectively). Tract 5425.01 contains two subsidized housing projects totaling 328 affordable units. Tract 5421.06 also contains two subsidized housing projects totaling 152 affordable units. While tract with larger proportions of HCV recipients do correlate with block groups with larger LMI household populations, block groups with higher LMI populations are prevalent citywide and do not necessarily have larger HCV populations. Subsidized housing projects are generally distributed throughout the City. However, the area of Compton north of Alondra Boulevard tends to have more subsidized housing compared to the southern area. Similar to the HCV pattern described above, the location of subsidized housing projects do not appear to dictate concentrations of LMI households.

Table A-8 shows that there are only 8 moderate income units in block groups that are not considered LMI areas. All other RHNA units are in block groups where more than 50 percent of households earn low or moderate incomes.

Table A-8: Sites Inventory by LMI Households

	Lower		Moderate		Above Moderate		Total	
<25%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
25-50%	0	0.0%	8	4.5%	0	0.0%	8	0.6%
50-75%	308	30.9%	99	55.9%	71	78.0%	478	37.8%
75-100%	688	69.1%	70	39.5%	20	22.0%	778	61.6%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-12: Sites Inventory and LMI Households by Block Group (2015)

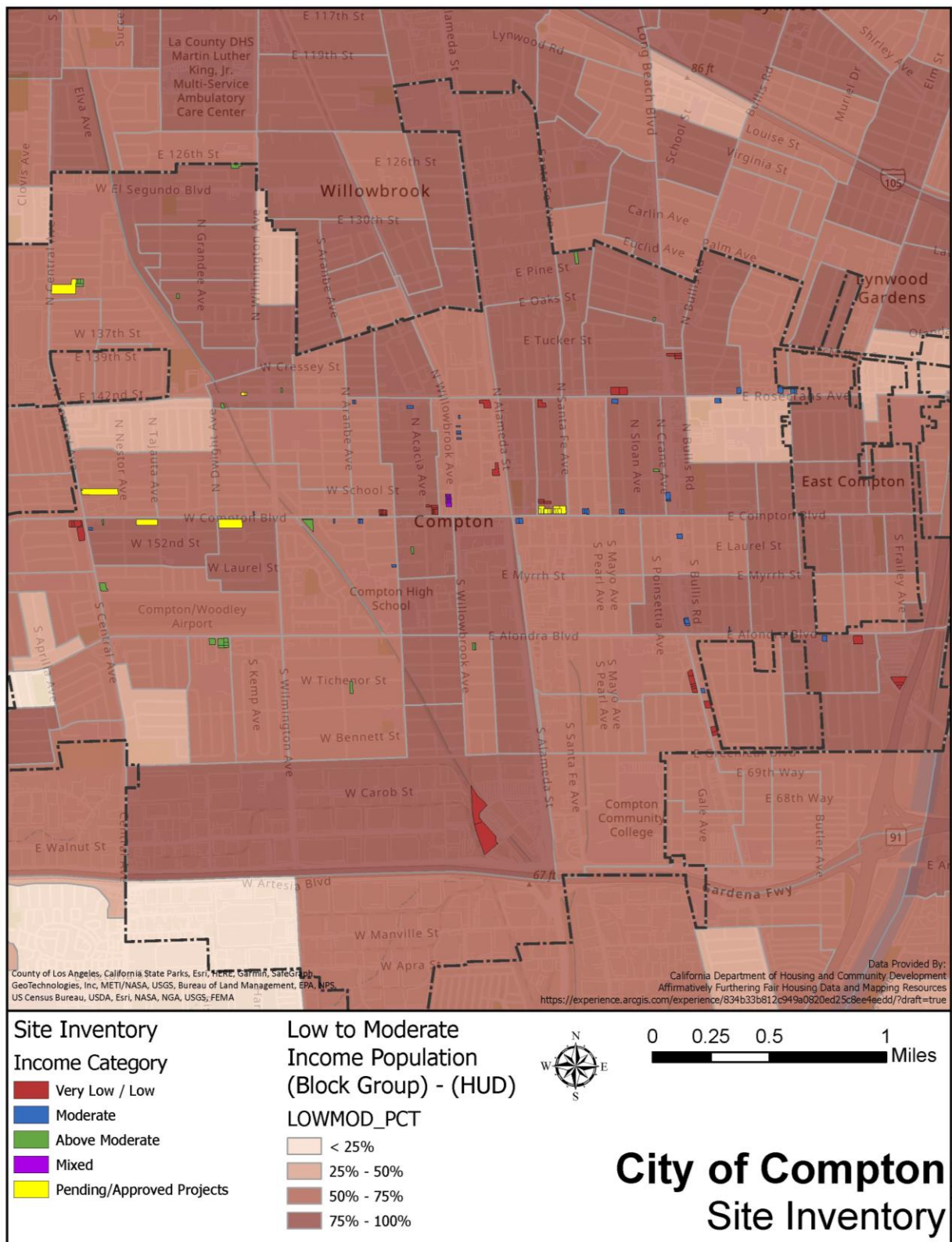
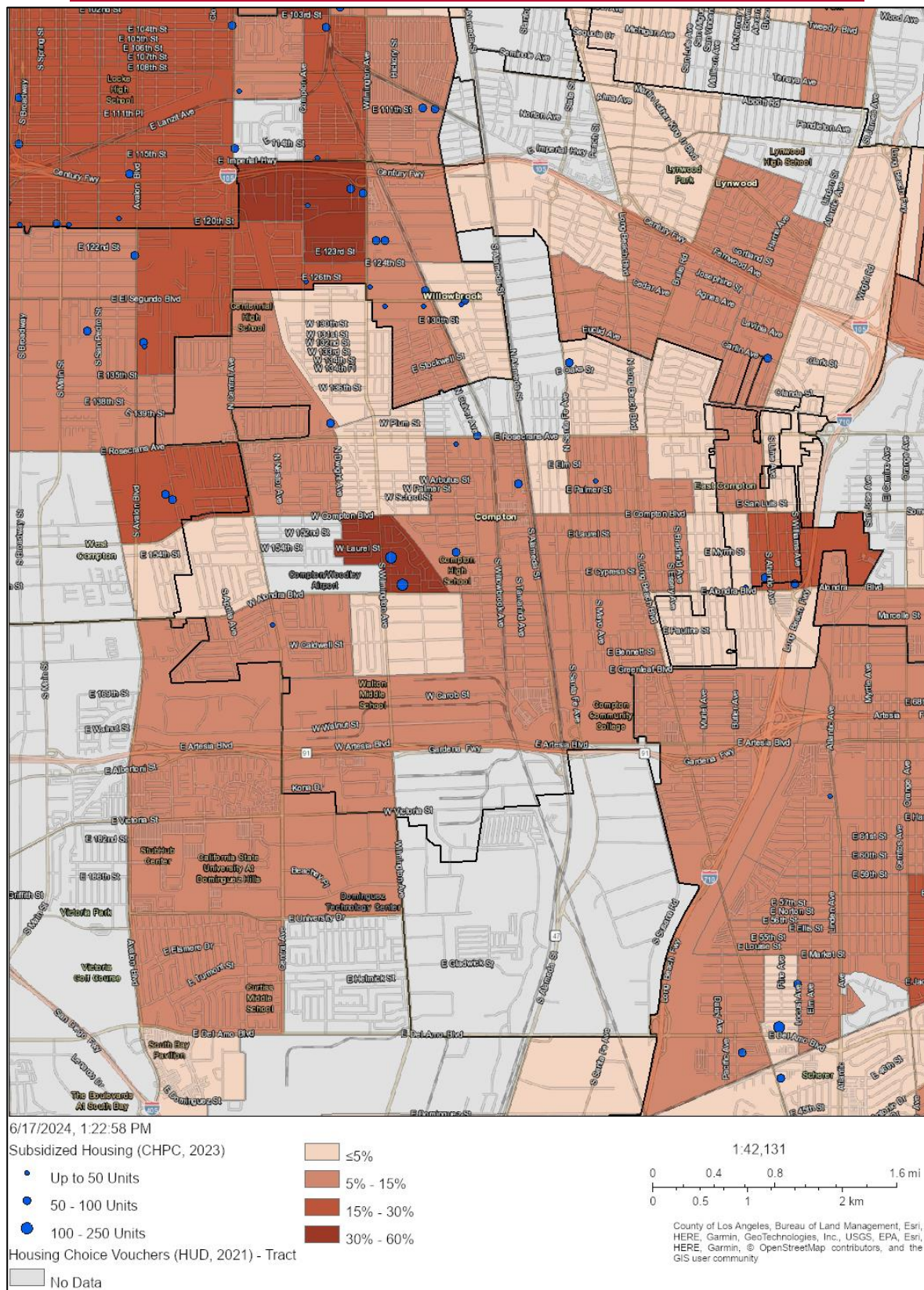


Figure A-13: HCV Recipients by Tract and Subsidized Housing Projects (2021, 2023)

Source: HCD AFFH Data Viewer 2.0 (CHPC 2023, HUD 2021), 2024.

Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

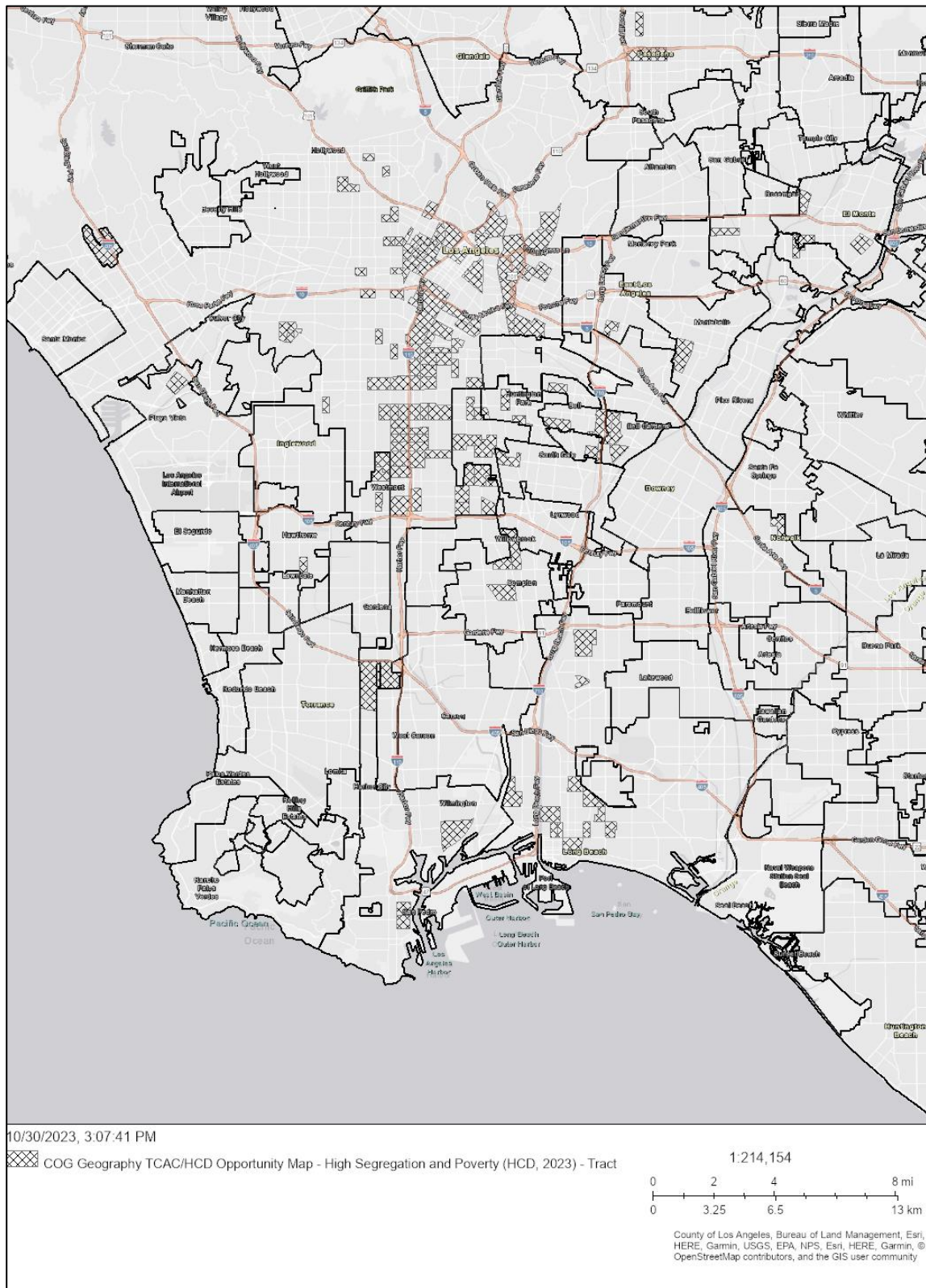
In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tax Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps. The maps also identify areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in the following section of this fair housing assessment.

Regional Trend

Approximately 14 percent of the County population is below the federal poverty level according to the 2017-2021 ACS. Amongst Compton and the surrounding cities, Compton has the largest proportion of persons below the poverty level (17.3 percent), followed by Los Angeles (city) (16.6 percent), Lynwood (16.5 percent), Long Beach (15.4 percent), Paramount (14.4 percent), and Carson (9.1 percent).

| [Figure A-14](#) shows TCAC designated areas of high segregation and poverty in the Los Angeles County region. Areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles as well as in and around the City of Long Beach.

Figure A-14: Regional TCAC Areas of High Segregation and Poverty (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

Local Trend and Sites Inventory

As discussed above, Compton has a large proportion of racial/ethnic minority residents and LMI households compared to the countywide average. There are three tracts in the City that are considered TCAC areas of high segregation and poverty, generally located in the central and northern areas of Compton (Figure A-15). The following three tracts are considered areas of high segregation and poverty: 5416.03, 5425.02, 5426.01. Like all tracts citywide, these areas have non-White populations exceeding 80 percent and contain block groups that are considered LMI areas (more than 50 percent of households are low or moderate income). 16 shows the areas of high segregation and poverty as they relate to the tract-level poverty status. Tracts 5416.03 and 5426.01 along the northern City boundary have populations below the poverty line of 21.5 percent and 26.1 percent, respectively. Approximately 30.7 percent of the population in tract 5425.02 in the center of the City is below the poverty level. Similarly, tracts 5425.02 and 5426.01 have median household incomes below \$55,000 and tract 5416.03 has a median household income of \$58,958, based on the 2016-2021 ACS. In comparison, the median household income citywide during this period was \$62,297.

Tracts 5416.03 and 5426.01, generally bound by Rosecrans Ave to the south and the northern City boundary, are characterized by large areas zoned for manufacturing as well as low, medium, and high density residential uses and limited commercial uses. Tract 5425.02 is largely zoned for high density residential uses. The City's zoning map is included as Figure A-57. Residential units adjacent to land uses like manufacturing are typically less desirable and are therefore more affordable. Similarly, high density housing units also tend to significantly more affordable than low density neighborhoods and single-family homes. There is one subsidized housing development in tract 5426.01 with 71 affordable units. Tract 5425.02 also has a subsidized housing project (133 affordable units) and an emergency shelter (81 beds).

Historical redlining may also be a factor in the current trend of areas of high segregation and poverty in Compton. As shown in Figure A-56, areas of high segregation and poverty have been identified in areas that were considered "hazardous" or "declining." HOLC redlining is discussed further in the *Historical Trends* subsection.

Other fair housing issues disproportionately affecting these tracts include:

- **Overcrowding:** More than 20 percent of households in tract 5426.01 are overcrowded and 9.2 percent are severely overcrowded. 16.6 percent of households in tract 5416.03 and 22.1 percent of households in tract 5425.02 are severely overcrowded.
- **Displacement Risk:** Renters in tract 5426.01 are considered at risk of displacement. One Income Group (Very Low Income or Low Income) is experiencing Elevated, High, or Extreme Displacement in tract 5416.03 and two Income Groups (Very Low Income and Low Income) are experiencing Elevated, High, or Extreme Displacement in tract 5425.02. Tract 5425.02 is the only tract in the City where two income groups are experiencing elevated, high, or extreme displacement.⁶
- **Rental Market:** In tract 5425.02, tract rent is \$74.84 lower than nearby rents. In tract 5416.03, tract rent is \$72.08 lower than nearby rents. In tract 5426.01, tract rent is \$227.94 lower than nearby rents.⁵
- **Substandard Housing:** 2.5 percent of housing units in tract 5426.01 lack complete plumbing facilities. In most Compton tracts, less than 2 percent of households lack complete plumbing facilities.

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. HPI index scores are based on several indicators. Some of the indicators are shown in Figure A-17 through Figure A-20.

Figure A-17 shows park access by tract. Tracts 5416.03 and 5425.02 scored in the highest quartile for park access, whereas tract 5426.01 scored in the lowest quartile. Only 12% of people in tract 5426.01 live within a half-mile of a park, beach, or open space compared to 100% of residents in tract 5416.03 and tract 5425.02.

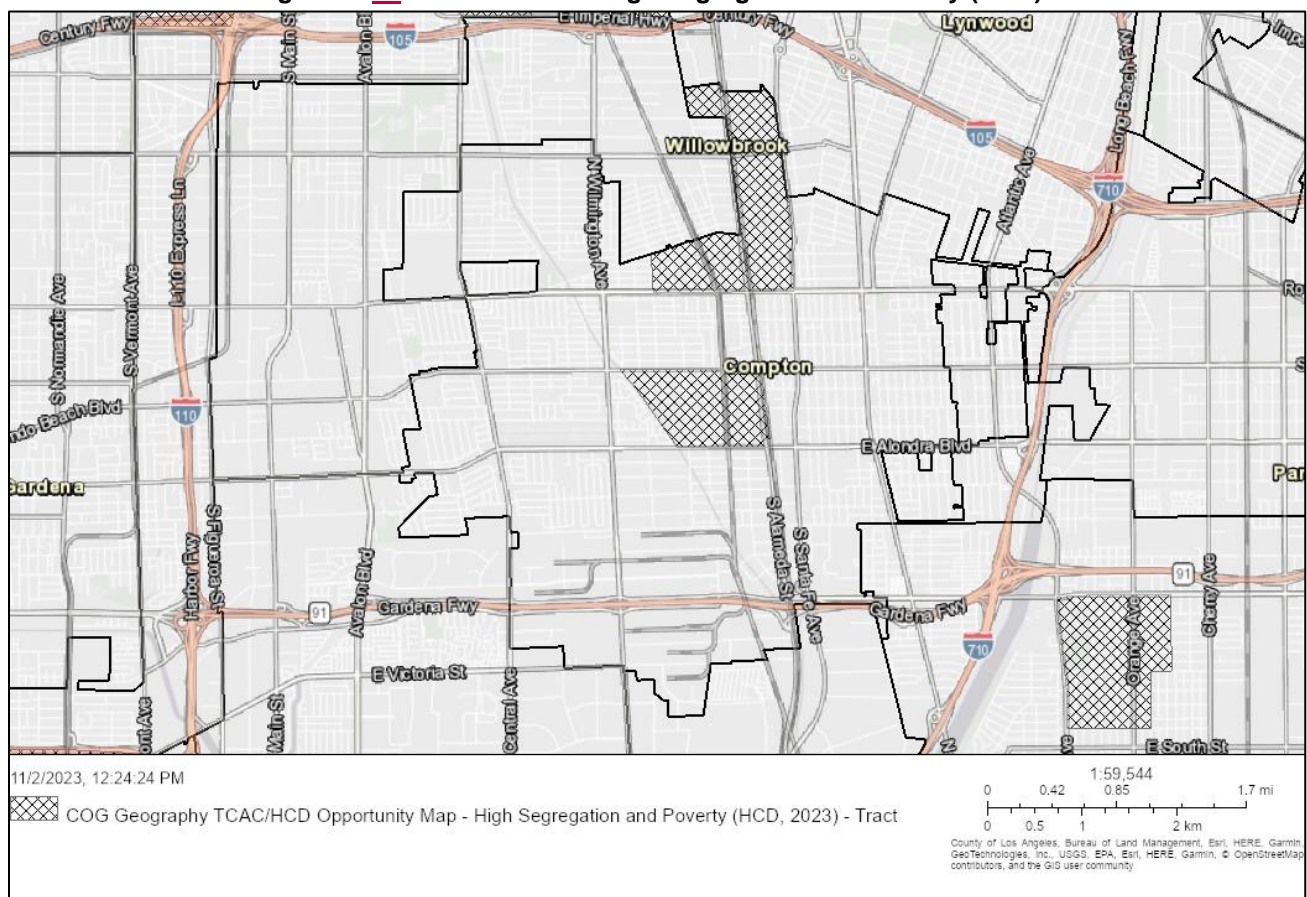
⁶ UCB, Urban Displacement Project 2022.

Other healthy neighborhood indicators include tree canopy and retail density (shown in Figure A–18 and Figure A–19). All three TCAC areas of high segregation and poverty scored in the lower quartiles for tree canopy. Tract 5416.03, specifically, scored in the lowest quartile for tree canopy, lower than most other Compton tracts. Only 3% of land in tract 5416.03 has tree canopy (weighted by number of people per acre). In comparison, 4.2% of land in tract 5426.01 and tract 5425.02 have tree canopy. High segregation and poverty tracts 5416.03 and 5426.01 along the northern City boundary also have lower retail density compared to many other Compton tracts. Tract 5416.03 has 2.5 retail, entertainment, services, and education jobs per acre and tract 5426.01 has 1.8. The area of segregation and poverty in the center of the City (tract 5425.02) has 16.3 of these job types per acre and scored in the highest quartile for this indicator.

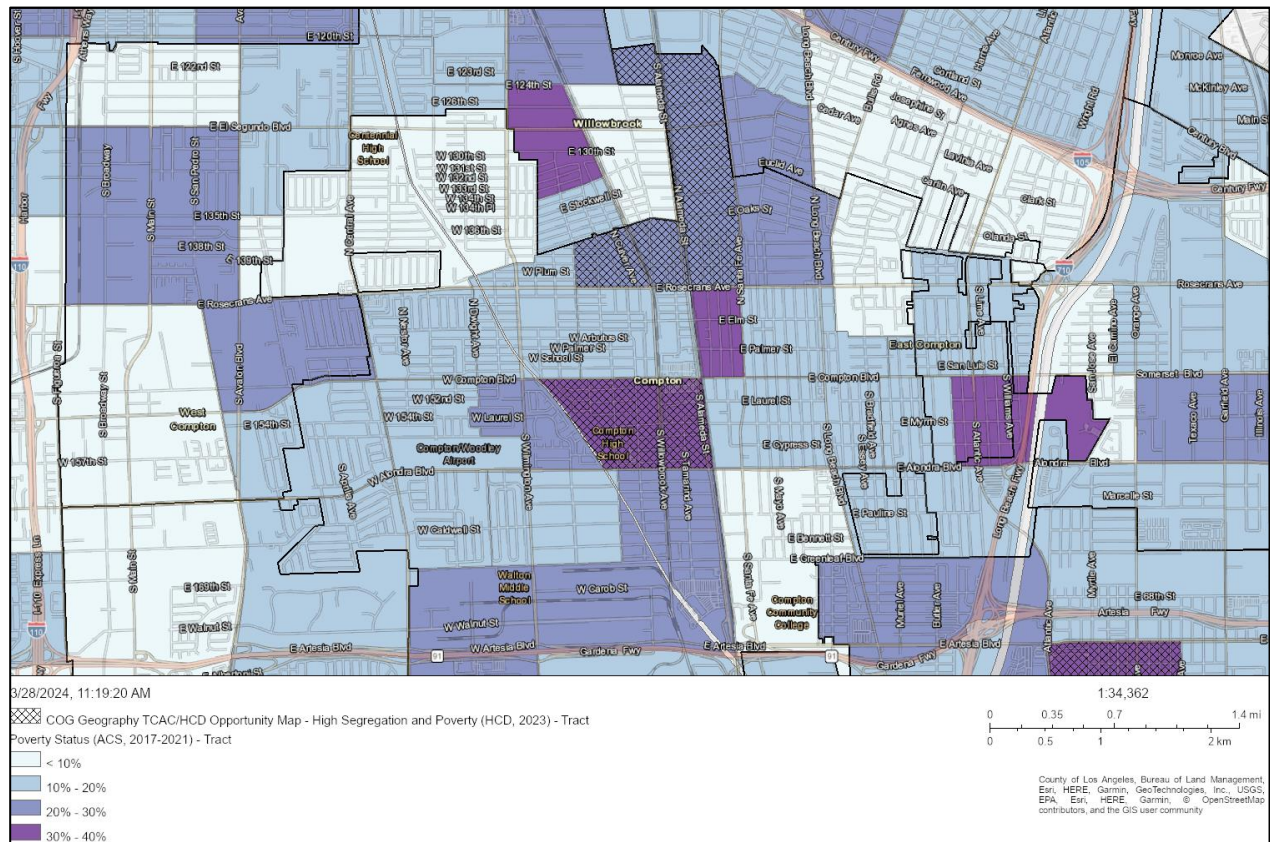
The housing habitability indicator is based on the percent of households with basic kitchen facilities and plumbing (Figure A–20). Housing habitability scores tend to be lower in the northern and western tracts compared to the central and eastern tracts. Tract 5416.03 and 5426.01 scored lower than the City as a whole for housing habitability. According to the HPI index, 98.5% of households in tract 5416.03 and in tract 5426.01 have basic kitchen facilities and plumbing. In comparison, 100% of households in the other area of high segregation and poverty in the center of the City (tract 5425.02) have basic kitchen facilities and plumbing.

A total of 24 RHNA units are located in high segregation and poverty tracts, including 12 moderate and 12 above moderate income units. There are no lower income RHNA units allocated in TCAC areas of high segregation and poverty.

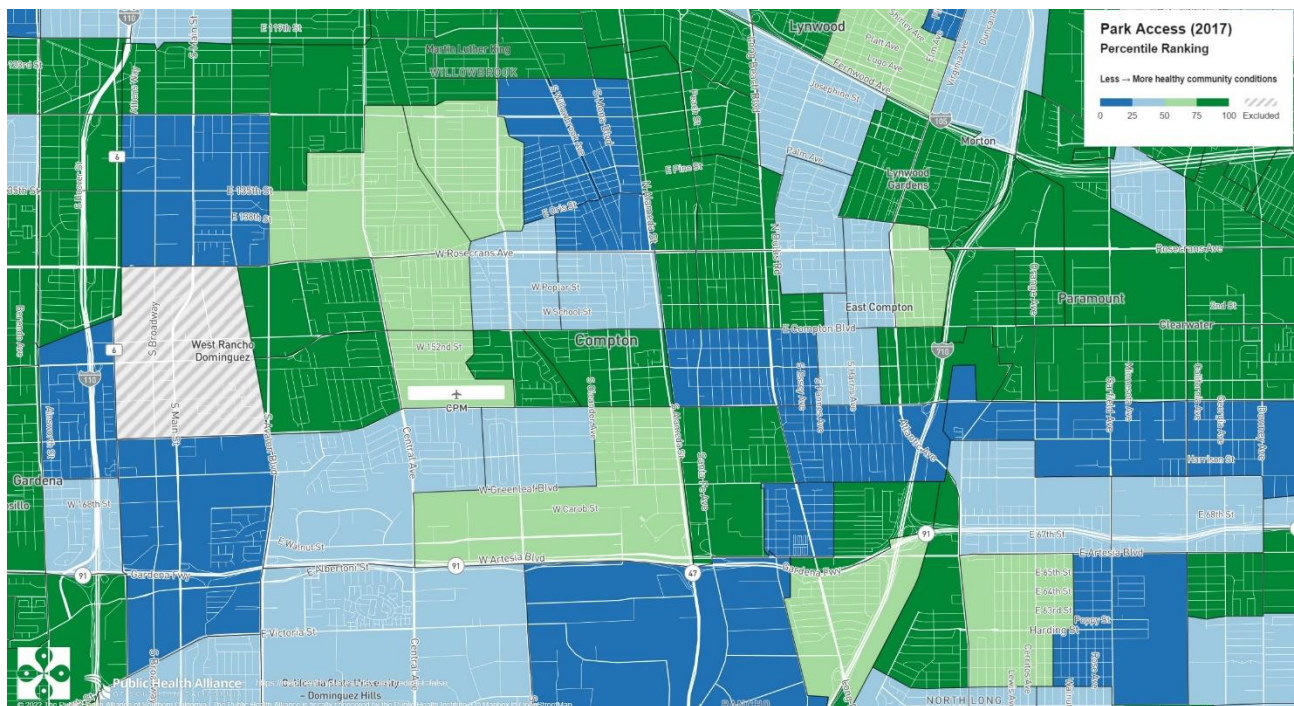
Figure A–15: TCAC Areas of High Segregation and Poverty (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

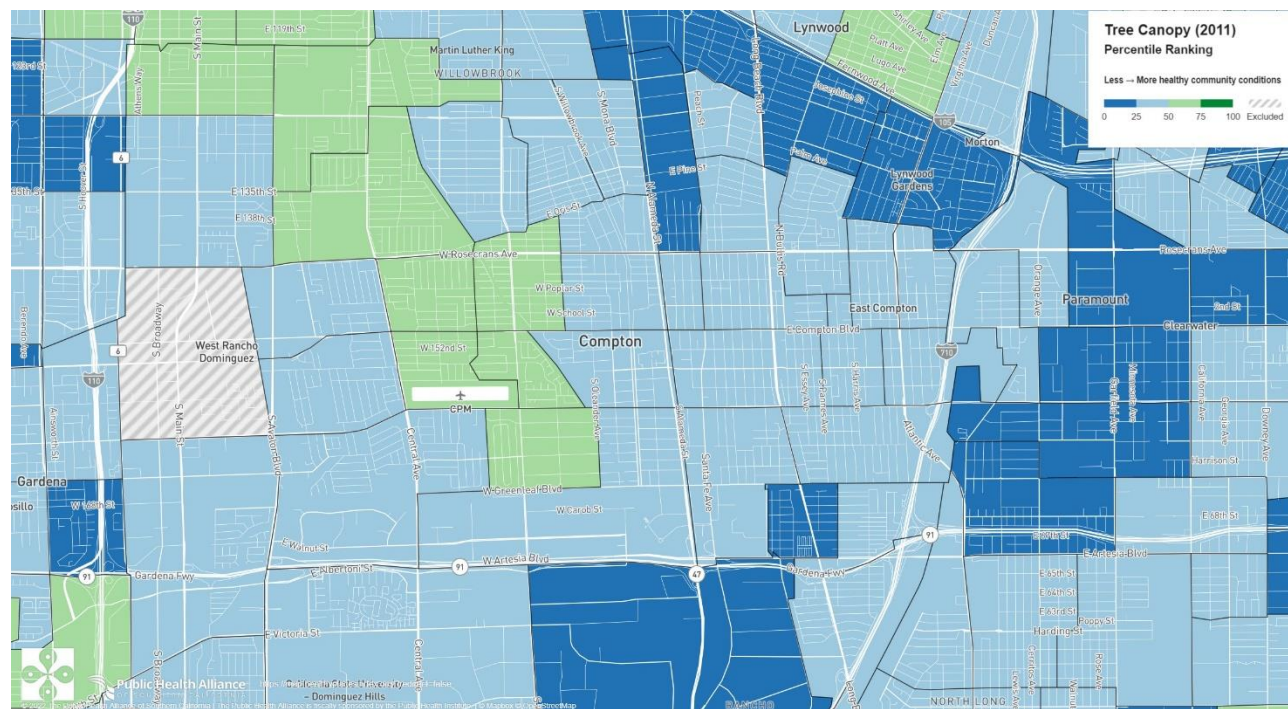
Figure A-16: TCAC Areas of High Segregation and Poverty and Poverty Status by Tract (2023, 2021)

Source: HCD AFFH Data Viewer 2.0 (HCD 2023, ACS 2017-2021), 2024.

Figure A-17: HPI – Park Access by Tract (2017)

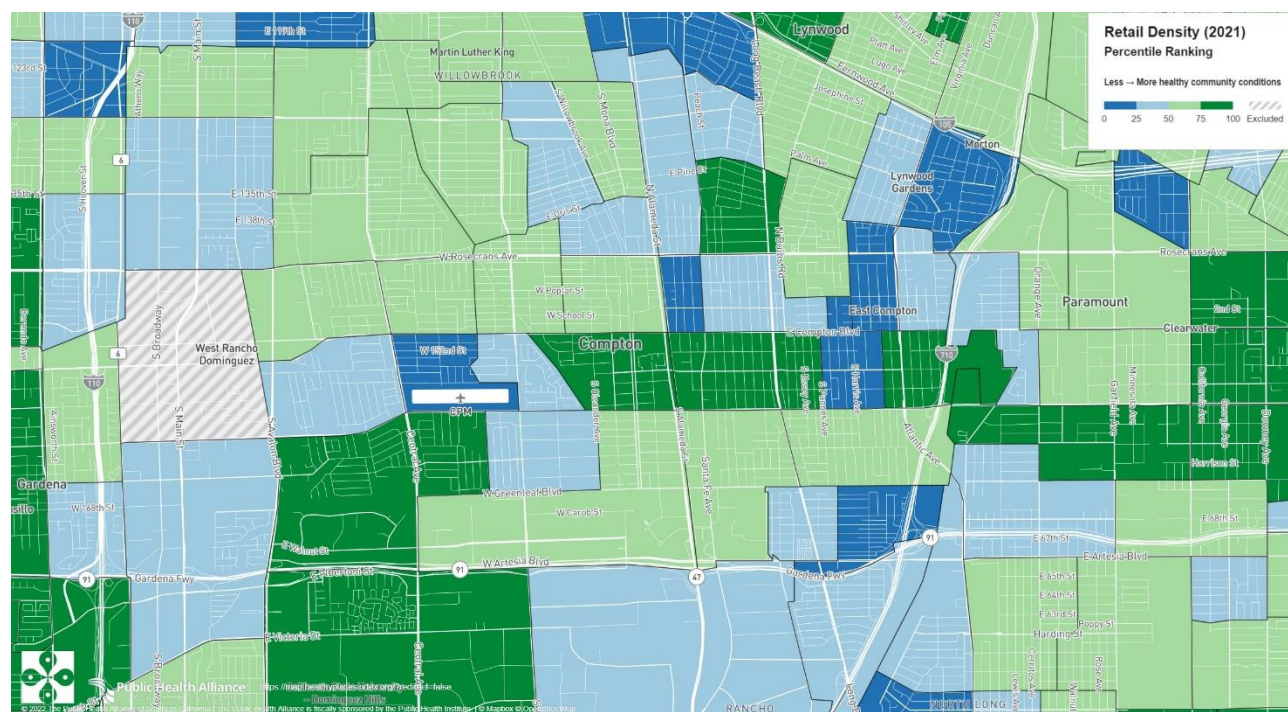
Source: Public Health Alliance of Southern California Healthy Places Index (California Department of Health, 2017), 2024.

Figure A-18: HPI – Tree Canopy by Tract (2011)

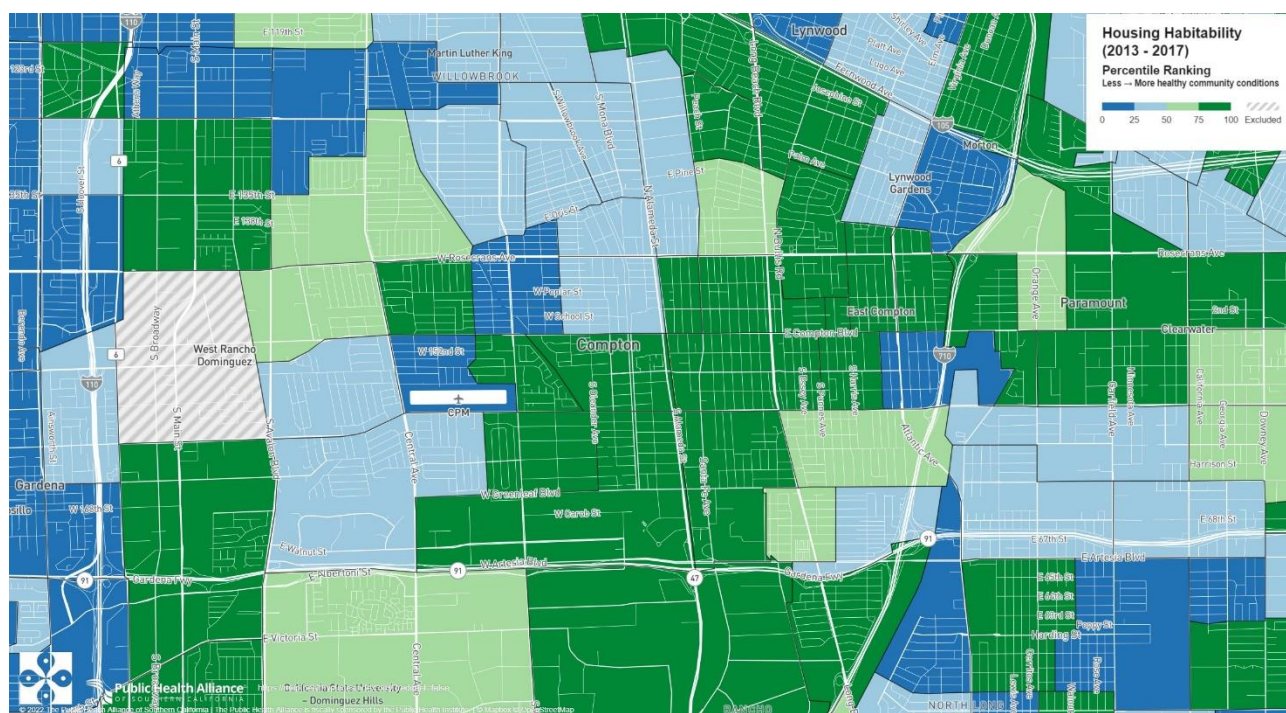


Source: Public Health Alliance of Southern California Healthy Places Index (CDPH/National Land Cover Database, 2011), 2024.

Figure A-19: HPI – Retail Density by Tract (2021)



Source: Public Health Alliance of Southern California Healthy Places Index (US EPA Smart Location Database 3.0, 2021), 2024.

Figure A-20: HPI – Housing Habitability by Tract (2013-2017)

Source: Public Health Alliance of Southern California Healthy Places Index (HUD CHAS 15A-C, 2013-2017), 2024.

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, a RCAA is defined as affluent, White communities. According to HUD's policy paper, "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

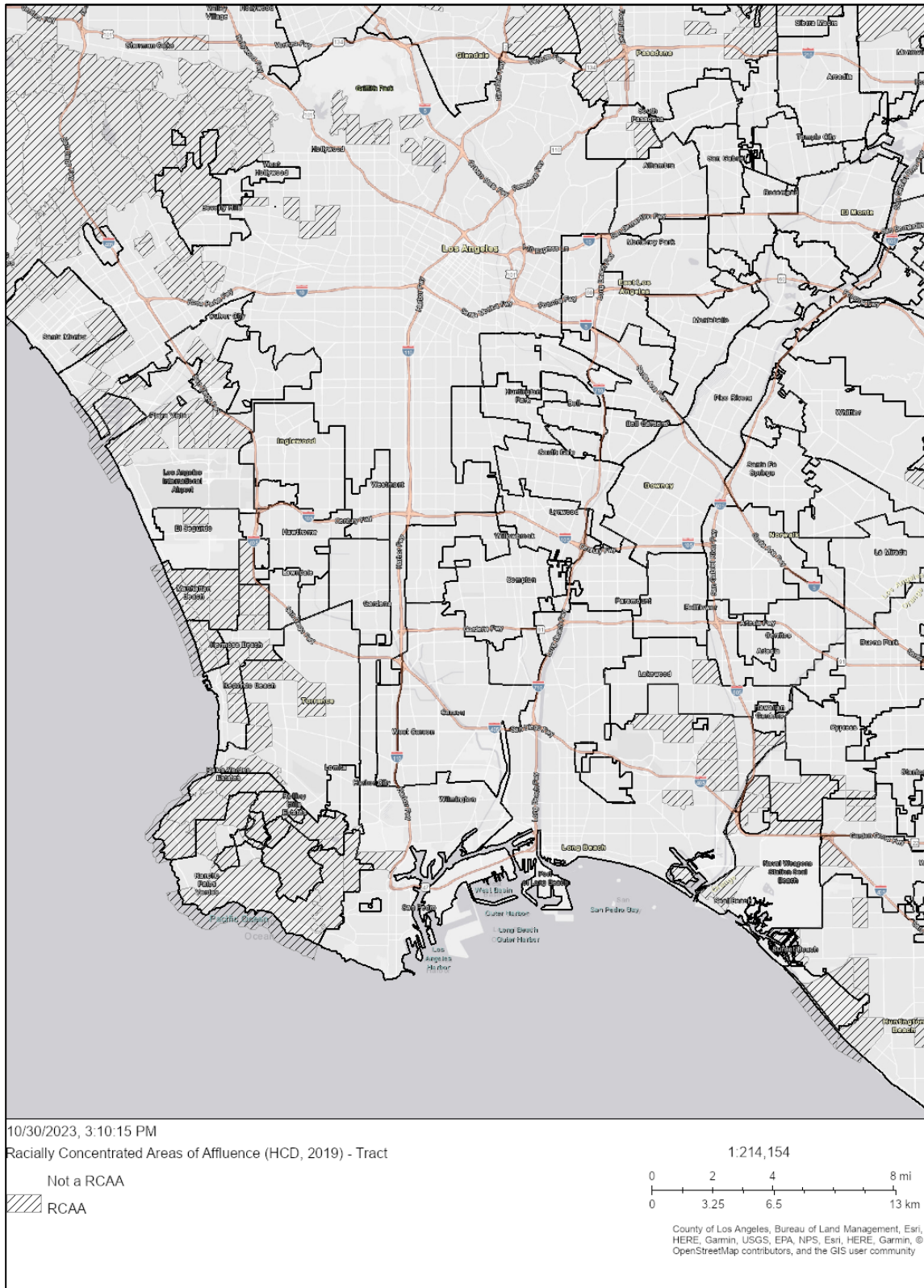
Regional Trend

As seen in [Figure A-21](#), the RCAAs in Los Angeles County are mostly concentrated in the northwestern portion of the County (Malibu, Calabasas, Agoura Hills), San Gabriel Valley cities and along the coastline, including the cities of Santa Monica, Manhattan Beach, El Segundo, Palos Verdes Estates and Rolling Hills Estates.

Local Trend

As discussed previously, Compton generally has higher concentrations of LMI households and lower household incomes compared to the County and neighboring jurisdictions. There are no tracts that are considered RCAAs in Compton.

Figure A-21: Regional RCAAs (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2019), 2023.

Access to Opportunities

To assess fair access to opportunities regionally and locally, this analysis uses HUD Opportunity Indicators and TCAC Opportunity Area Maps. This section also specifically addresses economic, education, environmental, and transportation opportunities.

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. HUD only provides indicator scores for jurisdictions receiving CDBG funding. Because Compton receives CDBG funds through the County, opportunity indicator scores are not available. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- Low Poverty Index: The higher the score, the less exposure to poverty in a neighborhood.
- School Proficiency Index: The higher the score, the higher the school system quality is in a neighborhood.
- Labor Market Engagement Index: The higher the score, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index: The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- Low Transportation Cost Index: The higher the index, the lower the cost of transportation in that neighborhood.
- Jobs Proximity Index: The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- Environmental Health Index: The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table A–9 shows the full list of indicators.

Table A–9: Domain and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Regional Trend

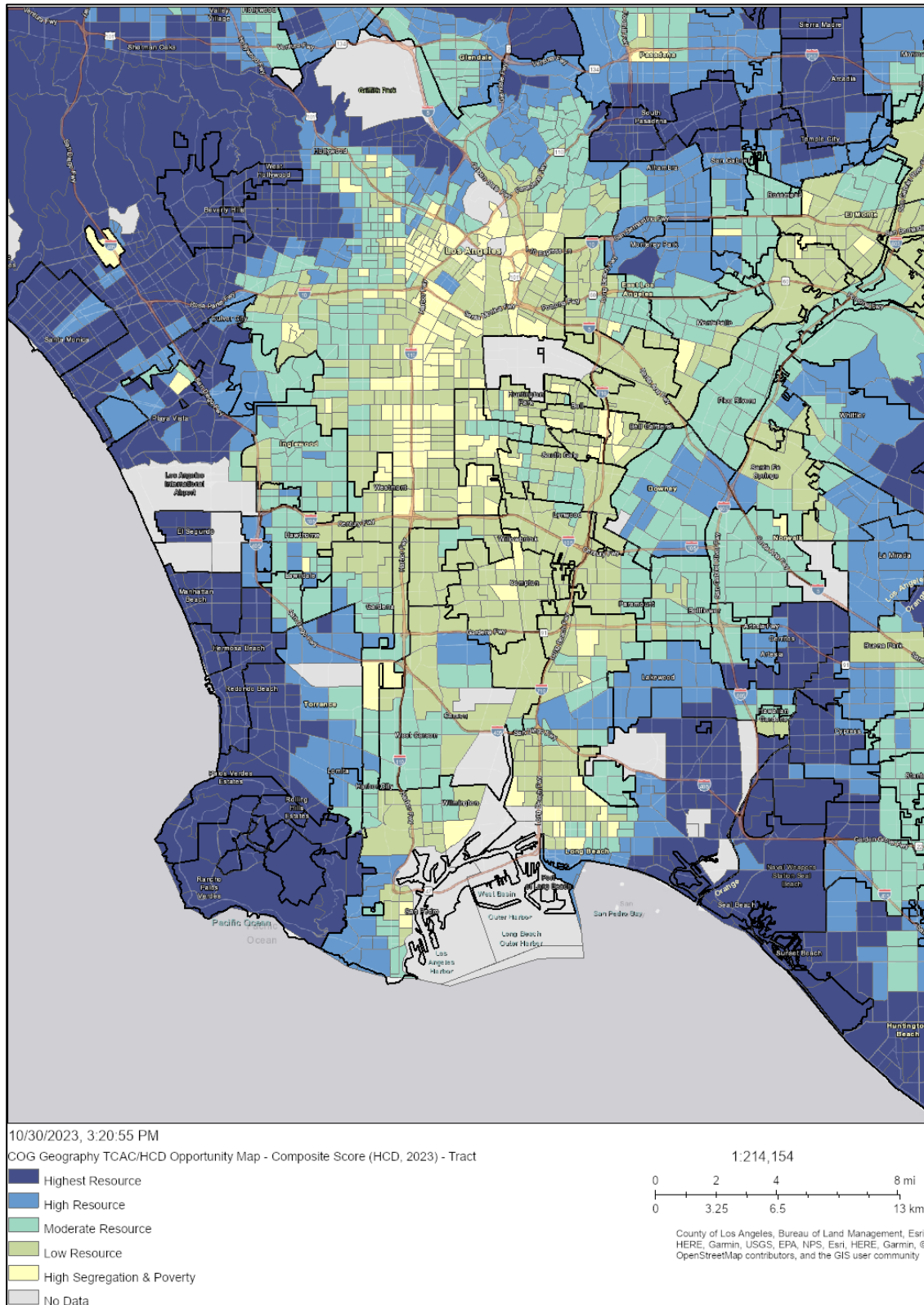
HUD Opportunity Indicator scores for Los Angeles County are shown in Table A–10. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

As seen in [Figure A–22](#), the central Los Angeles County areas around the City of Los Angeles comprise mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are mostly concentrated in coastal communities from Rolling Hills and Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

Table A-10: HUD Opportunity Indicators by Race/Ethnicity – LA County

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Figure A-22: Regional TCAC Opportunity Area Scores by Tract (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

Local Trend and Sites Inventory

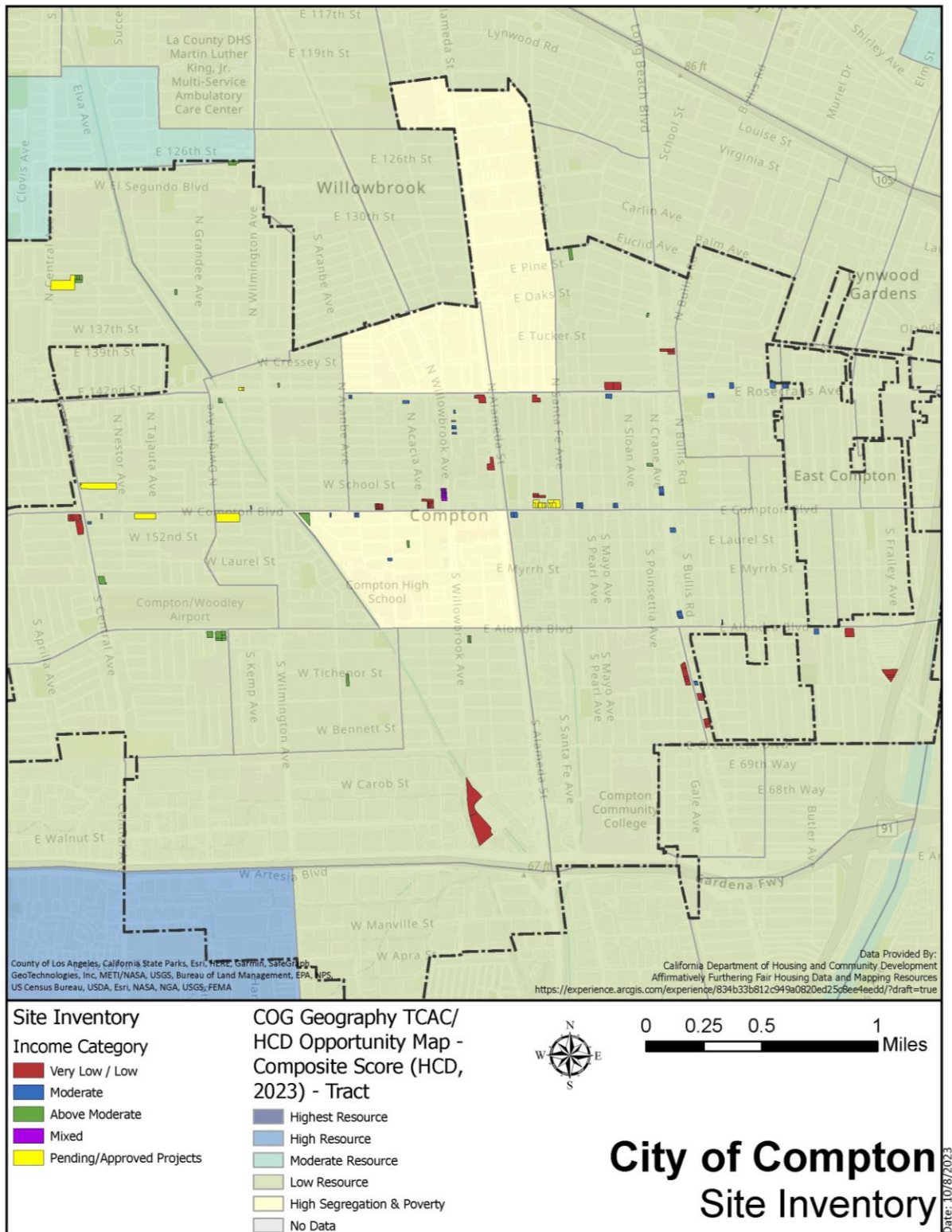
All tracts in Compton are considered low resource tracts or areas of high segregation and poverty. As discussed above, there are three tracts that are high segregation and poverty areas. There is one tract in the southwest corner of the City that is a high resource area. However, this tract encompasses a larger proportion of the City of Carson south of Compton. As discussed above, all areas of Compton have racial/ethnic minority populations exceeding 80 percent. Compton as a whole tends to have several overlapping fair housing issues including concentrations of racial/ethnic minority populations, LMI household populations, and low resource areas.

As presented in Table A–11, nearly all RHNA units are located in low resource areas. Consistent with the citywide trend, 1.9 percent of units are in high segregation and poverty tracts.

Table A–11: Sites Inventory by TCAC Opportunity Area

	Lower		Moderate		Above Moderate		Total	
Low Resource	996	100.0%	165	93.2%	79	86.8%	1240	98.1%
High Segregation and Poverty	0	0.0%	12	6.8%	12	13.2%	24	1.9%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-23: Sites Inventory and TCAC Opportunity Area Scores by Tract (2023)



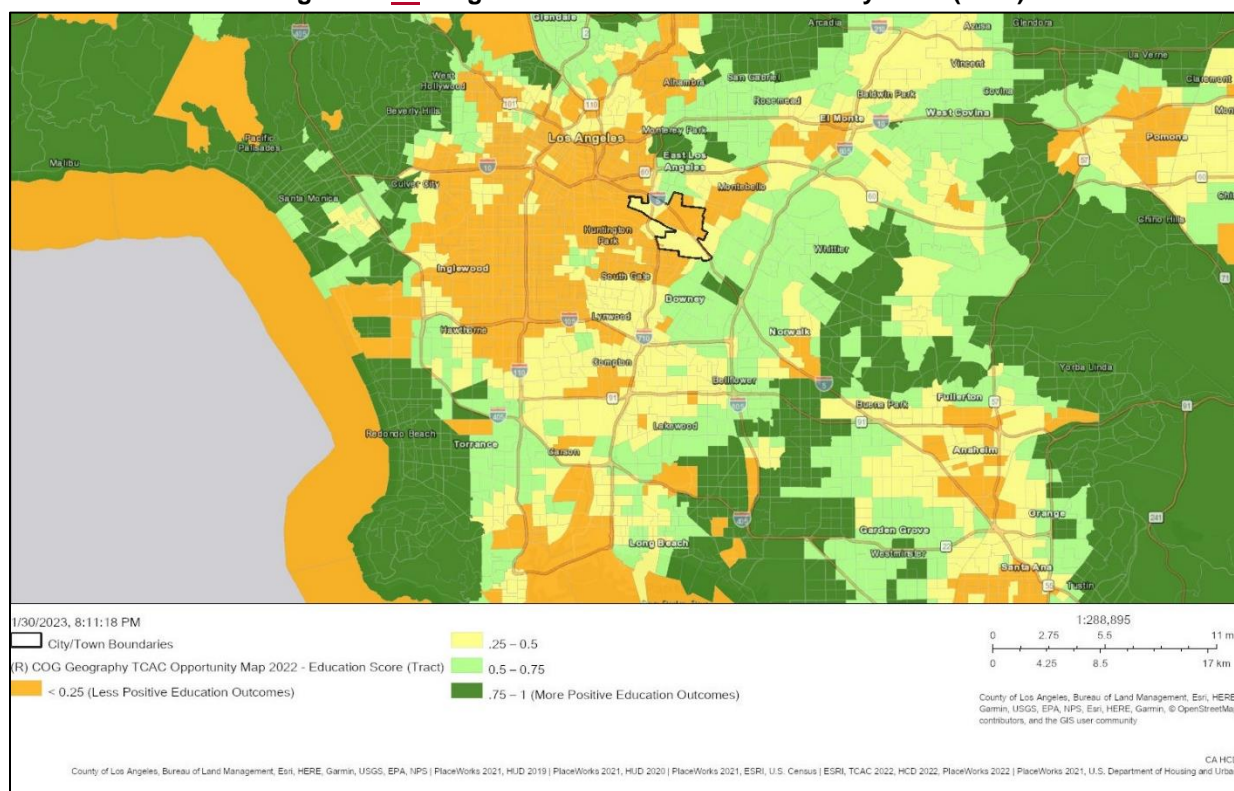
Educational

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See Table A-9 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

As presented in Table A-10 previously, White Los Angeles County communities are located closest to the highest quality school systems, while Black communities are typically located near lower quality school systems. TCAC Opportunity Map education scores for the region are shown in [Figure A-24](#). The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores around the San Pedro community and City of Long Beach. Coastal communities, and areas near Arcadia, Whittier, and Beverly Hills have the highest education scores.

Figure A-24: Regional TCAC Education Scores by Tract (2022)



Source: HCD AFFH Data Viewer 2.0 (HCD 2022), 2023.

Local Trend

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average”, 5-6 indicate “average”, and 7-10 are “above average.” Hermosa View School and Hermosa Valley School received high scores of 10 and 9, respectively. Most schools in Compton, including Rosecrans Elementary, Dickison Elementary, Davis Middle, Lifeline Education Charter School, Longfellow Elementary, and Robert F. Kennedy Elementary scored between 5 and 6.

Compton Unified School District is a school district headquartered in Compton, California, United States. The district serves almost all of Compton, all of East Rancho Dominguez, most of Willowbrook CDP, portions of Carson, Lynwood, West Rancho Dominguez CDP, and a small sliver of Paramount. The Compton Unified School District (CUSD) provides public education for grades K-12. The district is comprised of 24 elementary schools, eight middle schools, three high schools, and one adult school, which also serves as an alternative school. The district maintains five alternative learning schools.

According to four-year adjusted 2022-23 data from the California Department of Education (CDE) DataQuest database, Los Angeles County had a graduation rate of 87.6 percent and the State had a graduation rate of 89.1 percent. Compton Unified had a higher graduation rate compared to Los Angeles County but slightly lower than the State. The graduation rate among the two largest racial/ethnic groups in Compton, African American and Hispanic/Latino, was 89.2 percent and 89 percent, respectively.

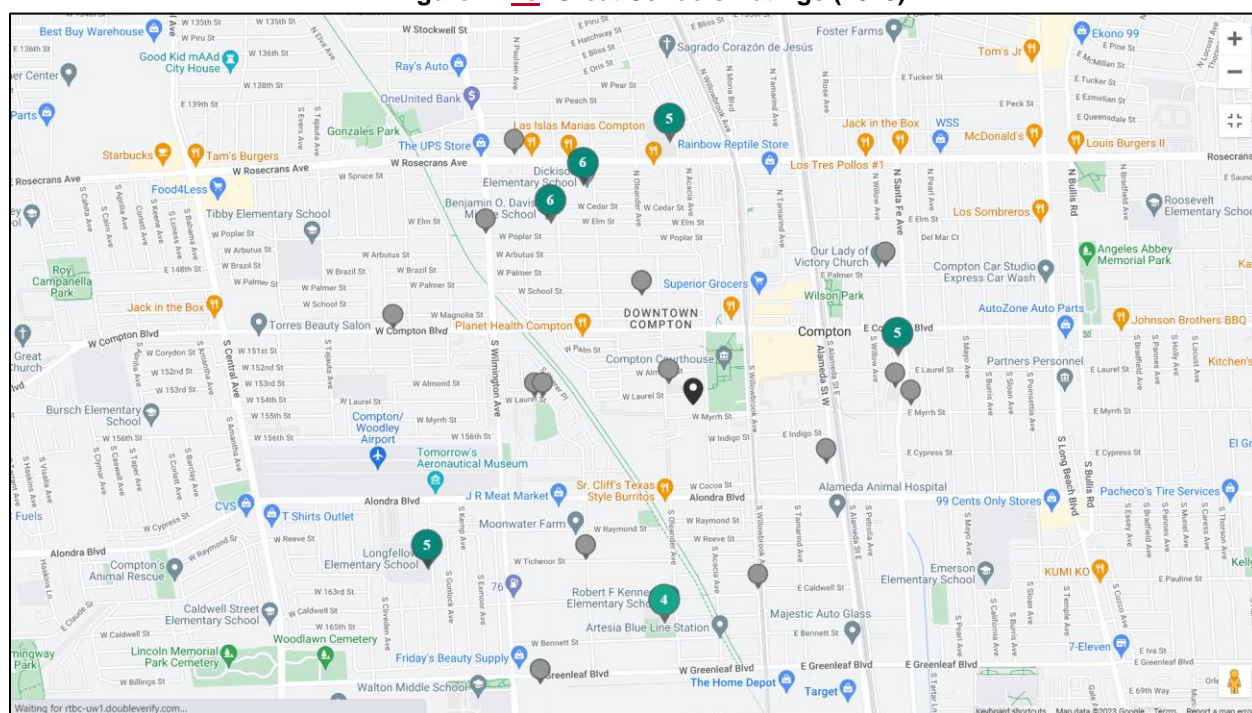
Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. The HPI includes indicators for high school and preschool enrollment by tract (Figure A-26 and Figure A-27). In general, high school enrollment in the central areas of the City is lower compared to the northern and southern areas. The tracts in the central areas (blue tracts) have high school enrollment proportions ranging from 86.5 percent to 96.8 percent compared to 100 percent in the green tracts. Preschool enrollment is highest in the central and central northern areas of the City. The northwest and southern areas have smaller proportions of preschool-aged children enrolled in school. All tracts in Compton are considered LMI areas with racial/ethnic minority populations exceeding 80 percent.

Table A-12: HUD Opportunity Indicators by Race/Ethnicity – LA County

<u>Geography and Race/Ethnicity</u>	<u>Cohort Students</u>	<u>% Graduates</u>
<u>Compton Unified</u>	<u>1,298</u>	<u>88.9%</u>
<u>African American</u>	<u>204</u>	<u>89.2%</u>
<u>Hispanic or Latino</u>	<u>1,063</u>	<u>89.0%</u>
<u>Los Angeles County</u>	<u>91,370</u>	<u>87.6%</u>
<u>California</u>	<u>428,007</u>	<u>89.1%</u>

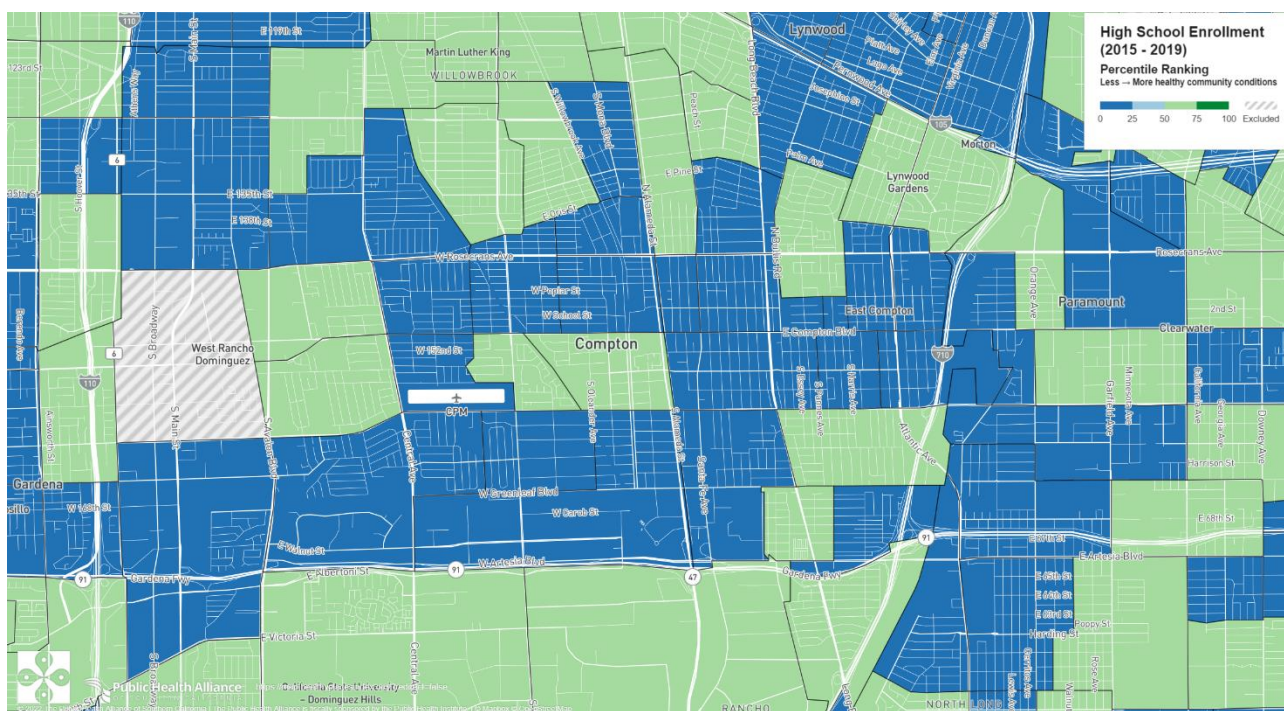
Source: California Department of Education (CDE) DataQuest, accessed June 2024.

Figure A-25: Great Schools Ratings (2023)



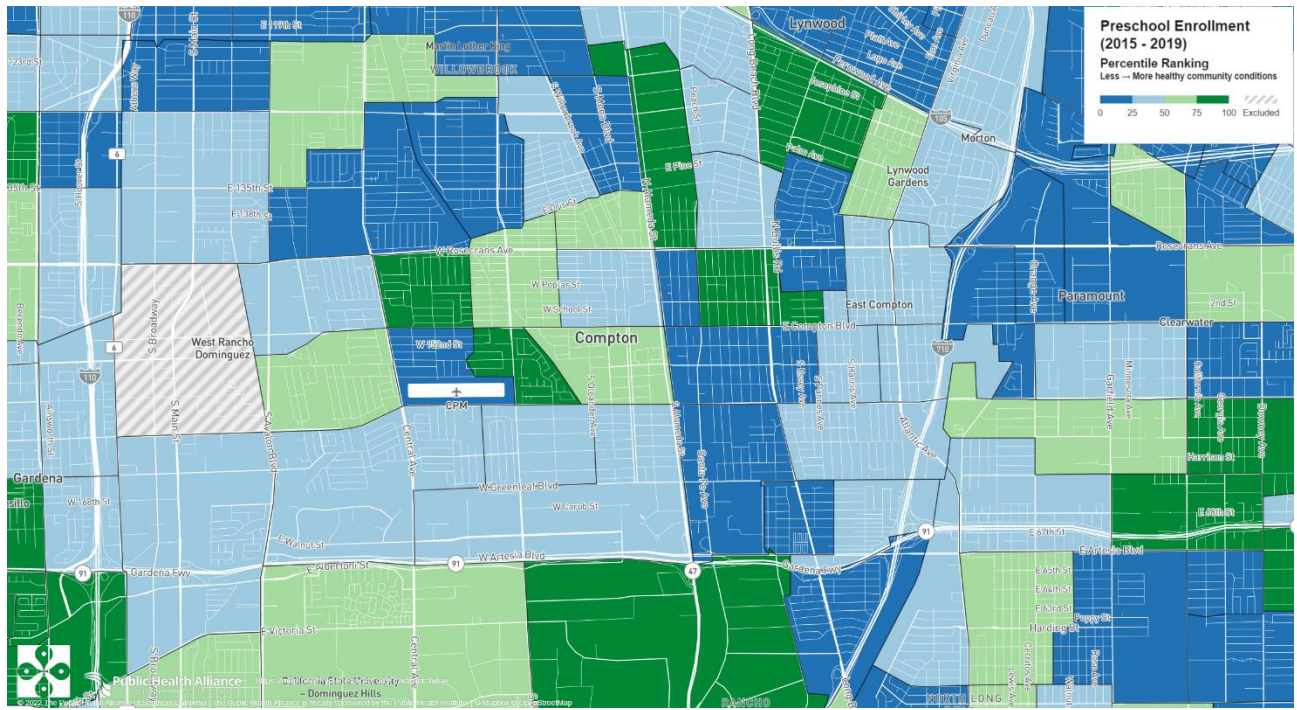
Source: GreatSchools.org, accessed October 2023.

Figure A-26: Healthy Places Index – High School Enrollment



Source: Healthy Places Index (HPI), Public Health Alliance of Southern California (2015-2019 ACS). Accessed June 2024.

Figure A-27: Healthy Places Index – Preschool Enrollment



Source: Healthy Places Index (HPI), Public Health Alliance of Southern California (2015-2019 ACS). Accessed June 2024.

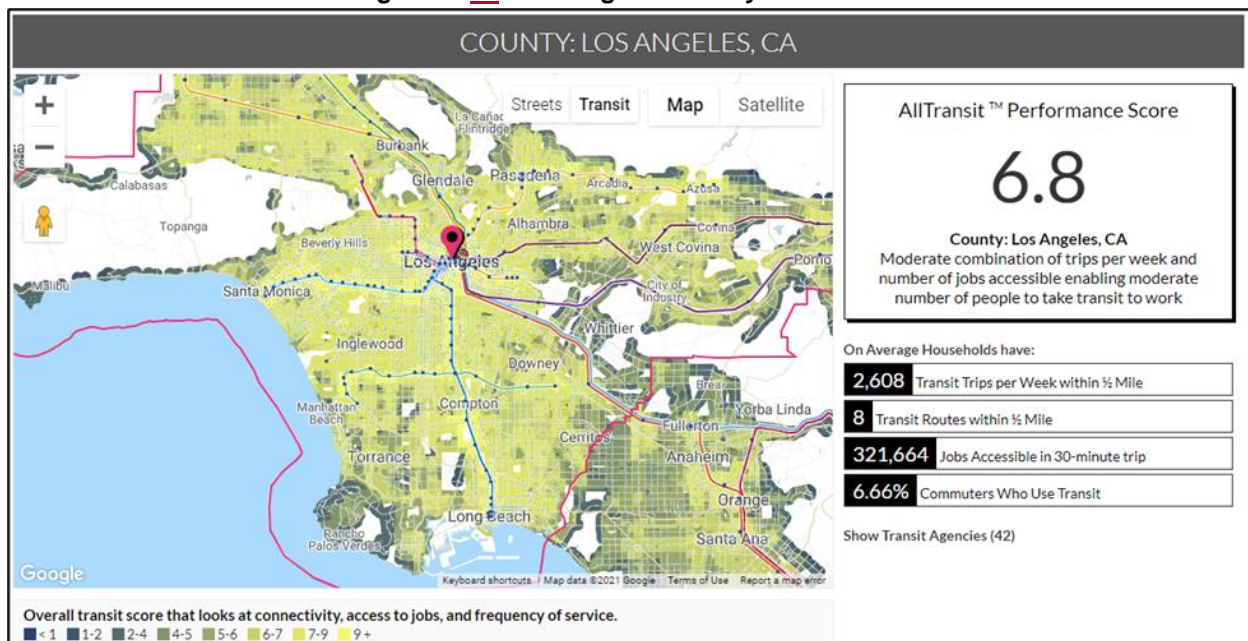
Transportation

Regional Trend

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Compton's All Transit Performance score of 7.7 is equal to the City of Los Angeles and Lynwood, higher than Carson (6.0) and Paramount (6.8), but lower than Long Beach (8.0). Los Angeles County All Transit metrics are shown in [Figure A-28](#). The County's All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 94 percent of jobs and 90 percent of workers are located within one-half mile from transit.

Los Angeles County is served by a large public transit system including rail systems, bus operations, and transitways. The Metro rail system operates throughout the County and includes a hub in downtown Los Angeles. Additional rail service operators in the County include Metrolink and Amtrak. The Southern California Regional Rail Authority (SCRRA) operates the 416-mile Metrolink commuter rail system, which has its hub in Downtown Los Angeles at Union Station and extends to Ventura, San Bernardino, Riverside, Orange, and San Diego counties. Amtrak provides interstate service from points around the country to Union Station, as well as regional service between major cities throughout California. There are several regional and municipal bus operators in the County; however, the largest is the Metro bus system. Metro operates the Metro Rapid Bus service and the Metro Express Bus service. The Metro rail and bus map is included as [Figure A-29](#).

Figure A-28: Los Angeles County Transit Metrics



Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019

Figure A-29: Metro Rail and Busway Map (2022)



Source: Metro – Metro System Maps, October 2022. Accessed January 2023. <https://www.metro.net/riding/guide/system-maps/>.

Local Trend

As mentioned above, Compton received a higher transit score than the County as a whole. AllTransit states that Compton has a “very good combination of trips per week and number of jobs accessible enabling many people to take transit to work” (Figure A–30). According to AllTransit, 6.5 percent of Compton commuters use transit, 95 percent of jobs are located within a half mile of transit, and 99 percent of workers live within a half mile of transit.

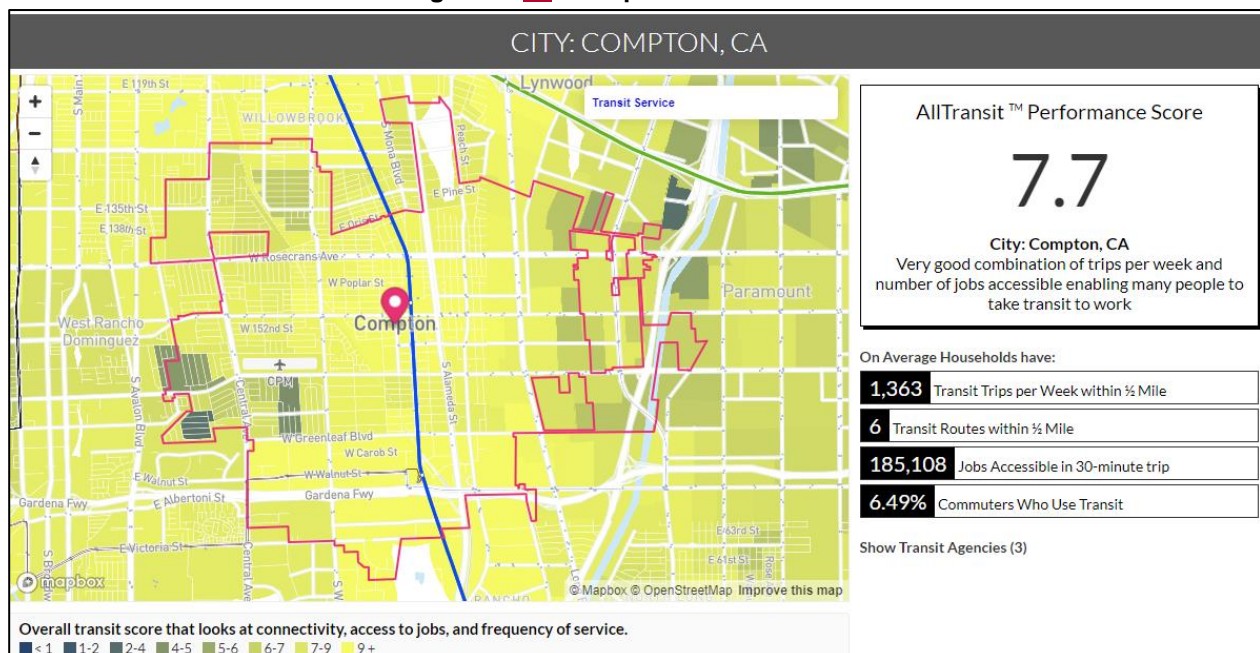
The Metro Blue Line, shown in Figure A–29 and Figure A–31, serves the City of Compton. The Compton and Artesia stations are located in the City. The Blue Line runs parallel to Willowbrook Avenue. The Metro Busway J line also runs between Compton and Gardena with two stops, Rosecrans and Harbor Gateway, accessible to Compton residents. The Metro Green Line runs north of the City. The Harbor Freeway, Avalon, and Willowbrook/Rosa Parks stations are located adjacent to the City. The Compton Boulevard Bike Path is part of the I-170 Corridor Bike Path Project initiated by the LA Metro. The Metro is also in the preliminary phase of studying bike paths and seeking public input. Final design and construction dates for this project will depend on funding availability.

The City of Compton also adopted a Bicycle Master Plan in 2015. The Master Plan includes a bikeway network that is recommended to be implemented over the next two to twenty years. The Master Plan includes share use paths, protected bike lanes, buffered bike lanes, bike boulevards and routes, intersection improvements, and bicycle parking, as well as programs and policies to improve bike infrastructure. The recommended Bikeway Network from the Master Plan is shown in Figure A–32.

The Compton Renaissance, five transit (bus) routes, also serves the City. The five Compton Renaissance transit routes are shown in Figure A–33 through Figure A–37. Line 1 generally serves northwest Compton, line 2 central west Compton, line 3 central east Compton, line 4 southeast Compton, and line 5 the Compton perimeter.

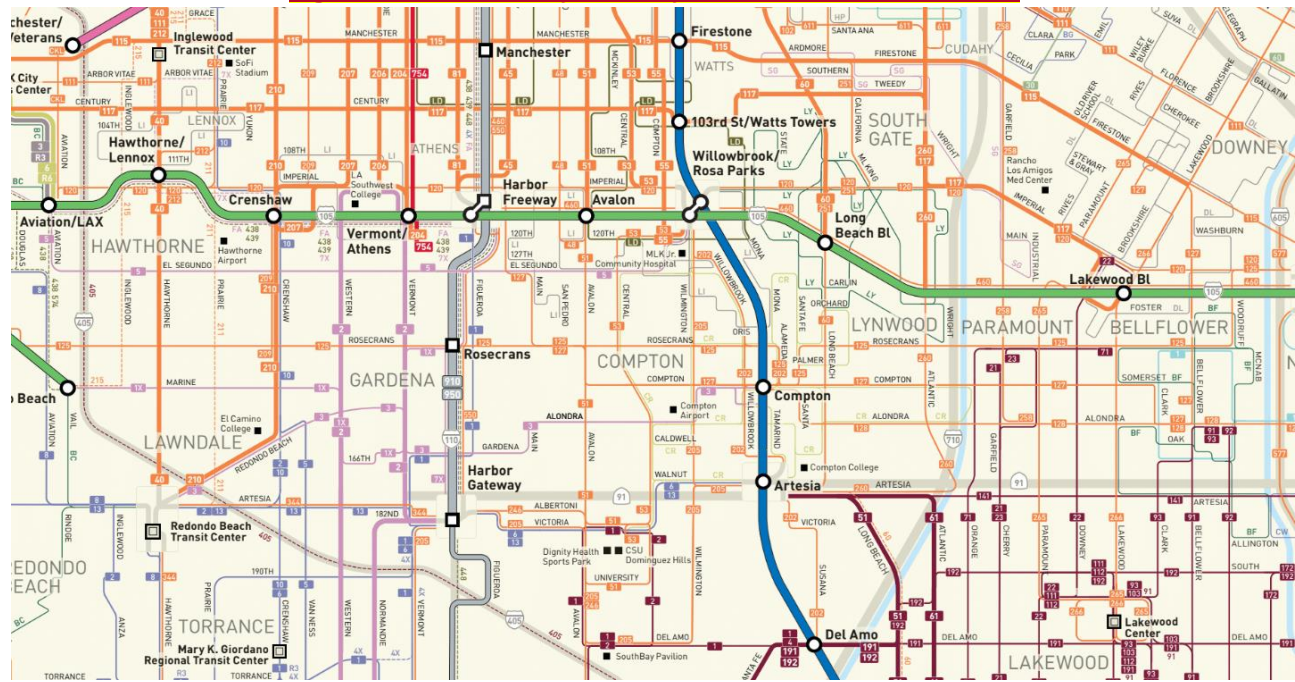
Based on the HPI index, residents in tracts along Alameda Street and in the central area of Compton are more likely to commute to work by transit, walking, or cycling (Figure A–38). Compton tracts generally have higher proportions of commuting residents compared to jurisdictions south and east of the City (Lakewood, Norwalk), but lower compared to jurisdictions to the north (Huntington Park, Culver City). Most Compton tracts scored in the lower quartiles for automobile access, similar to Lynwood, South Gate, Gardena, and Huntington Park (Figure A–39). However, automobile access in Compton tracts is generally higher than tracts in and around the Downtown Los Angeles area.

Figure A–30: Compton Transit Metrics



Source: All Transit Metrics: All Transit Performance Score – Compton, 2019

Figure A-31: South Bay/Gateway Cities Bus and Rail Service

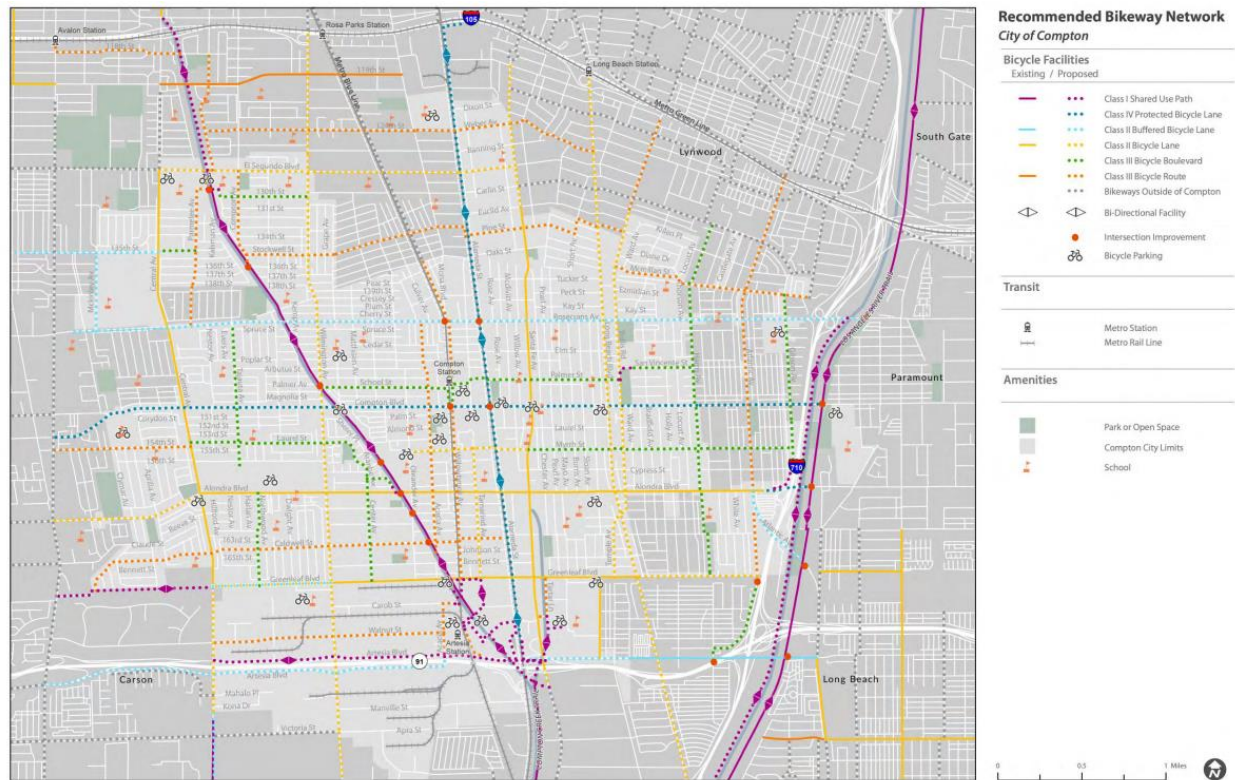


Source: Los Angeles Metro – South Bay/Gateway Cities Bus & Rail Service.

[https://www.dropbox.com/scl/fi/8uwtj9ab3rhmr56h64wk6/24-](https://www.dropbox.com/scl/fi/8uwtj9ab3rhmr56h64wk6/24-1873_web_MSysMap3_SoBayGateway_35x17_DCR.pdf?rkey=n4rgqazh3ko2yiaib7ya9660k&e=1&dl=0)

1873_web_MSysMap3_SoBayGateway_35x17_DCR.pdf?rkey=n4rgqazh3ko2yiaib7ya9660k&e=1&dl=0. Accessed June 2024.

Figure A-32: Recommended Bikeway Network – Bicycle Master Plan (2015)



Source: City of Compton Bicycle Master Plan, 2015.

Figure A-33: Compton Renaissance Route 1



Figure A-34: Compton Renaissance Route 2

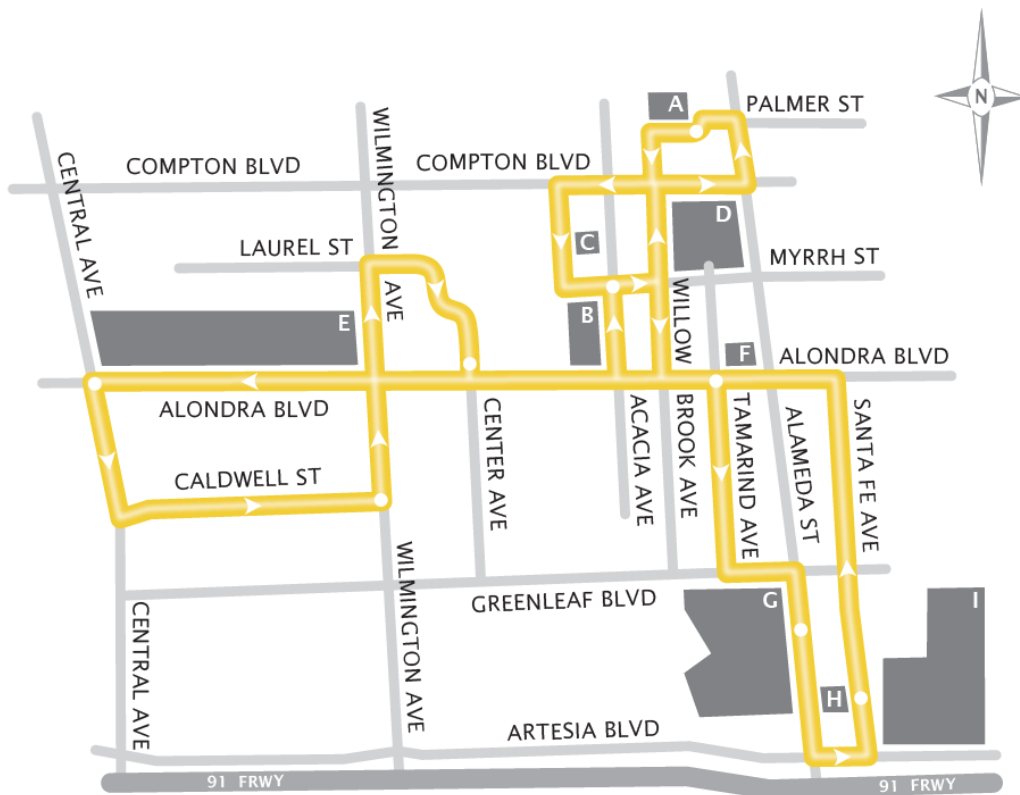


Figure A-35: Compton Renaissance Route 3

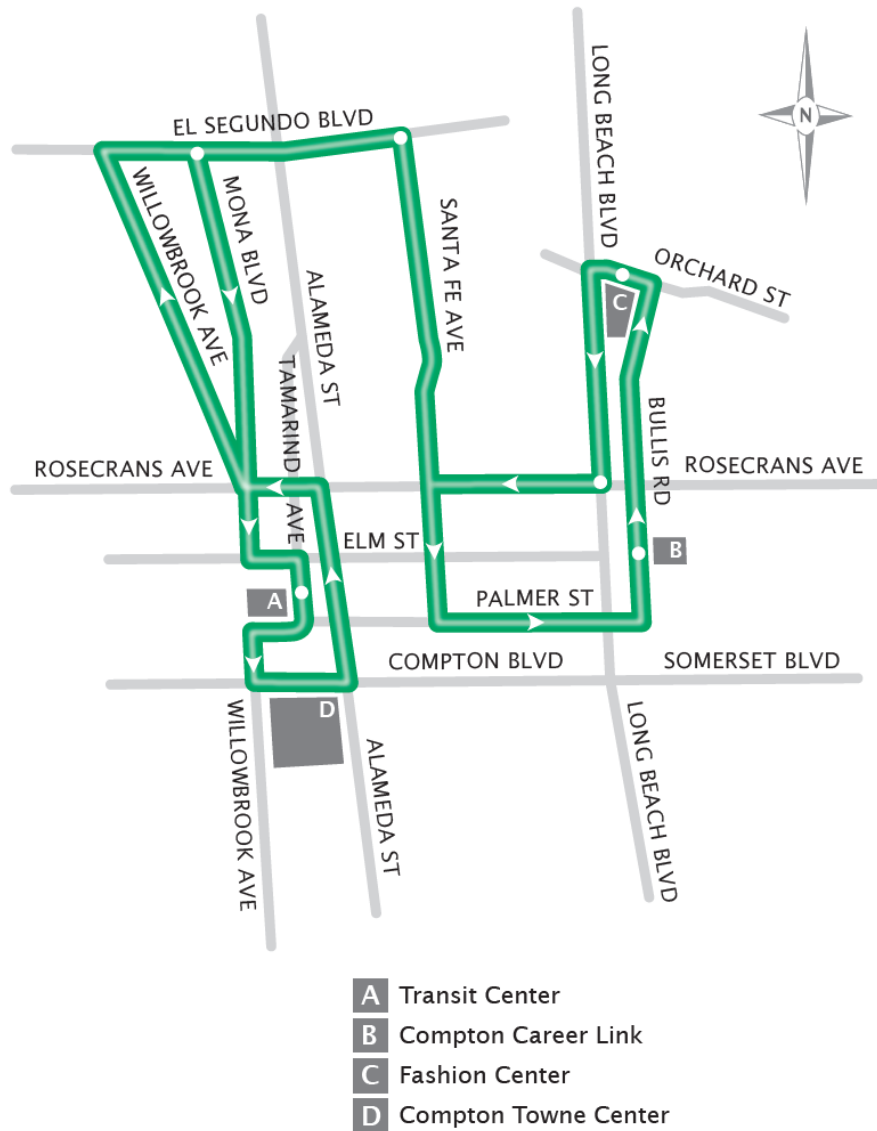


Figure A-36: Compton Renaissance Route 4

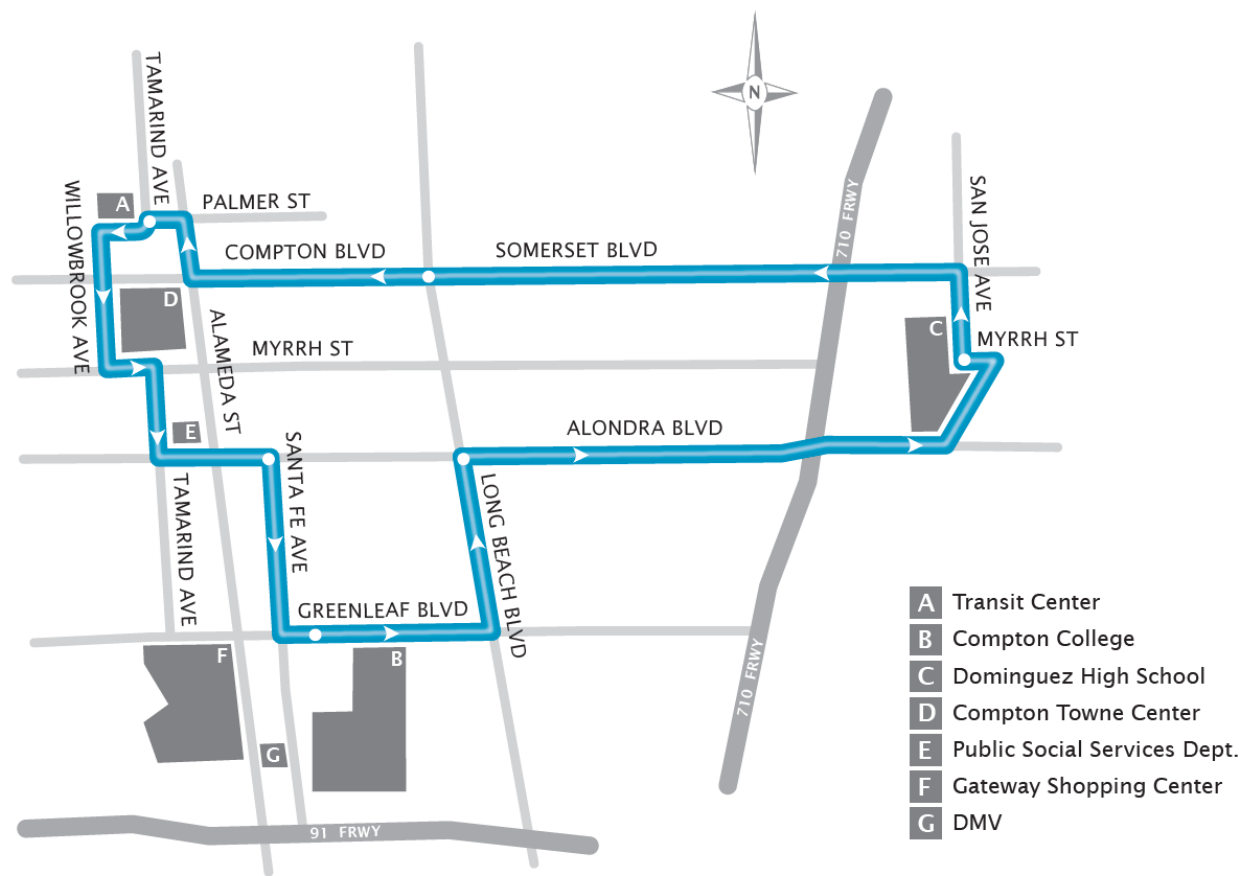
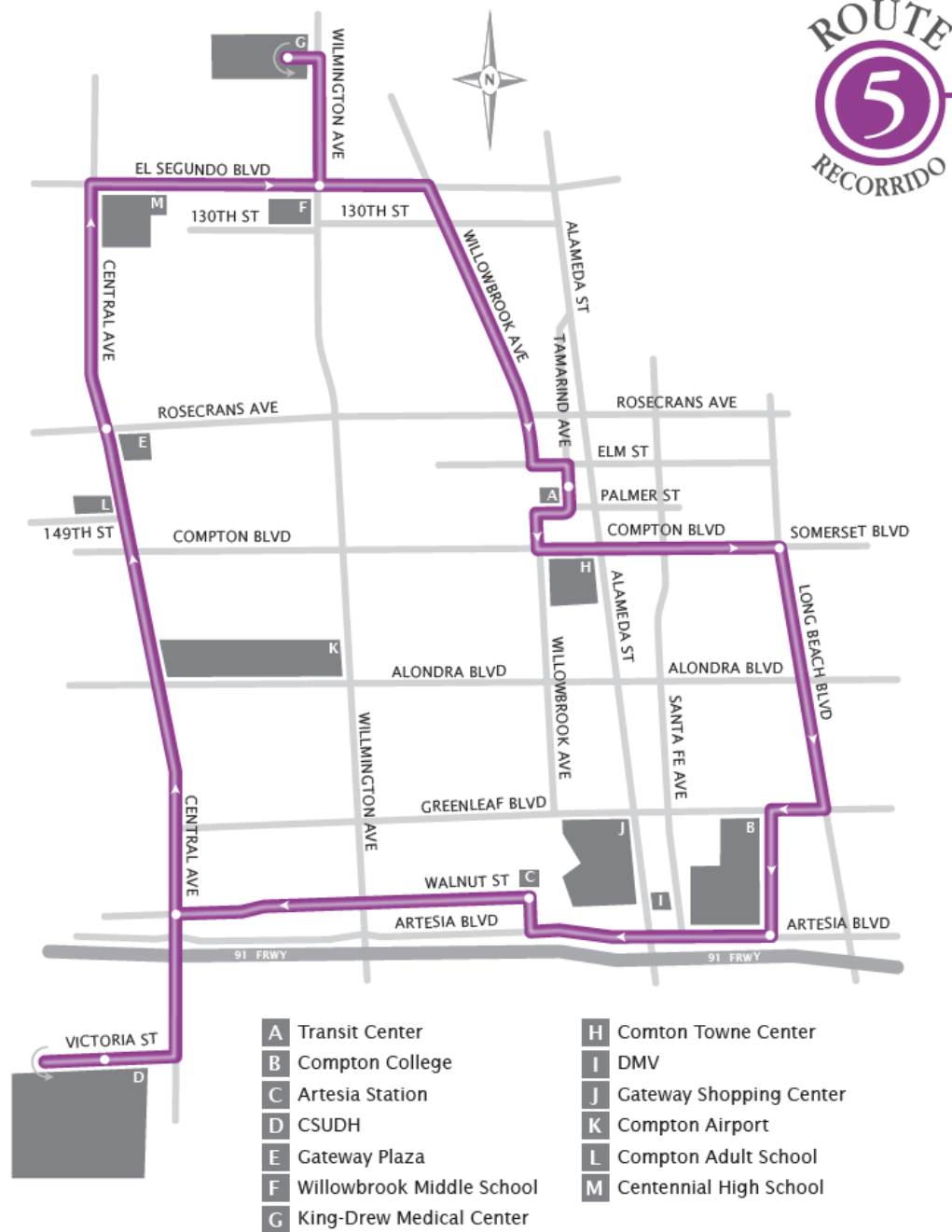
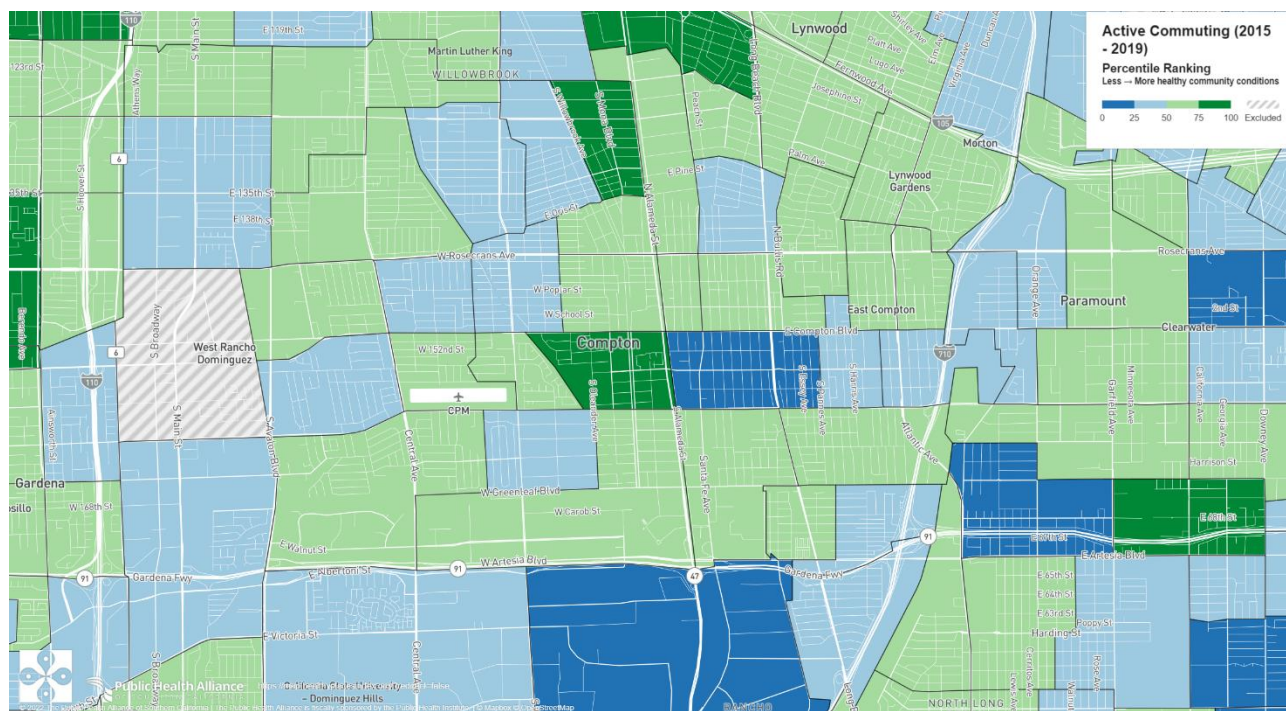
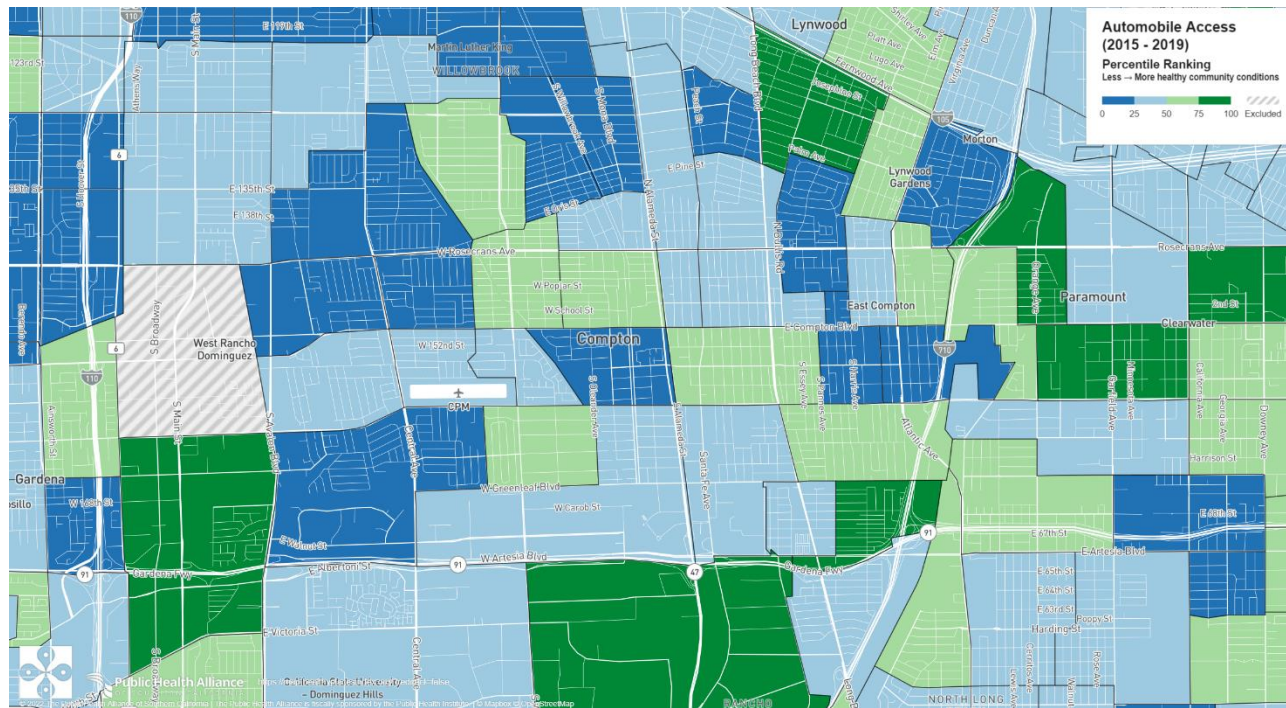


Figure A-37: Compton Renaissance Route 5

Source: City of Compton, Renaissance Transit System (All Routes). Accessed June 2024.

Figure A-38: HPI – Active Commuting

Source: Healthy Places Index (HPI), Public Health Alliance of Southern California (2015-2019 ACS). Accessed June 2024.

Figure A-39: HPI – Automobile Access

Source: Healthy Places Index (HPI), Public Health Alliance of Southern California (2015-2019 ACS). Accessed June 2024.

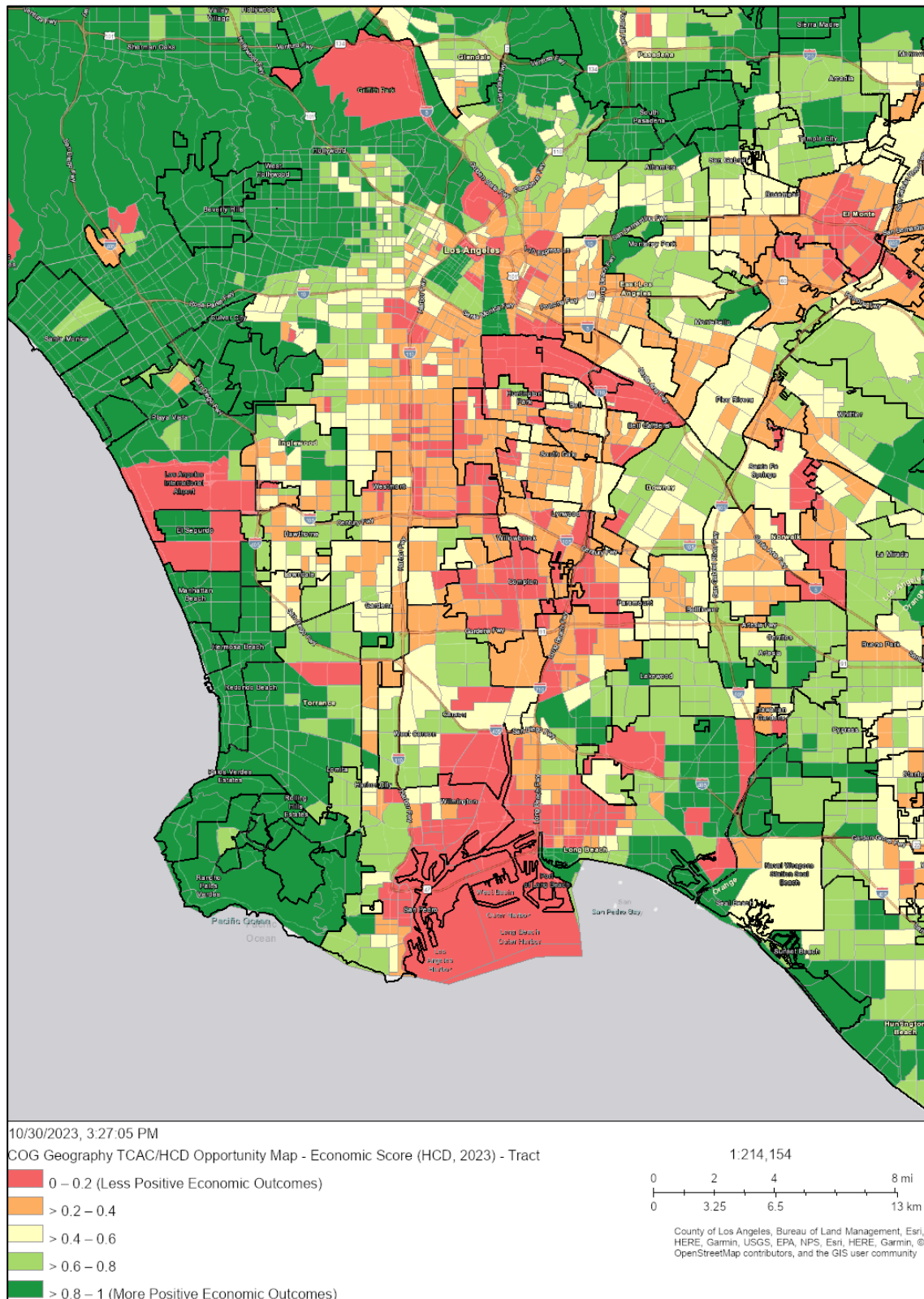
Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See Table A–10 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

As presented in Table A–10 above, in Los Angeles County, White residents have the highest labor market participation, while Hispanic residents have the lowest labor market participation. [Figure A–40](#) shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

Figure A-40: Regional TCAC Economic Scores by Tract (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

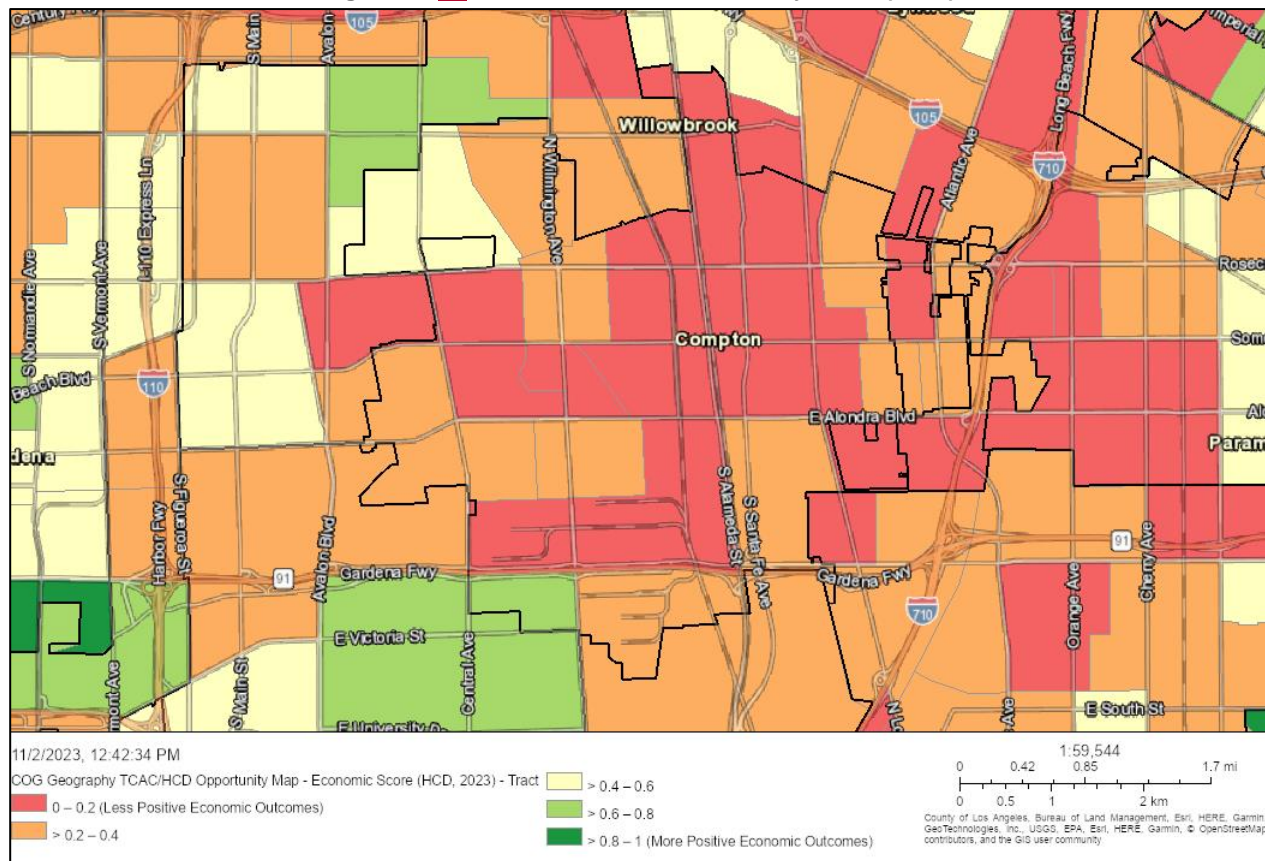
Local Trend

Compton TCAC economic scores are presented in [Figure A-41](#). Most tract scores indicate less positive economic outcomes. There are only two tracts, in the north and southwest corners of the City, with economic scores exceeding 0.4.

According to the May 2024 labor force data from the Employment Development Department (EDD), Compton has an unemployment rate of 6.7 percent compared to only 5.2 percent countywide. Figure A-42 shows the proportion of employed persons aged 20 to 64. Most Compton tracts scored in the lowest quartile for employment. The largest occupation sector in Compton is the production, transportation, and material moving sector, employing 27.5 percent of the City population, followed by sales and office occupations (23.4 percent) and service occupations (20.1 percent) (see the Economic Characteristics section of this Housing Element's Community Profile). According to the HPI, most Compton tracts scored in the lowest quartile for employment (Figure A-42).

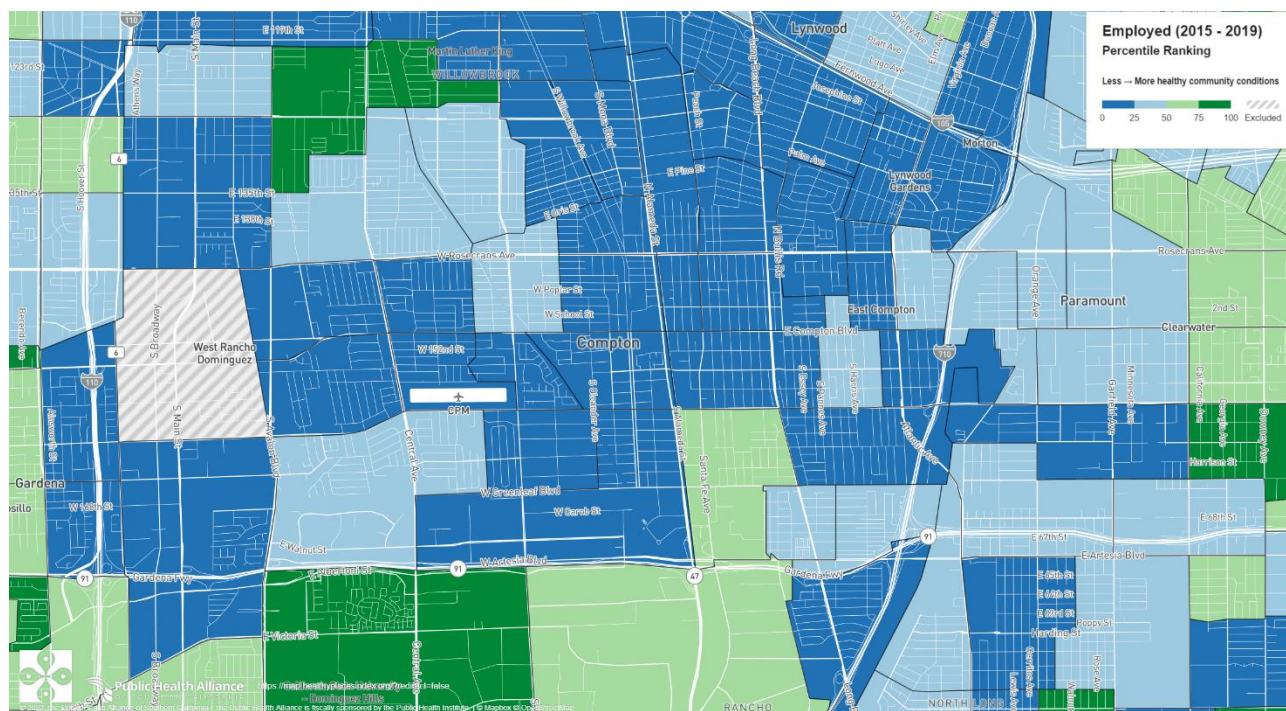
According to the 2022 5-year ACS, 95.4 percent of households have one or more types of computing devices compared to 93.2 percent in Compton. Additionally, 90.3 percent of households have an internet subscription in the County compared to only 79 percent in Compton. As discussed previously, Compton has a lower median income compared to the County and most other County jurisdictions.

Figure A-41: TCAC Economic Scores by Tract (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

Figure A-42: HPI – Employed



Source: Healthy Places Index (HPI), Public Health Alliance of Southern California (2015-2019 ACS). Accessed June 2024.

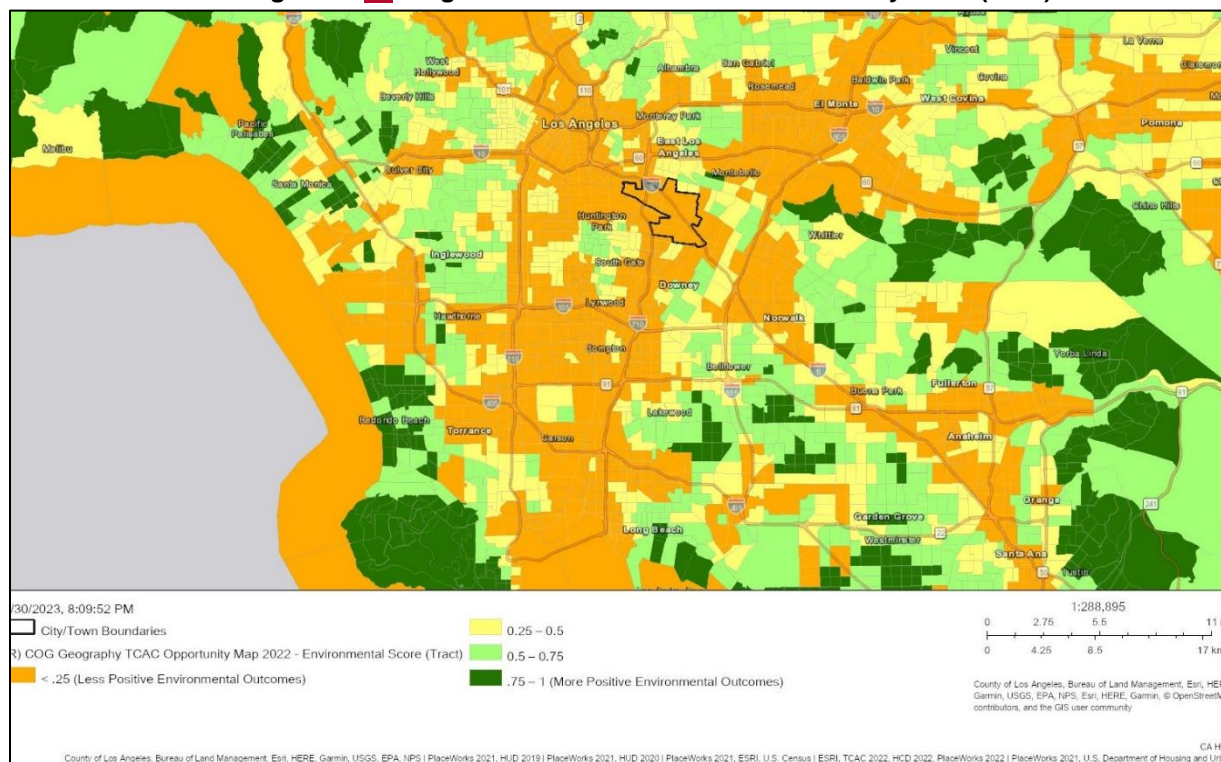
Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trend

As seen in Table A–10, Black residents Countywide are most likely to experience adverse environmental health conditions, while White residents are the least likely. A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores (Figure A–43). The central Los Angeles County, San Gabriel Valley, and South Bay areas all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, Lakewood, and Malibu.

Figure A–43: Regional TCAC Environmental Scores by Tract (2022)

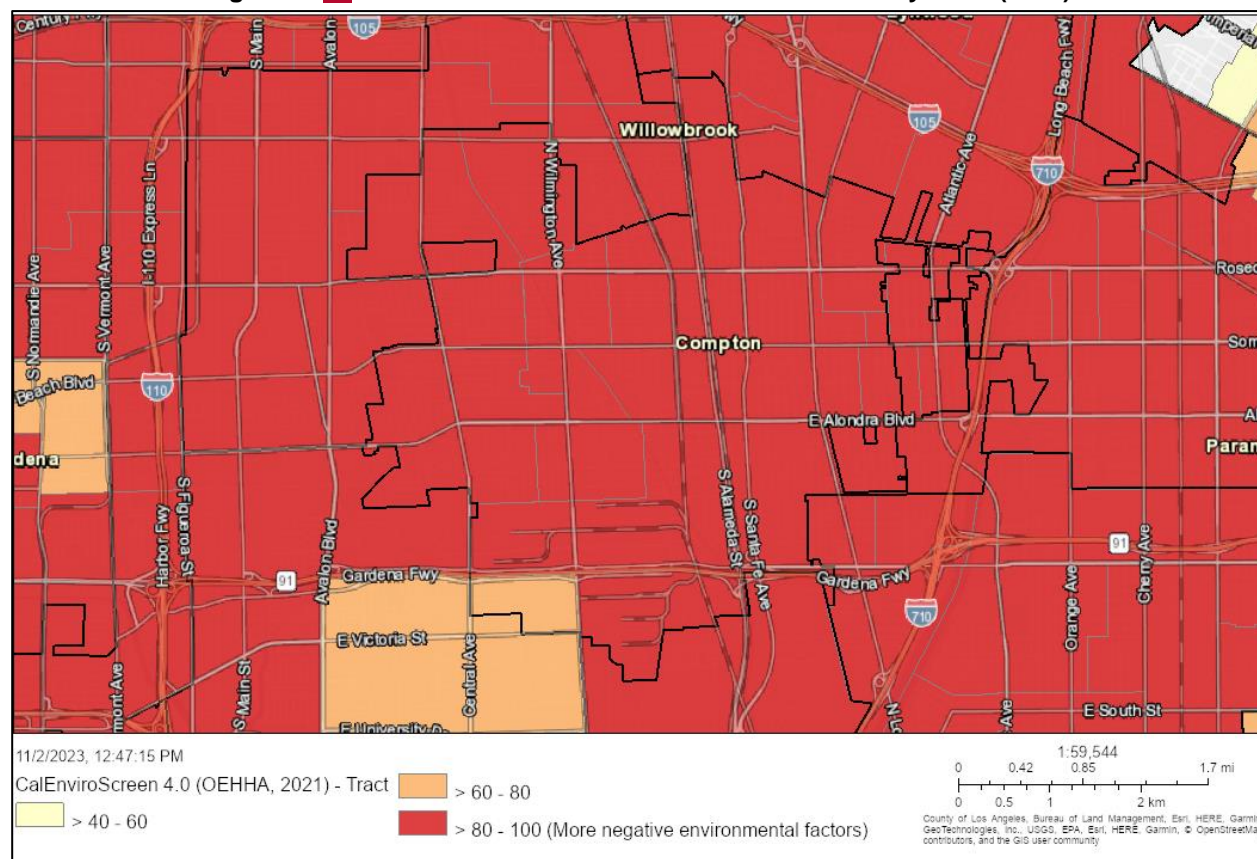


Source: HCD AFFH Data Viewer 2.0 (HCD 2022), 2023.

Local Trend

The Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores are based on percentiles. All tracts, except the tract encompassing a large proportion of the City of Carson, scored in the lowest percentile range indicating more negative environmental factors.

Figure A-44: CalEnviroScreen 4.0 Environmental Scores by Tract (2022)



Source: HCD AFFH Data Viewer 2.0 (OEHA 2021), 2023.

Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area” (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income
- Overcrowded conditions (housing units with more than one person per room)
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2015-2019 ACS (the most recent dataset available), approximately one half of Los Angeles County and Commerce households experience housing problems. In both the County and City, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trend

In Los Angeles County, approximately 53 percent of renter households experience cost burden compared to 34 percent of owner households ([Table A-13](#)). Black or African American households face the highest rates of overall cost burden (52 percent) as well as owner-occupied and renter-occupied cost burden (40 percent and 59 percent, respectively). White and Pacific Islander households experience the lowest rate of owner-occupied cost burden (31 percent) and Pacific Islander households also have the lowest rate of renter-occupied cost burden (45 percent).

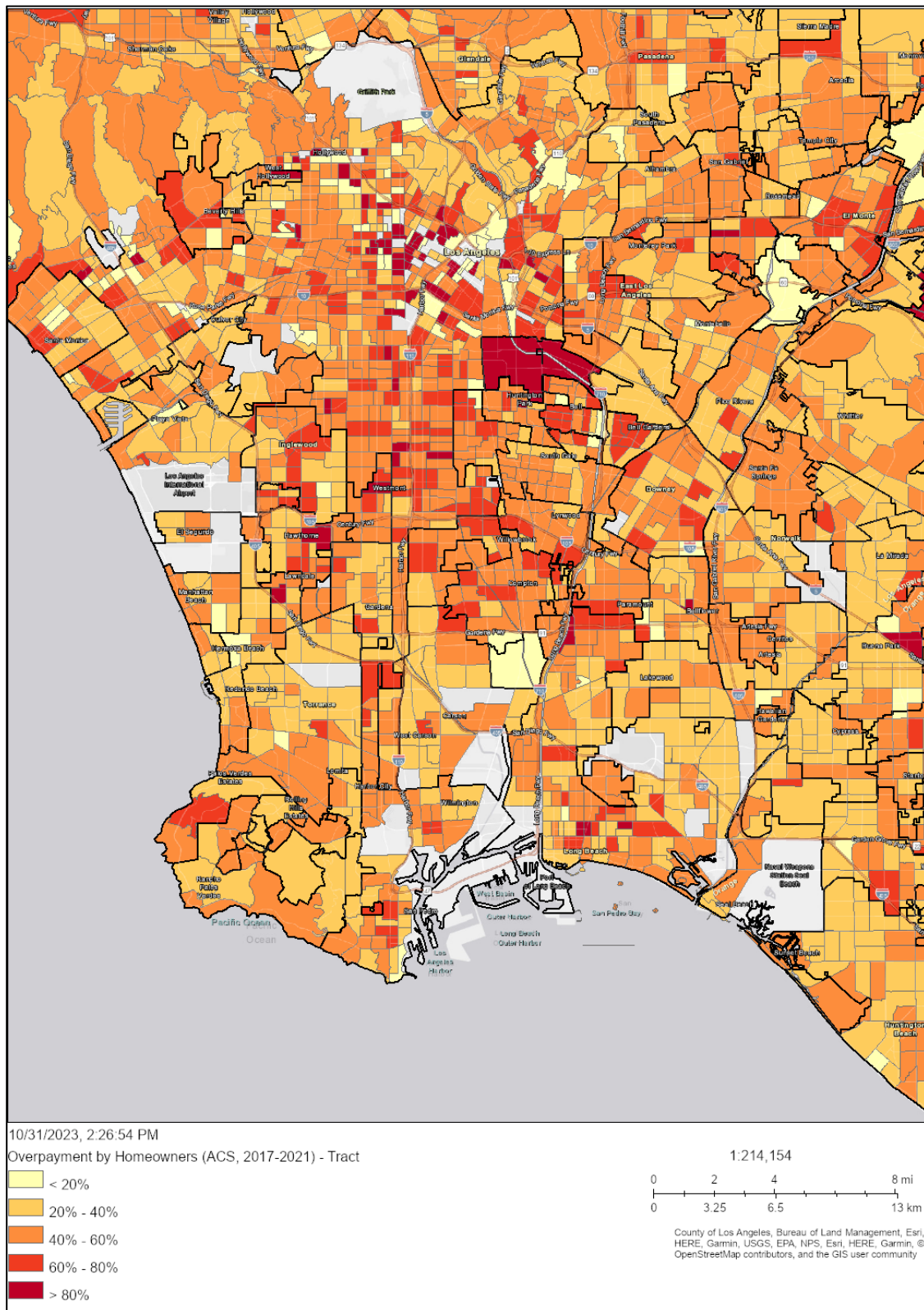
[Figure A-45](#) and [Figure A-46](#) show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central County areas, in the westside cities of Santa Monica and Beverly Hills, and parts of the San Gabriel Valley. Most of the tracts around Commerce range from 20 percent to 60 percent cost burdened owners. There is a higher concentration of cost burdened renters countywide. More than 40 percent of renters overpay for housing in most Los Angeles County tracts. Tracts where more than 60 percent of renters are cost burdened are most concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, eastern County cities including Norwalk, and parts of the San Gabriel Valley.

Table A-13: Housing Problems by Race – LA County

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With housing problem							
Owner-Occupied	31.7%	41.3%	36.7%	34.7%	41.6%	45.8%	37.8%
Renter-Occupied	51.9%	62.7%	56.1%	56.1%	54.0%	69.4%	61.2%
All Households	41.0%	55.5%	45.7%	47.0%	49.5%	60.3%	50.5%
With cost burden >30%							
Owner-Occupied	30.7%	39.8%	33.0%	33.1%	31.0%	36.7%	33.7%
Renter-Occupied	48.6%	58.8%	47.3%	51.3%	45.3%	56.1%	52.8%
All Households	38.9%	52.4%	39.7%	43.6%	40.1%	48.6%	44.1%

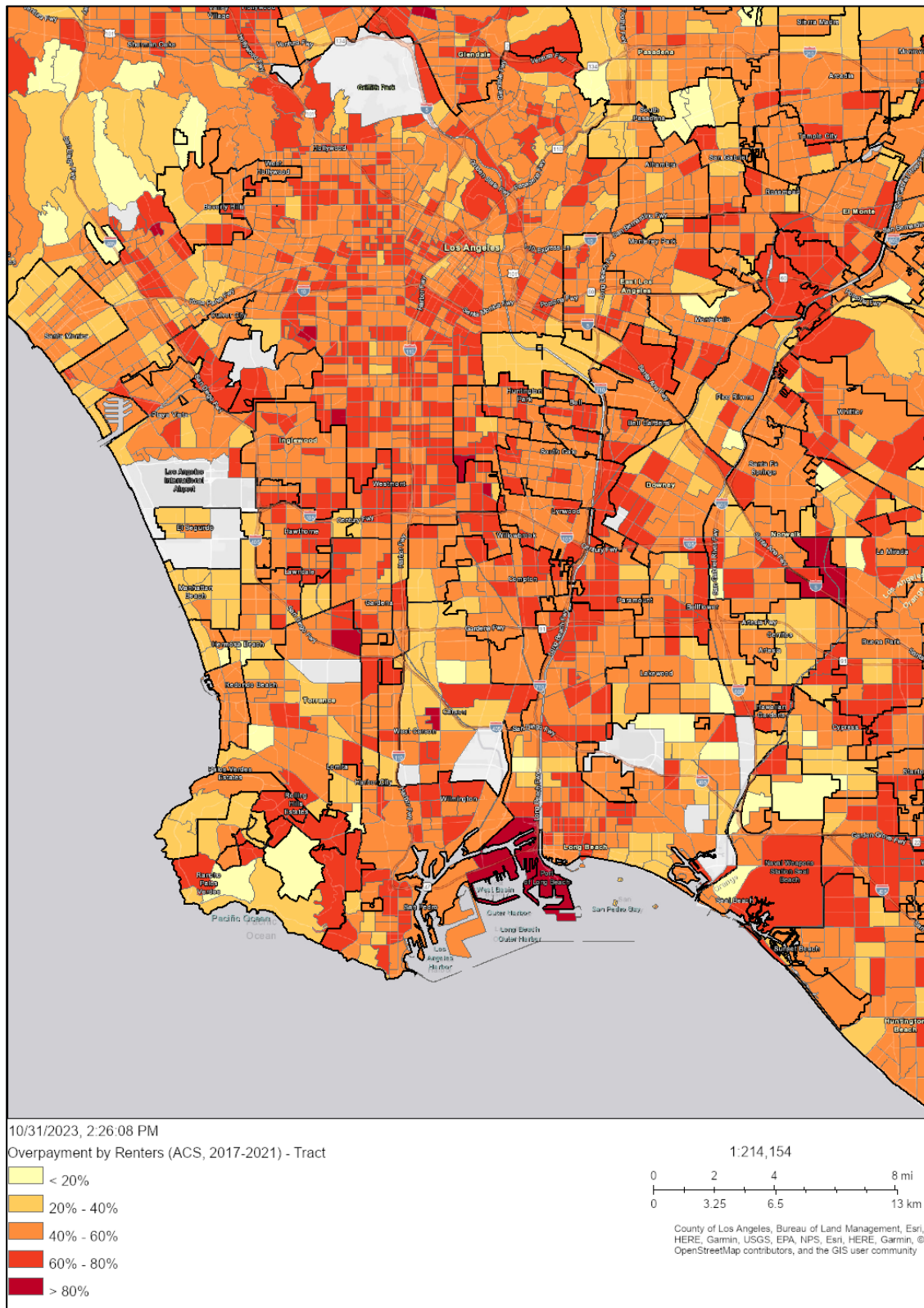
Source: HUD CHAS Data based on 2015-2019 ACS.

Figure A-45: Regional Cost Burdened Owners by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-46: Regional Cost Burdened Renters by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Local Trend and Sites Inventory

According to recent HUD CHAS data based on the 2016-2020 ACS, 48 percent of Compton households are cost burdened, paying more than 30 percent of their income in housing. This includes 25 percent of households that are considered to be severely cost burdened. Renter-occupied households are more likely to be cost burdened than owners. Nearly 58 percent of renters are cost burdened compared to only 40 percent of owners. As shown in [Figure A-47](#) and [Figure A-48](#), between 40 and 80 percent of owners and renters are cost burdened in most Compton tracts.

Nearly 88 percent of RHNA units are located in tracts where 40 to 60 percent of owners are cost burdened including 93 percent of lower income units, 74 percent of moderate income units, and 57 percent of above moderate income units ([Table A-15](#)). A smaller proportion of lower income units are in tracts where more than 60 percent of owners are cost burdened compared to moderate and above moderate income units. Similarly, 80 percent of RHNA units are in tracts where 40 to 60 percent of renters are cost burdened ([Table A-16](#)). Only 12 percent of lower income units are in tracts where 60 to 80 percent of renters overpay for housing compared to 51 percent of moderate income units and 30 percent of above moderate income units.

Table A-14: Cost Burdened by Tenure (2020)

	Cost Burdened <30%	Severely Cost Burdened >50%	Total
Owner	40.3%	18.3%	13,380
Renter	57.9%	34.2%	10,535
Total	48.1%	25.3%	23,915

Source: HUD CHAS Data based on 2016-2020 ACS.

Table A-15: Sites Inventory by Cost Burdened Owners

	Lower		Moderate		Above Moderate		Total	
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	4	4.4%	4	0.3%
40-60%	923	92.7%	131	74.0%	52	57.1%	1106	87.5%
60-80%	73	7.3%	46	26.0%	35	38.5%	154	12.2%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Table A-16: Sites Inventory by Cost Burdened Renters

	Lower		Moderate		Above Moderate		Total	
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	16	17.6%	16	1.3%
40-60%	879	88.3%	87	49.2%	48	52.7%	1014	80.2%
60-80%	117	11.7%	90	50.8%	27	29.7%	234	18.5%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-47: Sites Inventory and Cost Burdened Owners by Tract (2021)

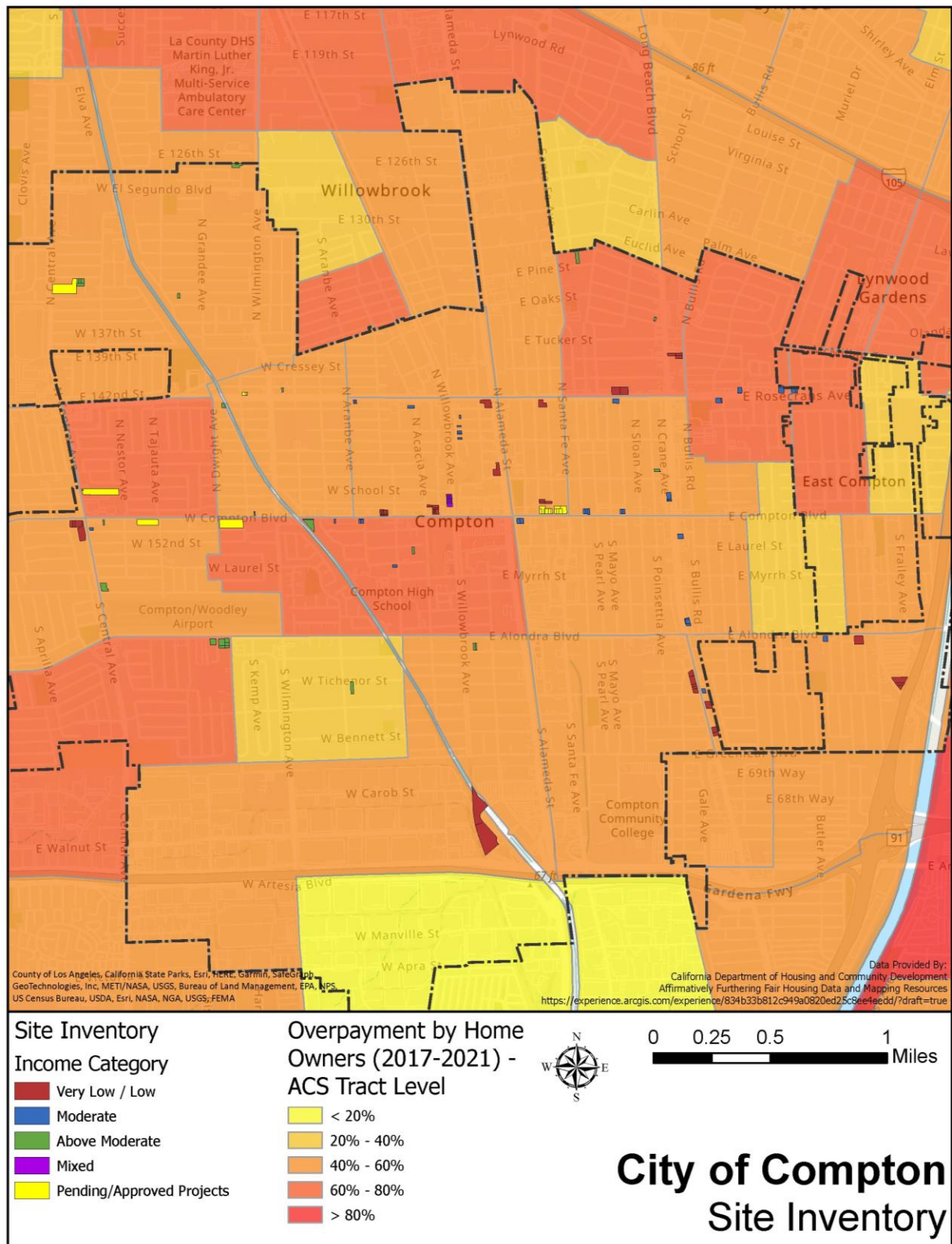
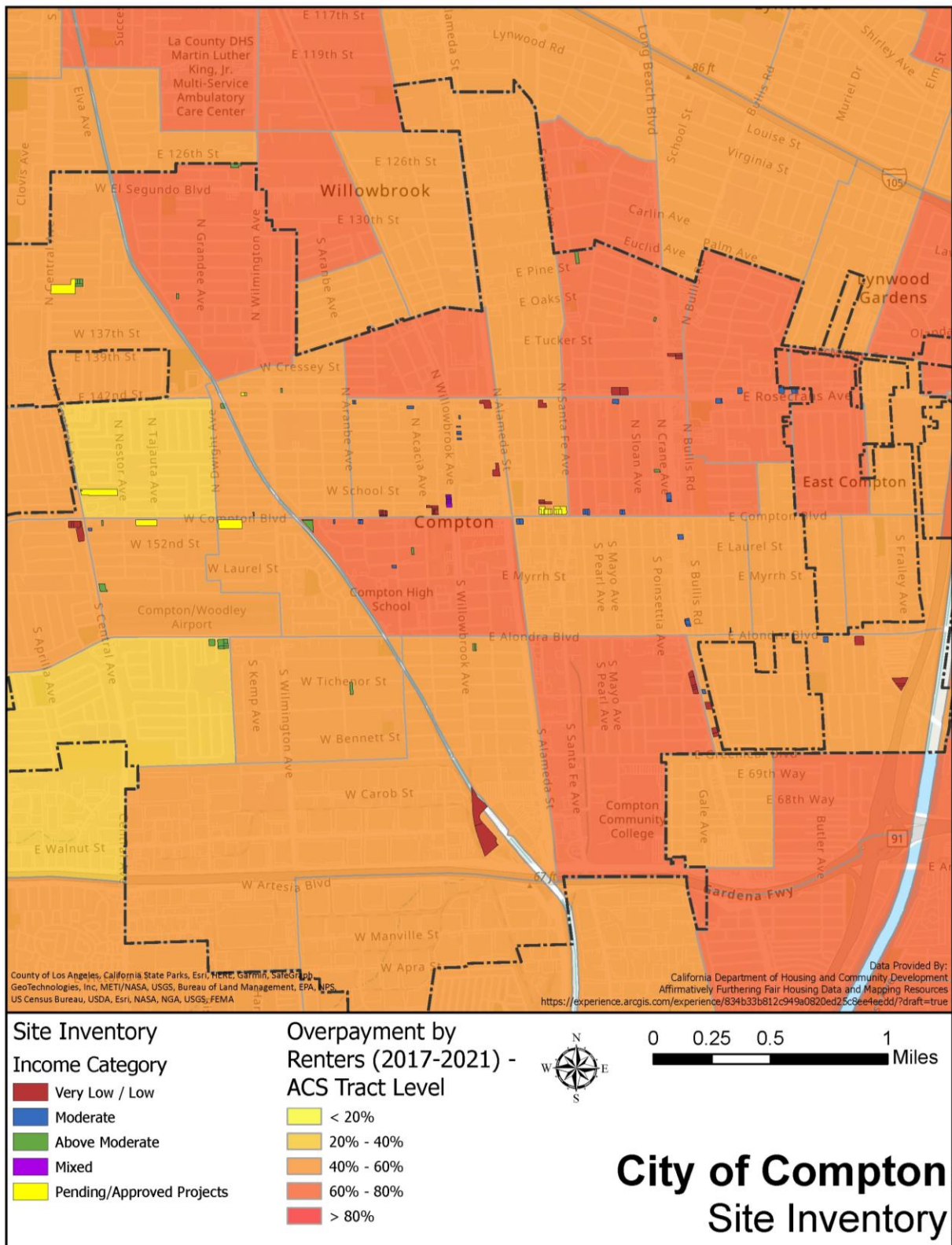


Figure A-48: Sites Inventory and Cost Burdened Renters by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Substandard Housing Conditions

Incomplete plumbing or kitchen facilities and housing stock age can be used to measure substandard housing conditions. Data for incomplete facilities and housing age are based on the 2016-2020 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trend

Less than one percent of households in the County lack complete plumbing facilities and less than two percent lack complete kitchen facilities ([Table A-17](#)). Incomplete facilities are more common amongst renter occupied households. Only 0.4 percent of owner households lack complete kitchen facilities compared to 2.6 percent of renter households.

Table A-17: Lack of Complete Facilities – LA County

Facility Type	Owner-Occupied	Renter-Occupied	Total Households
Lacking complete kitchen facilities	0.4%	2.6%	1.6%
Lacking complete plumbing facilities	0.3%	0.6%	0.5%
Total Households	1,534,472	1,798,032	3,332,504

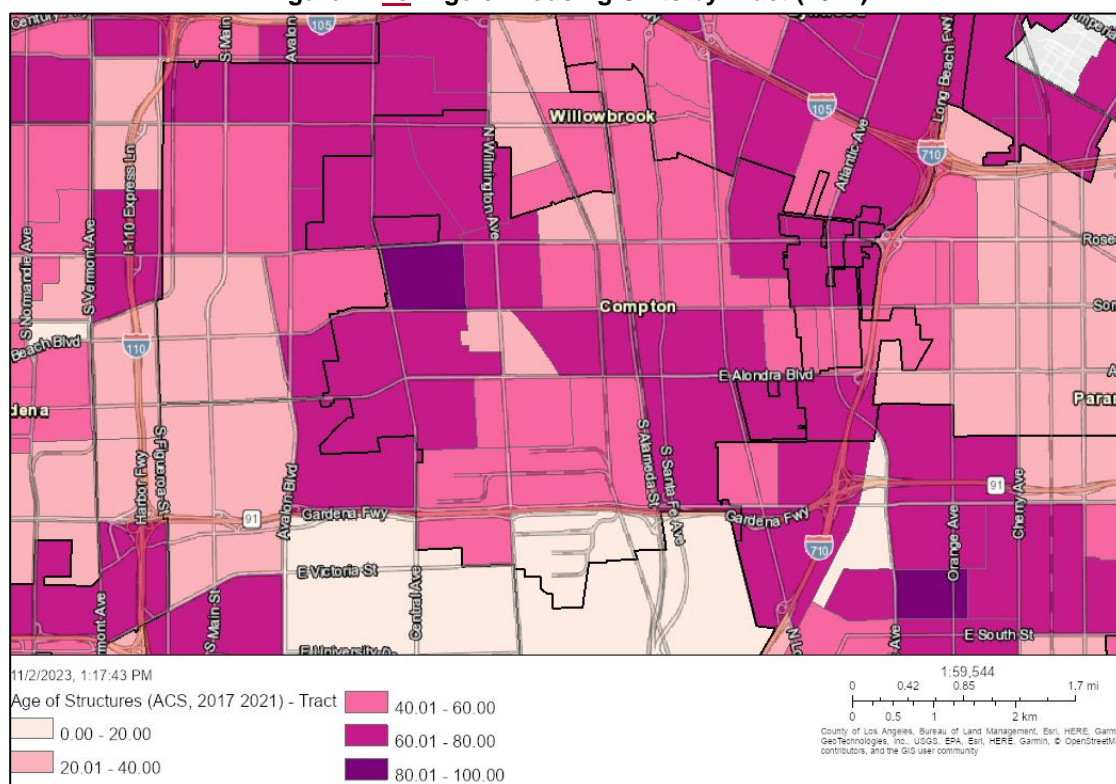
Source: 2016-2020 ACS.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. According to the 2016-2020 ACS data, 85 percent of the housing stock in the County was built prior to 1990, including 59 percent built prior to 1970.

Local Trend

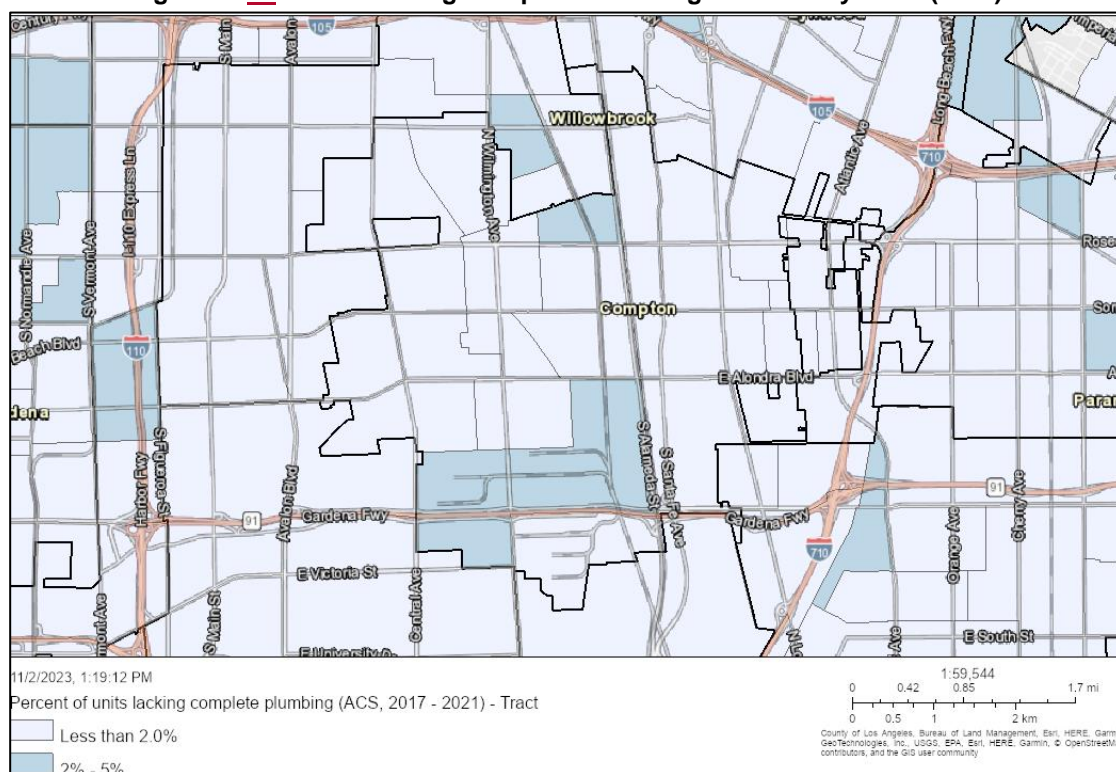
As discussed above, aging housing units are more likely to be in need of rehabilitation. Tracts with larger proportions of aging housing units are generally not concentrated in a single area of the City ([Figure A-49](#)). The northwestern tracts tend to have slightly larger proportions of aging housing units but the trend citywide is generally consistent. There are two tracts in Compton where more than 2 percent of units lack complete plumbing facilities; one along the northern City boundary and one on the southern end of the City.

Figure A-49: Age of Housing Units by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-50: Units Lacking Complete Plumbing Facilities by Tract (2021)



Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. Data from the 2016-2020 ACS and the HCD AFFH Data Viewer are used to show overcrowding in Commerce and Los Angeles County.

Regional Trend

According to the 2020 five-year ACS estimates, about 11 percent of households in the County are living in overcrowded conditions ([Table A-18](#)). This is higher than the statewide average of 8.2 percent. About 16 percent of renter households are living in overcrowded conditions, compared to six percent of owner households. In addition, approximately seven percent of renter households and two percent of owner households are living in severely overcrowded conditions (more than 1.5 persons per room).

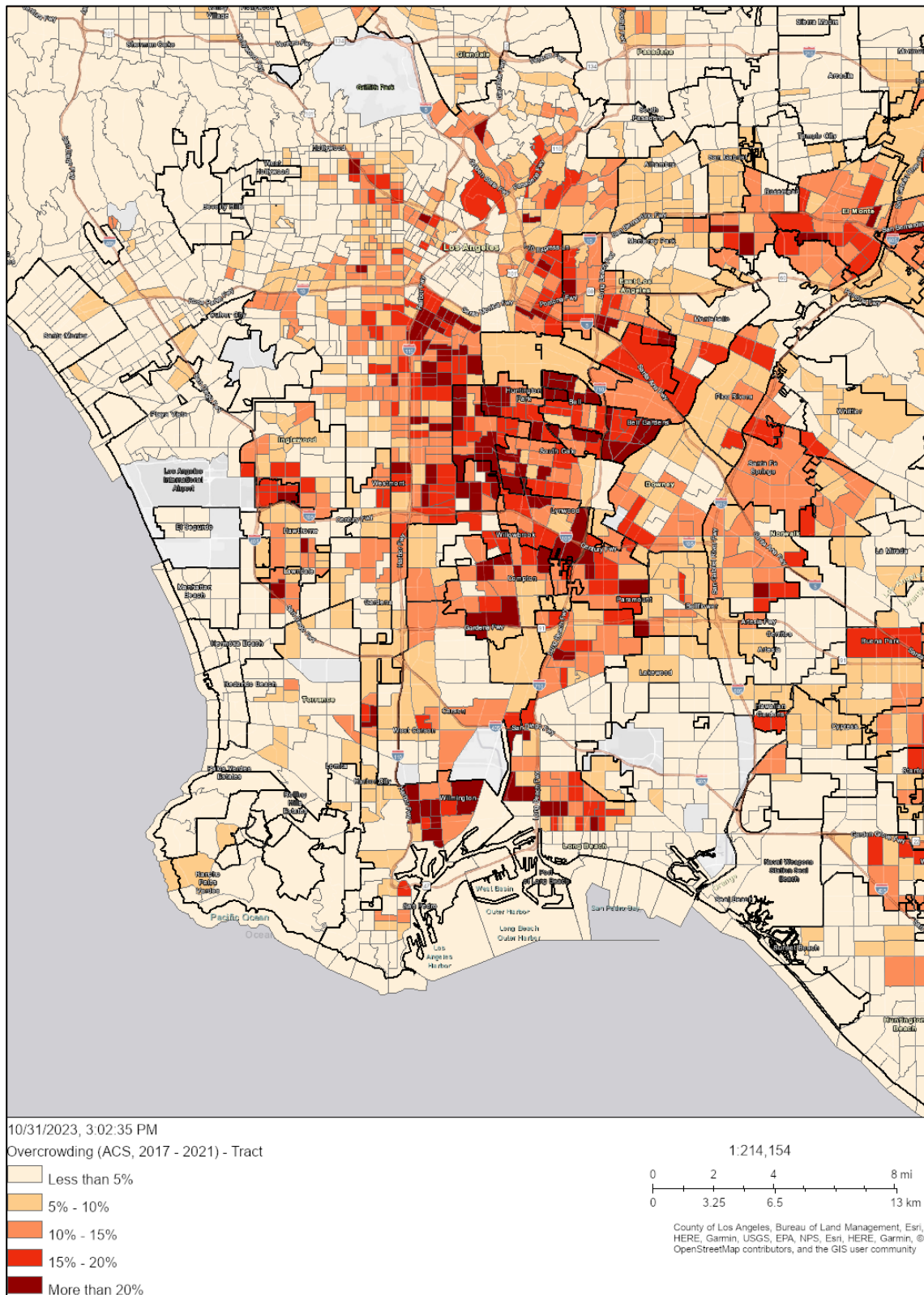
Table A-18: Overcrowded Households – LA County

	Owner-Occupied	Renter-Occupied	All Households
Overcrowded (>1 person per room)	5.7%	16.0%	11.2%
Severely Overcrowded (>1.5 persons per room)	1.6%	7.4%	4.7%
Total Households	1,534,472	1,798,032	3,332,504

Source: 2016-2020 ACS.

[Figure A-51](#) shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Gabriel Valley. Commerce and areas around the City have concentrations of overcrowded households greater than 20 percent. This includes Bell, Bell Gardens, Maywood, Huntington Park and unincorporated County areas.

Figure A-51: Regional Overcrowded Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Local Trend and Sites Inventory

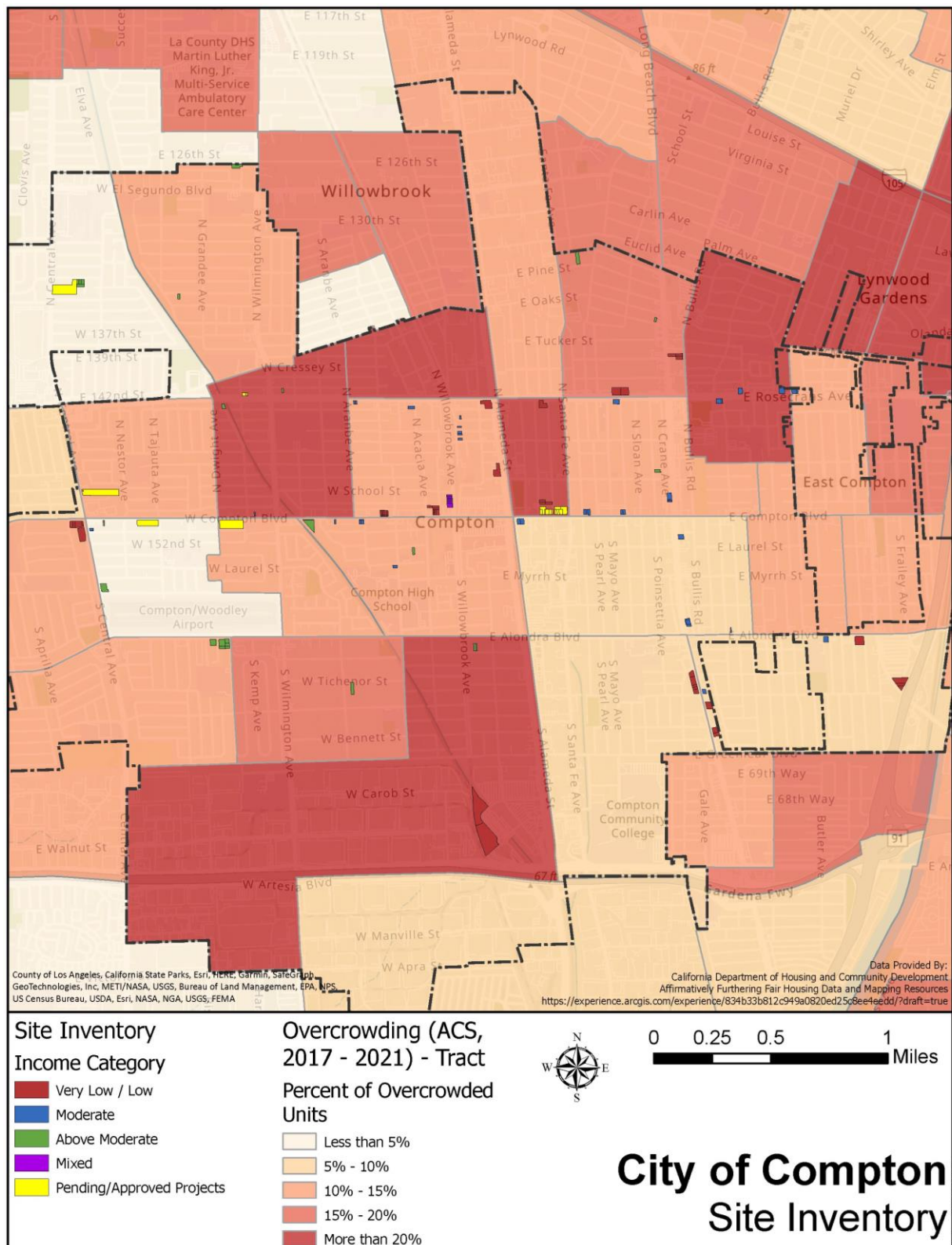
The City's sites inventory and populations of overcrowded households by tract are presented in [Figure A-52](#). There are several tracts with larger proportions of overcrowded households, however they are not concentrated in a single area of the City.

The largest proportion of RHNA units are in tracts where more than 20 percent of households are overcrowded ([Table A-19](#)), including 53 percent of lower income units. Another 33 percent of units are in tracts where 10 to 15 percent of households are overcrowded.

Table A-19: Sites Inventory by Overcrowded Households

	Lower		Moderate		Above Moderate		Total	
<5%	0	0.0%	4	2.3%	13	14.3%	17	1.3%
5-10%	133	13.4%	56	31.6%	0	0.0%	189	15.0%
10-15%	265	26.6%	91	51.4%	62	68.1%	418	33.1%
15-20%	73	7.3%	1	0.6%	13	14.3%	87	6.9%
>20%	525	52.7%	25	14.1%	3	3.3%	553	43.8%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-52: Sites Inventory and Overcrowded Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Displacement Risk

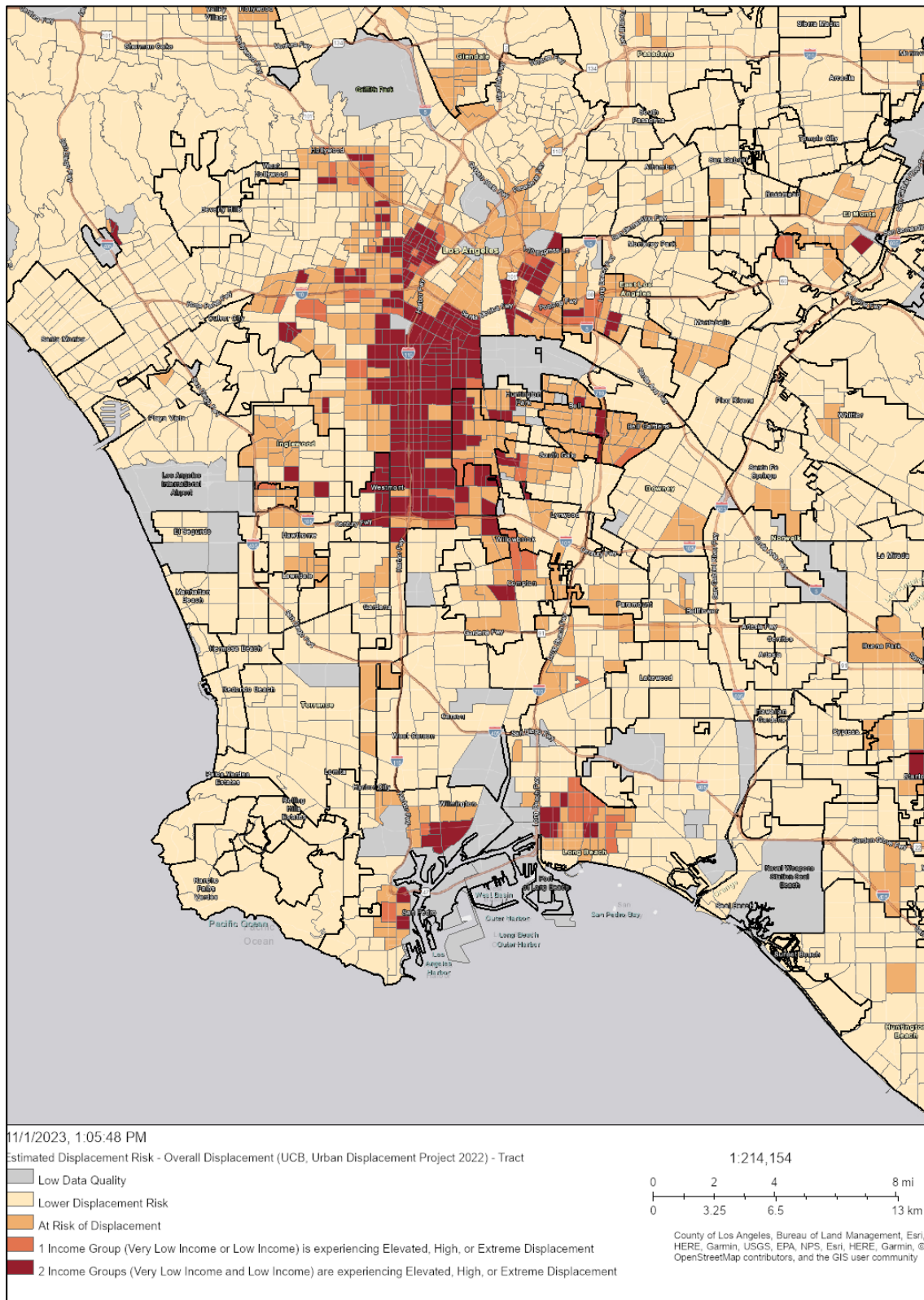
HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households that are severely rent burdened households is above the county median,
 - The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Regional Trend

[Figure A-53](#) shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley. There are fewer vulnerable communities in coastal areas from Rolling Hills to Malibu.

Figure A-53: Regional Sensitive Communities At Risk of Displacement (2022)



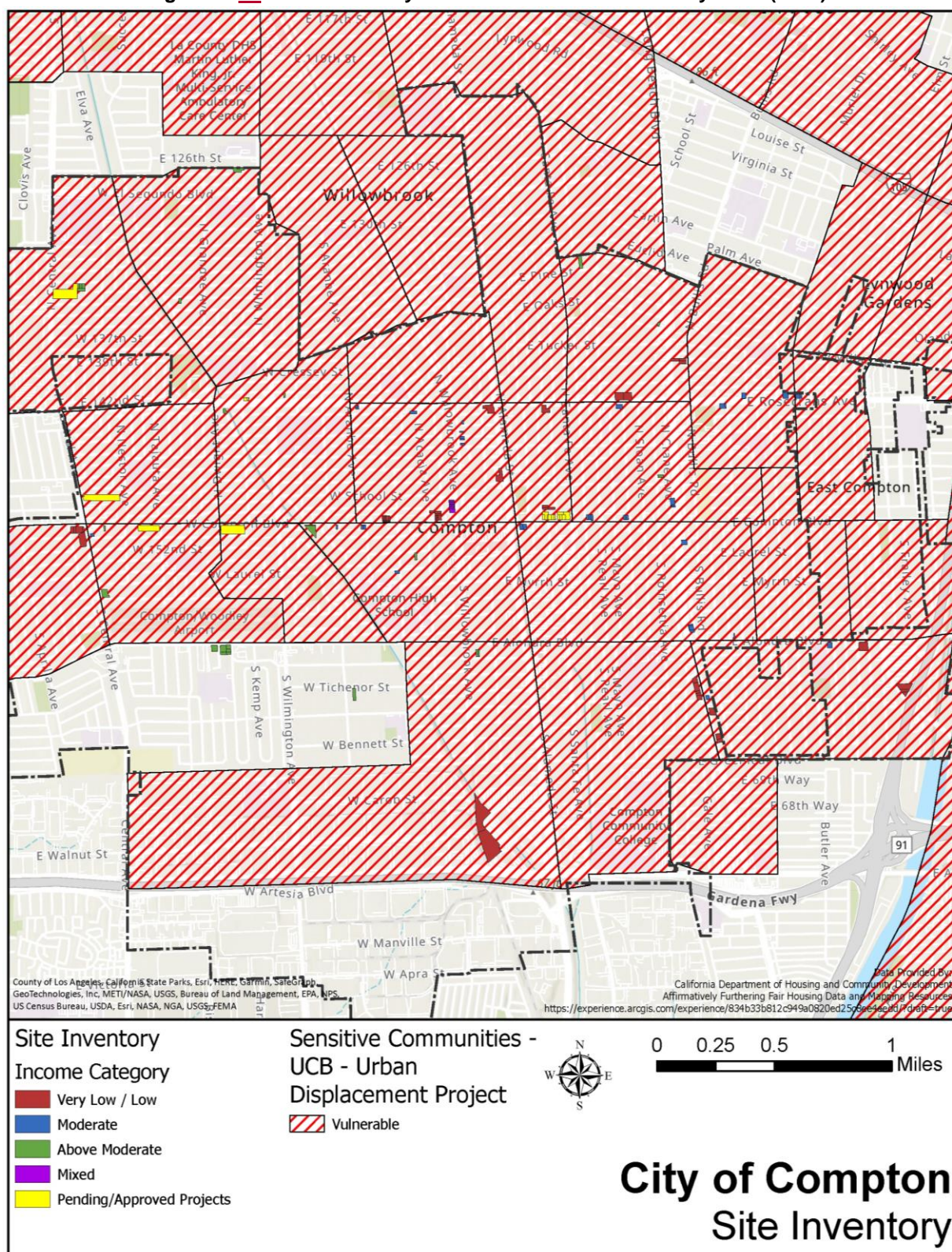
Source: HCD AFFH Data Viewer 2.0 (UCB 2022), 2023.

Local Trend and Sites Inventory

Nearly all tracts in Compton are considered sensitive communities at risk of displacement, as shown in [Figure A-54](#). As discussed above, Compton tends to have larger populations of racial/ethnic minority groups, LMI households, and households with housing problems such as cost burden.

Due to the overall character of the City, nearly all RHNA units are in tracts that are considered sensitive. There are only 20 units allocated towards the above moderate income RHNA that are not in sensitive communities.

Figure A-54: Sites Inventory and Sensitive Communities by Tract (2021)

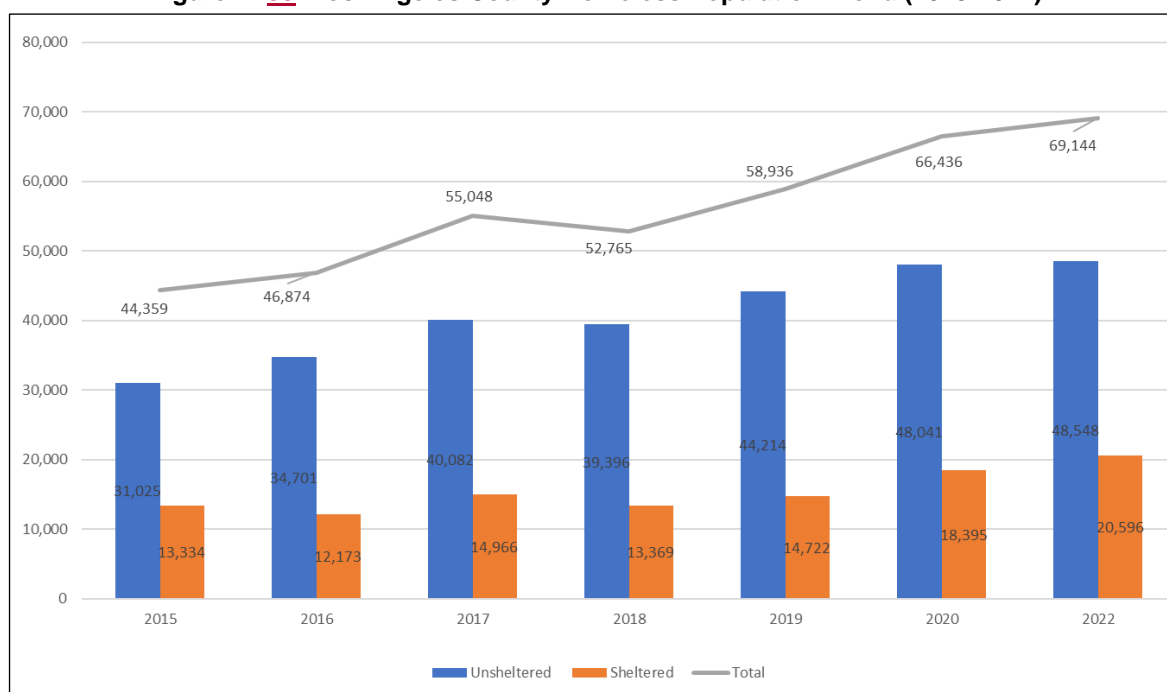


Source: HCD AFFH Data Viewer 2.0 (UCB 2022), 2023.

Homelessness

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 69,144 persons experiencing homelessness in Los Angeles County in 2022. The Point-in-Time (PIT) count was conducted in February 2022 and the data was released in September 2022. [Figure A-55](#) shows the trends in Los Angeles County of unsheltered and sheltered individuals from 2015 to 2022. It should be noted that no count was conducted in 2021 due to the Covid pandemic. While there was an increase of approximately 2,708 persons experiencing homelessness between 2020 and 2022, the increase in unsheltered persons was only about 500. This was due to an increase in shelter beds in the County over the 2-year period.

Figure A-55: Los Angeles County Homeless Population Trend (2015-2022)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020, 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.

[Table A-20](#) shows the homeless populations in 2020 and 2022 by population type, gender, and health/disability. The largest increases in subpopulation groups were unaccompanied minors (increase of 64 percent), persons who identified as non-binary/gender non-conforming (increase of 278 percent) and persons with substance abuse disorders (110 percent). Subpopulations that saw a decrease between 2020 and 2022 were transitional aged youth (decrease of 52 percent) and persons identifying as transgender (decrease of 36 percent).

Table A–20: Los Angeles County Homeless Population Demographics (2020, 2022)

	2020		2022		Percent Change
	Persons	Percent	Persons	Percent	
Total	66,436	100%	69,144	100%	4%
Individuals	53,619	81%	58,251	84%	9%
Transitional Aged Youth (18-24)	4,278	6%	2,067	3%	-52%
Unaccompanied Minors (under 18)	74	<1%	121	<1%	64%
Family Members**	12,817	19%	10,893	16%	-15%
Veterans	3,902	6%	3,942	<1%	1%
People Experiencing Chronic Homelessness	25,490	38%	28,576	41%	12%
Fleeing Domestic/Intimate Partner Violence	4,356	7%	4,750	8%	9%
Gender					
Male	39,348	67%	46,016	67%	17%
Female	18,331	31%	22,294	32%	22%
Non-Binary/Gender Non-Conforming	200	<1%	755	1%	278%
Transgender	1,057	2%	678	1%	-36%
Health and Disability					
Substance Use Disorder	7,836	13.3%	16,431	26%	110%
HIV/AIDS	1,306	2.2%	1,478	2%	13%
Serious Mental Illness	13,670	23.2%	15,499	25%	13%

Source: Los Angeles Homeless Services Authority (LAHSA), 2020 and 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. [Table A–21](#) shows the race and ethnicity of the County's homeless population in 2022 as well as the percentage in the County's overall population. Approximately 45 percent of the homeless population in 2022 were Hispanic or Latino. This group makes up one-half of the County's population overall. A disproportionate percentage of persons experiencing homelessness were Black or African American individuals. They represented 30 percent of the homeless population while only making up about nine percent of the County's population overall. Conversely, Asian residents comprise about 16 percent of the County, but less than one percent of the homeless population in 2022.

Table A–21: Race and Ethnicity of LA County CoC Homeless Population (2022)

Race / Ethnicity	Total Homeless Pop.	Prevalence in Homeless Pop. (%)	Prevalence in LA County Pop. (%)*
Hispanic/Latino	28,940	44.5%	49.1%
Black/African American (Non-Hispanic/Latino)	19,523	30.0%	9.0%
White (Non-Hispanic/Latino)	13,661	21.0%	25.3%
Mixed or Multiple races (Non-Hispanic/Latino)	1,637	2.5%	3.3%
Asian (Non-Hispanic/Latino)	598	0.9%	15.6%
American Indian/Alaska Native (Non-Hispanic/Latino)	610	0.9%	1.5%
Native Hawaiian/Other Pacific Islander (Non-Hispanic/Latino)	142	0.2%	0.4%
Total	65,111	100%	-

Source: Los Angeles Homeless Services Authority (LAHSA), 2022 LA County/LA Continuum of Care (CoC) Homeless Counts

Local Knowledge and Other Relevant Factors

History of Compton

Compton has a long and rich history, evolving from its early period as an agricultural community to its current form as a suburban city. The following highlights key moments in the City's history.

In 1867, Compton was settled by 30 pioneer families led by Griffith Dickenson Compton, after whom the city was named. The area is known for grain production and was incorporated as the eighth City in Los Angeles County with a population of 500 in 1888.

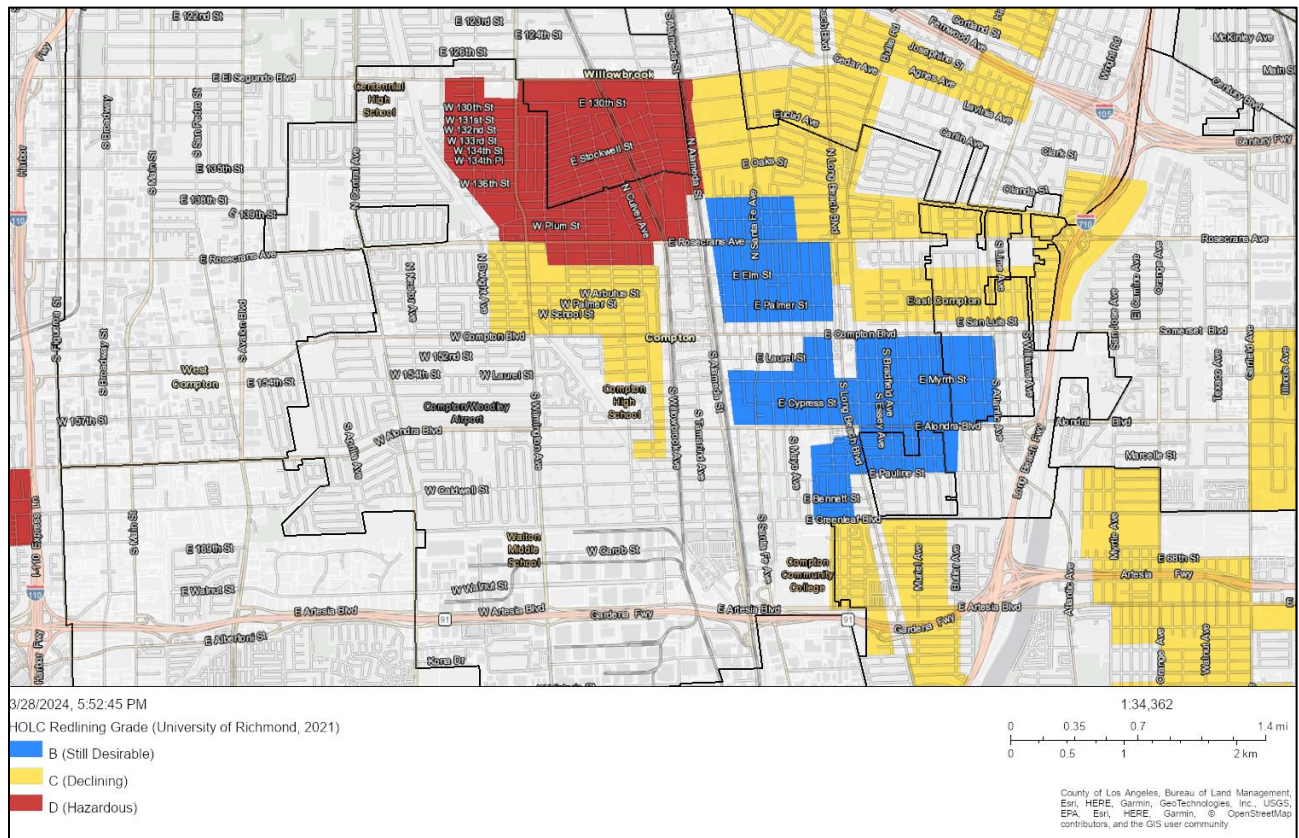
The City adopted racially restrictive covenants in 1921 to bar African Americans and other people of color from the municipality. Civic leaders, real-estate agents, and law-enforcement agencies perpetuated this racial exclusion with their own practices. HOLC redlining grades in the City of Compton are shown in Figure A-56. In the 1930s, the first black families came to the city just before World War II. Prior to World War II, Compton was 95 percent white. Compton's demographics began to change during the late 1940s and early 1950s. Many African Americans in south central Los Angeles were now prosperous enough to move to Compton. They took advantage of the U.S. Supreme Court's ban on restrictive covenants in 1948 and began to purchase houses in Compton. Some of the first black families entering Compton neighborhoods were met with violence, vandalism, and terror.

These trends continued throughout the 1950s. Black families from the South moving to Los Angeles found a "home away from home" in Richland Farms. Large-scale agricultural business could not be sustained, but farming for the family and community became a tradition. During this time, white families rapidly left the neighborhood due to changing demographics, otherwise known as the white flight. Real-estate brokers accelerated this process by scaring white families with threats of low property values due to the new racially integrated neighborhoods.

In the early 1960s, while whites still controlled politics and law enforcement, Blacks began to make political progress. The Black population in Compton rose from five percent in 1940 to 40 percent in 1960. The Watts Riots of 1965 accelerated Black flight from Los Angeles and in turn increased white flight from Compton. In 1969, Douglas Dollarhide was elected the first Black mayor of Compton.

Growing unemployment and poverty led to a rise in crime and Black street gangs. By the 1980s, Compton's "ghetto" image had emerged as unemployment among Black men rose to 10 percent, almost twice the national average for all unemployment. Features that had made Compton and Richland Farms attractive to previous groups of migrants also was a draw for rural Latinos from Mexico and Central America during the 1990s. Gang violence peaked shortly after the riots following Rodney King's infamous arrest and beating by Los Angeles police in 1992. By this point, middle-class Blacks had begun to flee the city. Latinos made up the majority of the population in Compton; as of 2020, they represented nearly 70 percent of the population.

Figure A-56: HOLC Redlining Grade



Source: HCD AFFH Data Viewer 2.0 (University of Richmond, 2021), 2024.

D. SITES INVENTORY ANALYSIS

Integration and Segregation

Race/Ethnicity

As discussed in Section C, *Assessment of Fair Housing Issues*, all tracts in the City have racial/ethnic minority populations (non-White) exceeding 80 percent. Therefore, all RHNA units are located in tracts with non-White populations exceeding 80 percent.

Persons with Disabilities

Nearly 80 percent of RHNA units are located in tracts with populations of persons with disabilities under 10 percent (see Table A-3). The remaining 20 percent of RHNA units are in tracts with populations of persons with disabilities between 10 and 20 percent. A smaller proportion of lower income RHNA units (11 percent) are in tracts where populations of persons with disabilities exceed 10 percent compared to moderate income units (57 percent) and above moderate income units (47 percent). Sites selected to accommodate the lower income RHNA are not disproportionately located in areas where populations of persons with disabilities are more prevalent.

Familial Status

As presented above, the distribution of units selected to meet the RHNA are presented in Table A-5 and Table A-6. Consistent with the citywide trend, 82 percent of units are in tracts where 40 to 60 percent of children reside in married couple households including 84 percent of lower income units, 83 percent of moderate income units, and 61.5 percent of above moderate income units.

Income Level

Consistent with the citywide trend, nearly all units identified to meet the RHNA are in tracts that are considered LMI areas, where more than 50 percent of households are low or moderate income. Only eight moderate income units are in block groups where less than 50 percent of households are LMI. A larger proportion of lower income units are in block groups where more than 75 percent of households are LMI (69 percent) compared to moderate income units (40 percent) and above moderate income units (22 percent).

Racially/Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

There are three tracts in Compton that are categorized as TCAC areas of high segregation and poverty. Only two percent of RHNA units are located in these tracts, totaling 12 moderate income units and 12 above moderate income units. There are no lower income RHNA units allocated in areas of high segregation and poverty.

Racially Concentrated Areas of Affluence

There are no RCAAs in Compton. Therefore, there are no RHNA sites in RCAA areas.

Access to Opportunities

Consistent with the citywide trend, nearly all (98 percent) of RHNA units, including 100 percent of lower income units, 93 percent of moderate income units, and 87 percent of above moderate income units, are in low resource tracts. As discussed above, the remaining 12 moderate income units and 12 above moderate income units are in tracts categorized as areas of high segregation and poverty.

Environmental

Nearly all tracts in Compton scored in the 80th percentile or higher for environmental outcomes for CalEnviroScreen 4.0 (worst scores). All sites identified to meet the RHNA are located in tracts scoring in the 80th percentile or higher.

Disproportionate Housing Needs

Cost Burden

Most Compton tracts have cost burdened owner populations ranging from 40 to 60 percent. Consistent with this trend, 88 percent of RHNA units are in tracts with population of cost burdened owners in this range, including 93 percent of lower income units, 74 percent of moderate income units, and 57 percent of above moderate income units. An additional 7.3 percent of lower income units, 26 percent of moderate income units, and 39 percent of above moderate income units are in tracts where 60 to 80 percent of owners are cost burdened. Lower income units are not disproportionately located in tracts where cost burdened owner households are more prevalent.

Similarly, 80 percent of RHNA units are in tracts where 40 to 60 percent of renters overpay for housing. Only 12 percent of lower income units are in tracts where 60 to 80 percent of renters are cost burdened compared to 51 percent of moderate income units and 30 percent of above moderate income units.

Overcrowded

Overcrowding is a prevalent issue in Compton. More than 10 percent of households are overcrowded (1 to 1.5 persons per room) in most Compton tracts. As such, 15 percent of RHNA units are in tracts where 5 to 10 percent of households are overcrowded, 33 percent are in tracts where 10 to 15 percent of households are overcrowded, 7 percent are in tracts where 15 to 20 percent of households are overcrowded, and 44 percent are in tracts where more than 20 percent of households are overcrowded. A significantly larger proportion of units allocated to the lower income RHNA are located in tracts where more than 20 percent of households are overcrowded (53 percent) compared to moderate income units (14 percent) and above moderate income units (3 percent).

Displacement Risk

Most tracts in Compton are considered vulnerable community at-risk of displacement. Consistent with this trend, 100 percent of lower and moderate income RHNA units are in tracts that are considered vulnerable communities. Only 20 above moderate income units are in communities that are not at-risk of displacement.

RHNA Sites by Geography and AFFH Variables

AB 686 requires a jurisdiction's site inventory "...shall be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. For the purposes of this analysis, the City of Compton will be divided into four sub-communities: Northeast Compton, Northwest Compton, Southeast Compton, and Southwest Compton. The distribution of RHNA units by tract and AFFH variables are shown in Figure A-58 and Table A-22.

Northeast Compton

For the purposes of this analysis, northeast Compton is considered the area north of Compton Boulevard and east of Alameda Street. This section of the City has a plethora of zoning designations including low, medium, and high density residential, limited commercial, and limited and heavy manufacturing. A total of 206 RHNA units are allocated in Northeast Compton (119 lower income units, 78 moderate income units, and 9 above moderate income units). Units are distributed throughout tracts 5416.04, 5416.05, 5416.06, 5420, and 5421.03. These tracts are all considered low resource areas and communities at-risk of displacement. Tracts in this neighborhood had non-White populations ranging from 97.8 percent to 99.6 percent, LMI populations ranging from 36 percent to 87 percent, cost burdened renter populations ranging from 44.6 percent to 74.9 percent, and population of overcrowded households ranging from 12.5 percent to 53.4 percent. The demographic characteristics of Northeast Compton are generally consistent with citywide trends. While there are 46 lower income units allocated in tract 5416.06 where 53 percent of households are overcrowded, this tract also has the smallest proportion of overpaying renters (44.6 percent) compared to other tracts in this neighborhood. The City has identified sites to accommodate units of all income levels, thereby promoting mixed income communities, ensuring the need for affordable housing is met without exacerbating fair housing conditions.

Northwest Compton

Northwest Compton is considered the area north of Compton Boulevard and west of Alameda Street. Tracts containing RHNA units in Northwest Compton include tract 5412, 5413, 5426.02, and 5427. Northwest Compton is primarily zoned for low density residential uses with smaller areas zoned for medium and high density residential uses, limited commercial, and limited and heavy manufacturing. The tracts in Northwest Compton where RHNA units have been identified are all low resource areas and vulnerable communities at-risk of displacement. All tracts in this neighborhood are considered LMI areas, have non-White populations exceeding 97 percent, and overcrowded household populations exceeding 12 percent. These tracts have cost burdened renter populations ranging from 49.5 percent to 78.8 percent. There are 196 lower income units, 27 moderate income units, and 40 above moderate income units allocated in this neighborhood, totaling 263 RHNA units. All 196 lower income units are located in tract 5426.02. However, this tract has a population of cost burdened renters smaller than most tracts in the City and a population of overcrowded households similar to other tracts in the City. Further, 26 moderate income units and 26 above moderate income units are also allocated in this tract, ensuring sites with the ability to accommodate the lower income RHNA are not concentrated in this tract alone.

Southeast Compton

Southeast Compton is the area south of Compton Boulevard and east of Alameda Street. Tracts where RHNA sites have been identified in Southeast Compton include tracts 5422, 5424.01, and 5424.02. Southeast Compton is primarily zoned for low density residential uses, as well as medium density residential, high density residential, limited commercial, limited and heavy manufacturing, commercial manufacturing, and residential agriculture. Sites identified in Southeast Compton have the capacity to accommodate 189 RHNA units (133 lower income and 56 above moderate income). All tracts in Southeast Compton containing RHNA units are low

resource areas and vulnerable communities at risk of displacement with non-White populations exceeding 99 percent and LMI populations exceeding 50 percent. Populations of cost burdened renters in these tracts range from 51 percent to 61.8 percent and populations of overcrowded households range from 8.9 percent to 9.9 percent. Demographic characteristics in Southeast Compton tracts are generally comparable to each other and to the remainder of the City. RHNA sites in Southeast Compton will not exacerbate fair housing conditions and will promote new housing opportunities for vulnerable populations currently residing in this section of the City.

Southwest Compton

The area south of Compton Boulevard and west of Alameda Street will be called Southwest Compton for the purposes of this analysis. This section of the City is the largest of the four described in this Chapter and has a plethora of zoning designations including low, medium, and high density residential, residential agriculture, limited and heavy manufacturing, and limited commercial. This section of Compton has the largest proportion of RHNA units totaling 606 units (548 lower income, 16 moderate income, and 42 above moderate income). Of the six tracts in Southwest Compton where RHNA sites have been identified (tracts 5425.02, 5429, 5430, 5431, 5432.01, 5432.02), five are low resource areas. Tract 5425.02 is considered a high segregation and poverty area. Like the City as a whole, tracts in Southwest Compton have large non-White populations exceeding 96 percent and LMI household populations exceeding 57 percent. All RHNA units identified to meet the lower income RHNA in Southwest Compton are in tracts 5430 and 5432.03. There are no lower income RHNA units allocated in the tract identified as an area of high segregation and poverty. While lower income RHNA sites are more concentrated in Southwest Compton, the City's RHNA strategy ensures lower income units are not allocated in this section of the City alone. As discussed above, an additional 119 lower income units have been identified in Northeast Compton, 196 in Northwest Compton, and 133 in Southeast Compton. The RHNA strategy aims to distribute sites to accommodate the lower income RHNA throughout the City to the greatest extent possible, to promote mixed income communities and serve existing vulnerable populations.

Summary

Compton has large racial/ethnic minority populations and LMI household populations citywide. Most Compton tracts are considered low resource areas or areas of high segregation and poverty as well as vulnerable communities at risk of displacement. Compton populations also experience higher rates of disproportionate housing needs (i.e., cost burden, overcrowding) compared to other jurisdictions in the region. Because of these citywide trends, RHNA sites, regardless of income category allocation, are located in areas where fair housing issues are more prevalent. However, the City's RHNA strategy distributes RHNA sites with the capacity to accommodate units of all income levels throughout Compton to promote housing opportunities citywide. The RHNA strategy promotes mixed income communities and aims to provide new housing opportunities for existing vulnerable populations. Additionally, housing programs outlined in this Housing Element, specifically place-based strategies for neighborhood improvement, anti-displacement strategies, and housing mobility actions, will support existing and future populations that may have more profound needs.

Table A-22: Sites Inventory by Neighborhood and AFFH Variables

Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			% Non-White	% LMI	TCAC Opp. Cat.	% Overpay Renter	% Overcrowded	At-Risk of Displacement?
			Lower	Moderate	Above Moderate						
Northeast Compton											
5416.04	1,348	80	73	0	7	97.8%	87.0%	Low Resource	74.9%	16.0%	Yes
5416.05	1,491	46	0	44	2	99.4%	73.0% - 92.0%	Low Resource	64.8%	13.7%	Yes
5416.06	675	46	46	0	0	99.2%	77.0%	Low Resource	44.6%	53.4%	Yes
5420	1,155	25	0	25	0	98.3%	36.0% - 82.0%	Low Resource	63.1%	23.6%	Yes
5421.03	776	9	0	9	0	99.6%	59.0% - 83.0%	Low Resource	71.8%	12.5%	Yes
Total		206	119	78	9						
Northwest Compton											
5412	1,876	6	0	0	6	99.0%	51.0%	Low Resource	59.2%	45.9%	Yes
5413	1,479	6	0	0	6	99.2%	80.0% - 86.0%	Low Resource	78.8%	12.9%	Yes
5426.02	1,394	248	196	26	26	99.2%	70.0% - 84.0%	Low Resource	51.5%	13.5%	Yes
5427	1,440	3	0	1	2	97.9%	59.0% - 83.0%	Low Resource	49.5%	20.1%	Yes
Total		263	196	27	40						
Southeast Compton											
5422	1,464	102	89	13	0	99.0%	68.0% - 84.0%	Low Resource	51.0%	9.7%	Yes
5424.01	1,200	43	0	43	0	99.3%	67.0% - 79.0%	Low Resource	59.3%	9.9%	Yes
5424.02	942	44	44	0	0	99.5%	50.0%	Low Resource	61.8%	8.9%	Yes
Total		189	133	56	0						
Southwest Compton											
5425.02	1,376	24	0	12	12	99.3%	64.0% - 100.0%	High Seg. & Pov.	64.1%	12.1%	Yes

<u>5429</u>	<u>810</u>	<u>11</u>	<u>0</u>	<u>4</u>	<u>7</u>	<u>99.1%</u>	<u>71.0% - 76.0%</u>	<u>Low Resource</u>	<u>45.4%</u>	<u>4.6%</u>	<u>Yes</u>
<u>5430</u>	<u>1,224</u>	<u>69</u>	<u>69</u>	<u>0</u>	<u>0</u>	<u>98.4%</u>	<u>57.0%</u>	<u>Low Resource</u>	<u>53.9%</u>	<u>14.0%</u>	<u>Yes</u>
<u>5431</u>	<u>1,884</u>	<u>16</u>	<u>0</u>	<u>0</u>	<u>16</u>	<u>99.0%</u>	<u>67.0%</u>	<u>Low Resource</u>	<u>25.5%</u>	<u>10.8%</u>	<u>No</u>
<u>5432.01</u>	<u>903</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>96.8%</u>	<u>72.0%</u>	<u>Low Resource</u>	<u>51.7%</u>	<u>16.1%</u>	<u>No</u>
<u>5432.03</u>	<u>1,123</u>	<u>482</u>	<u>479</u>	<u>0</u>	<u>3</u>	<u>98.9%</u>	<u>69.0% - 78.0%</u>	<u>Low Resource</u>	<u>54.9%</u>	<u>22.3%</u>	<u>Yes</u>
<u>Total</u>		<u>606</u>	<u>548</u>	<u>16</u>	<u>42</u>						

Figure A-57: Zoning Map

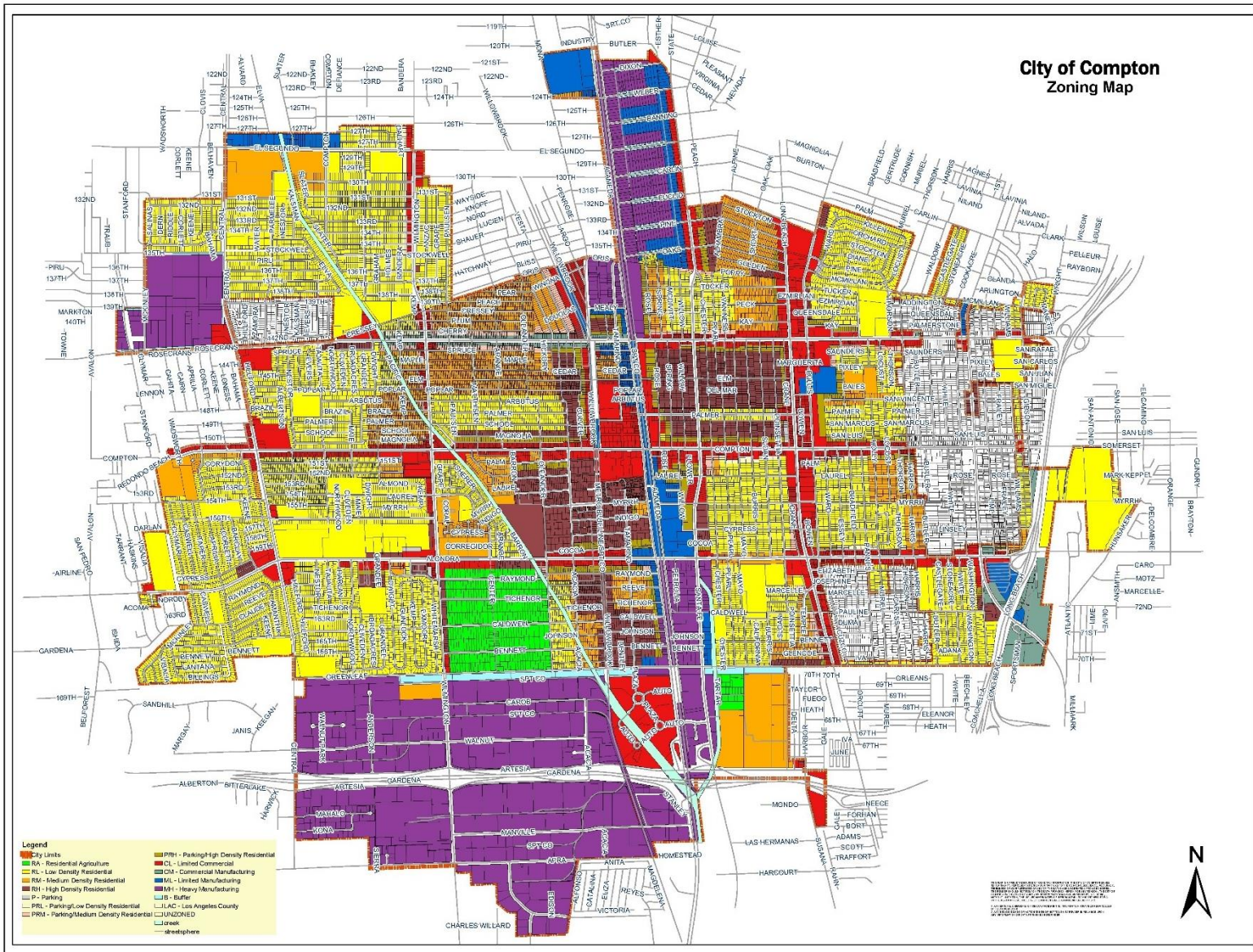
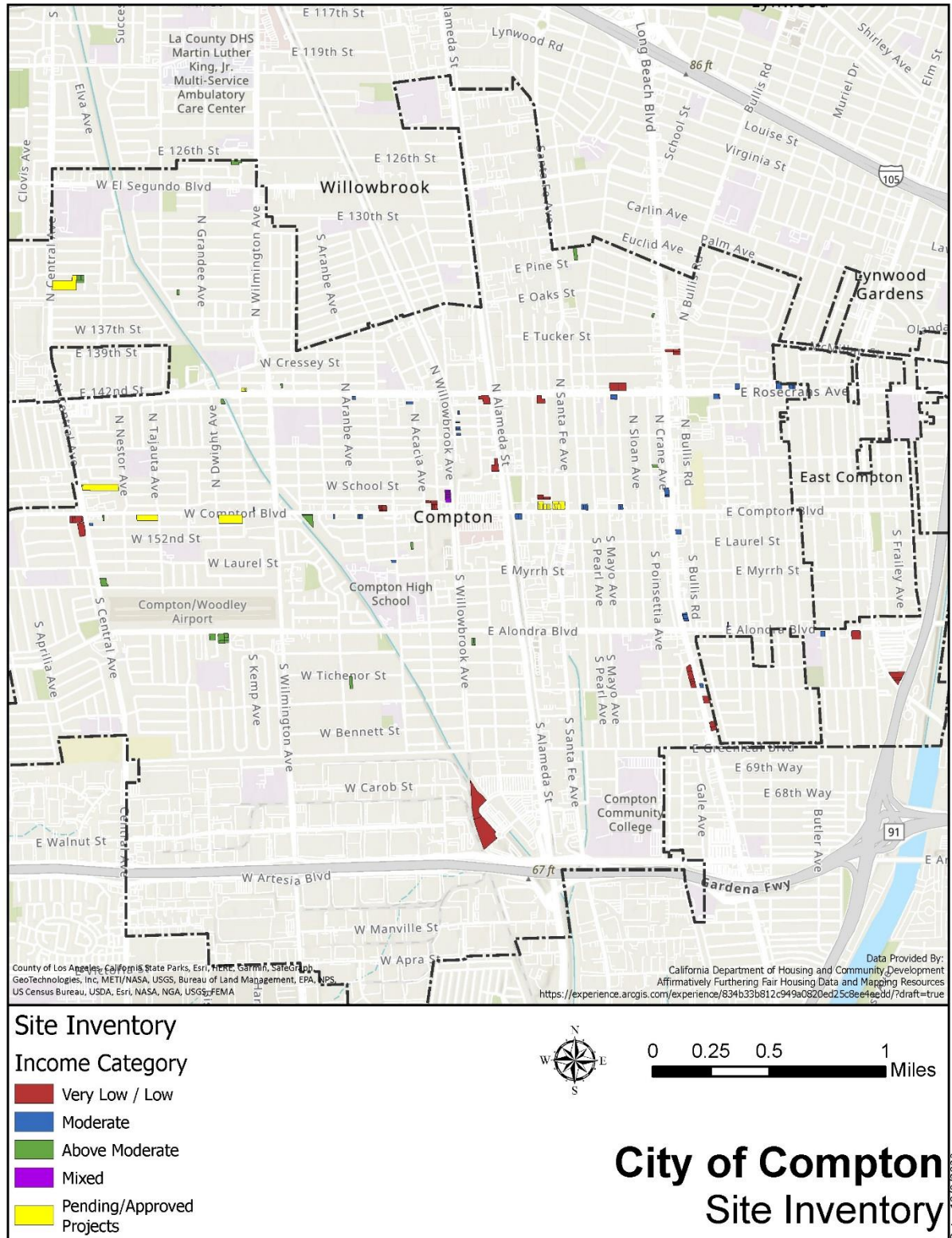


Figure A-58: Sites Inventory



E. CONTRIBUTING FACTORS

Insufficient Fair Housing Testing and Limited Outreach Capacity

Currently, fair housing resources and services are not available on the City's website. Outreach to Compton's residents can provide needed guidance for those facing fair housing issues in the City. In addition, despite outreach efforts, participation on outreach events is low. As described above, a majority of fair housing cases were related to disability. A large proportion of Compton's population belongs to sensitive communities, such as single-parent families and LMI households, that may benefit from fair housing and other housing services.

Contributing Factors

- Lack of fair housing testing and monitoring
- Lack of awareness of services
- Lack of a variety of media inputs

Patterns of Concentration and Disparate Economic Access to Opportunities/Resources

The City has large populations of special needs populations and sensitive communities compared to the County and neighboring jurisdictions, such as racial/ethnic minority populations, LMI households, and single-parent households. All areas of the City are also considered low resource areas of areas of high segregation and poverty.

Contributing Factors

- Lack of access to quality schools
- Location and type of affordable housing
- Low median incomes

Citywide Environmental Conditions

Compton has poor environmental conditions citywide compared to other Los Angeles County jurisdictions. As discussed throughout this Assessment of Fair Housing, large populations of special needs groups and sensitive communities residing in Compton are exposed to these negative environmental conditions.

Contributing Factors

- City's location in Los Angeles County (freeway and truck traffic); and
- Industrial and commercial manufacturing land uses and adjacent cities.

High Concentrations of Aging Housing Stock, Cost Burden, and Overcrowding

The City has large populations of households experiencing housing problems such as cost burden and overcrowding. According to the 2017-2021 ACS, the median year built for Compton housing units is 1956 compared to 1964 countywide. A larger proportion of units in Compton may be in need of rehabilitation.

Contributing Factors

- High housing and rent prices
- Availability of affordable units in a range of sizes
- Age of housing stock

APPENDIX B REVIEW OF PAST ACCOMPLISHMENTS

2021-2029 HOUSING ELEMENT UPDATE

City of Compton
Community Development Department



Public Review Draft
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Appendix B: Review of Past Accomplishments

This chapter contains an analysis of the effectiveness of the 2014-2021 Housing Element, appropriateness of goals and the progress in implementing programs for the previous planning period as required by California Government Code Section 65588(a). The chapter also includes an evaluation of the appropriateness of continuing the 2014-2021 Housing Element goals and programs. Findings from this analysis and evaluation have guided development of the Housing Action Plan described in Section 6: Housing Plan.

A. PROGRAM EVALUATION

The 2014-2021 Housing Element contained five primary goals and 12 implementing programs consistent with California housing element law and priorities expressed by the Compton community, including input received from the City Council, Planning Commission, and City staff.

The five primary housing goals were:

- Goal 1: The City of Compton will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.
- Goal 2: The City of Compton will promote affordable housing and shelter for all economic segments of the community.
- Goal 3: The City of Compton will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.
- Goal 4: The City of Compton will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.
- Goal 5: The City of Compton will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Table B-1 summarizes the programs contained in the previous Housing Element along program objectives, accomplishments, and the appropriateness of continuing with the previous programs and policies for this Housing Element Update.

B. EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

The City of Compton had limited staffing and resources to address special housing needs. CDBG and HOME funds are the City's primary available resources for affordable housing. Funding was used to provide rehabilitation assistance to lower income households, benefitting special needs households.

In addition, the City relies on Housing Choice Vouchers to assist extremely low and very low income households, particularly those with special needs (seniors, persons with disabilities, female-headed households, and formerly homeless persons and those who are at-risk of becoming homeless).

However, the Compton 2014-2021 Housing Element was only recently completed in February 2020, just one month before the Shelter at Home order due to COVID. Resources were shifted to address the urgent needs associated with the pandemic. Significant staff changes also occurred during the last few years, which have impacted the City's ability to implement the 5th cycle Housing Element. The 6th cycle Housing Element includes actions to complete the commitments made in the 5th cycle Housing Element and additional actions are included to further equal housing opportunities for all, but particularly those with special needs.

Table B-1: Program Accomplishments

Program	Objective and Timeframe	Accomplishments	Continued Appropriateness
1. Housing Choice Voucher Program	803 households assisted on an annual basis (rental), ongoing (portability), 2 households assisted on an annual basis based on funding availability (homeownership),	The Los Angeles County Development Authority (LACDA) provided rental assistance to Compton households with incomes up to 50% AMI. Currently, approximately 660 households in Compton are receiving Section 8 Housing Choice Vouchers (HCVs).	The HCV program benefits extremely low income households and those with special needs. This program is included in the 2021-2029 Housing Element.
2. Family Self-Sufficiency Program	10 households assisted on an annual basis	During the planning period, Compton continued to assist households through the Family Self-Sufficiency (FSS) program.	This program continues to be available to Compton households and is an important strategy for lifting households from poverty level by providing them the tools and opportunities to earn higher incomes.
3. First-Time Homebuyers Program (Homeownership)	10 households assisted on an annual basis	The City assisted only one household. The First-Time Homebuyer Program is typically implemented annually. However, the program has not been launched since 2021 due to staff turnover.	The 2021-2029 Housing Element includes homebuyer assistance resources for City residents. Funding is available and there is significant interest in participating in the program.
4. Residential Rehabilitation Grant Program	15 households assisted on an annual basis	From 2014 to 2021, Compton provided Home Repair Grants to 7-10 low income owner-occupied households annually.	This program remains appropriate for the 2021-2029 Housing Element update.
5. Extremely Low-Income Households	The City will annually apply for funding as Notices of Funding Availability are released and will provide assistance as projects are processed. Assist with the development of 5 ELI households	Compton relied on CDBG and HOME funds for housing related programs and did not receive additional funding that benefitted extremely low income households.	The City will continue implementing this program and encouraging the development of housing affordable to extremely low income households. <u>The City will continue to apply for funding and implement affordable housing incentives to support housing for extremely low income households and special needs households.</u>

Table B-1: Program Accomplishments

Program	Objective and Timeframe	Accomplishments	Continued Appropriateness
6. Assistance for Persons with Developmental Disabilities	Develop an outreach program within the within one year of adopting the Housing Element to assist persons with development disabilities.	Due to limited resources and staff changes, the City did not pursue specific outreach to this special needs group.	The City will incorporate outreaching to this special needs group as part of this overall outreach activities. <u>Assistance and outreach for persons with disabilities will be incorporated into the Special Needs Housing program, Reasonable Accommodations Program, and Fair Housing Program.</u>
7. Preservation of At-Risk Housing Units	<p>New Program. Provide new At-Risk Housing Unit Monitoring Program by November 2021 and monitor every 12 months.</p> <p>Notice Requirements. Publicize notice requirements annually.</p> <p>Coordinate with HUD. Bi-annually coordinate with HUD to monitor projects.</p> <p>Preservation. Through the Annual Action Plan and 5-Year Consolidated Plan Strategic Plan process, allocate funding towards housing preservation.</p> <p>Quantified Objective: Establish new early warning program, publicize notice requirements.</p>	<p>Compton continues to monitor affordable housing units at-risk of becoming market-rate annually.</p> <p>The City continues to coordinate with HUD bi-annually to monitor at-risk projects. The City's FY 2020-2024 Consolidated Plan and 2020-2021 Action Plan outlines the investment of a significant portion of CDBG and HOME funds for the rehabilitation and preservation of existing affordable housing units over the next five years.</p>	The City maintained an inventory of affordable housing. Program implementation is appropriate for the 2021-2029 Housing Element update.
8. Zoning Update Program to reevaluate zoning inconsistencies and to remove low income housing development constraints	<p>Emergency Shelters. Adopt new regulations to permit Emergency Shelters by right in a designated overlay zone, by March 2020.</p> <p>Single Room Occupancy (SRO) Units. Adopt new regulations to permit SRO units with a Conditional Use Permit review process, by September 2020.</p> <p>Transitional and Supportive Housing. Adopt new regulations to define family as well as Transitional and Supportive Housing and to permit Transitional Housing as a residential</p>	<p>The City amended the Municipal Code in 2020 to permit emergency shelters by right in an overlay zone over portions of the Heavy Industrial and Light Manufacturing zones.</p> <p>SRO is permitted in the Compton Station Specific Plan, adopted in 2022.</p> <p>In 2020, the Zoning Ordinance was amended to list transitional and</p>	The objectives outlined under this Program have been partially achieved. The 2021-2029 Housing Element includes a program to make Zoning Code amendments to comply with recent changes in State law for special needs housing and to continue implementation of commitments made in the 5 th cycle.

Table B-1: Program Accomplishments

Program	Objective and Timeframe	Accomplishments	Continued Appropriateness
	<p>use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (including mixed-use and commercial zones that allow residential uses) by December 2020. In addition, adopt new regulations to permit Supportive Housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (including mixed-use and commercial zones that allow residential uses) by November 2019. In addition, amend regulations pursuant to AB 2162, which requires supportive housing projects meeting specific criteria to be allowed by-right in multifamily and mixed-use zones, including non-residential zones permitting multi-family uses.</p> <p>Residential Parking Requirements. Adopt new regulations to update and reduce current requirement of 1.5 covered spaces per unit by Summer 2020.</p> <p>Residential Minimum Unit Size. Adopt new regulations to reduce current requirement of 600 sf (one-bedroom unit), by December 2020.</p> <p>Residential Objective Design Standards. Adopt new standards in compliance with state law by December 2021.</p> <p>Accessory Dwelling Units. Adopt new standards in compliance with state law, by December 2021.</p> <p>Administrative Multi-Family review. Adopt Artesia Station TOD specific plan to allow all residential development to occur as a “By</p>	<p>supportive housing as permitted uses.</p> <p>The Artesia Station TOD specific plan was completed in 2019 and adopted in 2022 and allows all residential development to occur “by right.”</p>	

Table B-1: Program Accomplishments

Program	Objective and Timeframe	Accomplishments	Continued Appropriateness
	Right" land use by December 2019 and remove of the CUP requirement citywide by December 2021. Quantified Objective: Comply with applicable state requirements.		
9. Expedited Permit Procedures	Revise the Architectural Review Board process for residential development by December 2021.	The City is working to prepare a comprehensive set of objective design standards (expected to be completed by 2024). This effort will streamline architectural review.	The 2021-2029 Housing Element update includes procedures to address streamlining requirements for multi-family residential projects outlined in SB 35 and to complete the objective design standards.
10. Reasonable Accommodation Program	Adopt a Reasonable Accommodations Ordinance to provide greater flexibility to persons with disabilities. The City of Compton will model its Reasonable Accommodations Ordinance after the City of Oakland's Ordinance No. 13247. Quantified Objective: Facilitate the development, maintenance, and improvement of housing for persons with disabilities and revising the zoning code to grant greater power to administrative variances.	The City has not yet completed this ordinance amendment	The 2021-2029 Housing Element includes a program to establish a Reasonable Accommodation procedure. <u>The City will adopt a Reasonable Accommodation Ordinance under the new Housing Element program.</u>
11. Energy Conservation Program	The City complies with the 2013 California Building Code, which includes new Green Building requirements. The City will also continue to require compliance with Title 35 of the California Building Code and promote the Hero and Ygrene programs to encourage retrofitting of older homes in Compton. This program supplements existing City efforts in the enforcement of the State's construction	The City continues to implement the California Building Code and Green Building requirements. All new residential development complied with Title 35 of the California Building Code and construction codes related to water conservation and construction efficiency.	The City will continue implementing the California Building Code and Green Building requirements, promoting the Hero and Ygrene programs, and enforcing construction codes related to water conservation and construction efficiency. This Program is included in the 2021-2029 Housing Element update.

Table B-1: Program Accomplishments

Program	Objective and Timeframe	Accomplishments	Continued Appropriateness
	codes requiring water conservation/efficiency in new construction. Quantified Objective: 100 percent of all new residential development will comply		
12. General Plan Land Use Update Program	Quantified Objective: Approved updated General Plan Land Use Element and EIR by August 2021.	The City is in the process of updating the General Plan comprehensively.	The Housing Element is being updated concurrently with the General Plan. However, adoption of the Housing Element is likely going to occur prior to the General Plan update. The proposed General Plan Land Use policy is the basis for the City's strategy for meeting the Regional Housing Needs Allocation.
13. Fair Housing Program	Distribute educational materials every two years. Produce public service announcements two times a year. Meet annually with the Fair Housing Foundation in Long Beach for update on issues and strategies.	Compton contracted with the Fair Housing Foundation in Long Beach to provide fair housing outreach and education, counseling services.	The Fair Housing Program provides valuable service to Compton residents and remains appropriate for inclusion in the Housing Element update. This program is also substantially expanded to incorporate a robust set of actions to affirmatively further fair housing in the community.
14. Homelessness Plan	Prepare and adopt Homelessness Plan by November 2019	The City of Compton plans, coordinates, and organizes strategies to assist the City's homeless population in collaboration with other public and private organizations. On January 23, 2020, the City's Homelessness Task Force prepared a citywide count of individuals experiencing homelessness.	This program is important to addressing homelessness in Compton and is continued in the 2021-2029 Housing Element.

APPENDIX C COMMUNITY ENGAGEMENT SUMMARIES

2021-2029 HOUSING ELEMENT UPDATE

City of Compton
Community Development Department



Public Review Draft
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Compton General Plan Engagement and Outreach Approach

Overview

The Compton General Plan Public Engagement and Outreach Approach will guide public involvement efforts and increase participation by stakeholders and the general public in updating the General Plan. The City intends to build on the community dialogue started with Compton Station Specific Plan and align these efforts with other City planning efforts.

Challenges

Through discussion with City staff and through initial stakeholder interviews, the following engagement challenges will be recognized during the General Plan Update process:

- Distrust among residents and groups toward local government and decision makers.
- Certain residents and community members rarely participate in local government events, including certain segments of the population that do not attend civic engagement meetings and/or activities.
- A sentiment of community members being marginalized or overlooked when it comes to government services and improvements.

As a result, City staff and MIG (Project Team) will work to gain community trust amongst residents,

business owners, affinity groups, stakeholders, and decision makers. MIG will work with various local entities including community-based organizations who will further assist in building trust and capacity. MIG will tailor engagement to the Compton community and its needs. Some activities have been modified to appeal to a wide audience in a respectful way that resonates with them. This will in turn facilitate meaningful dialogue and data collection.

MIG will hold the previous strategies of engagement as secondary options and will instead focus on facilitating a culturally responsive outreach strategy and approach. Community members are usually more inclined to participate in events when they feel safe, when they feel valued, when events are fun, when they are culturally responsive, when they are inclusive, and accessible. MIG provides an array of options of events and activities.

Key Objectives of Engagement

- Identify the range of stakeholders and interested parties who will provide input into the update of the General Plan elements;
- Build awareness, trust, and capacity among residents, community members and various affinity groups;
- Equity and access to the planning process by a wide and diverse range of affinity groups, especially those who have been

historically underrepresented,
underserved, and marginalized;

- To hold respectful/ mindful interactions in the community (sensitive/ cognizant of the community's sentiment as it relates to distrust of government/ city officials, stereotypical narratives, etc.);
- To be inclusive of diverse groups of people regardless of their socio-economic status/ legal status/ age/ethnicity/ sexual orientation/ identity/ disability, etc.;
- Create and utilize various methods, platforms, and tools to reach a wide audience; and
- Establish a set of performance measures by which the effectiveness of the public engagement program may be evaluated.

Outreach

City Leaders and Stakeholders

Stakeholder and public input is critical to the process. The Public Engagement and Outreach Approach sought to recommend the right method to the right audience. The planning process targeted engagement from five key audiences. They were as follows:

City Council: City Council members provided advice and direction to staff and the consultant team through input provided during Study Sessions and early in the stakeholder interview process. The City Council also has the ultimate approval of the General Plan and in the early stages, affirmed the Preferred Land Use Plan. Meetings with the City Council were conducted in-person or by videoconference as conditions allowed.

General Plan Working Group: The role of the General Plan Working Group was to provide ongoing and effective input to the project team and City of Compton. Working Groups members reviewed, evaluated, and further discussed information and concepts relating to the City of Compton General Plan and advised the project team on the development of the plan. Target members were represented from various groups in the City of Compton. Local representatives included residents, educators, community-based organizations, local business owners, religious groups, block club members, and other local groups.

Stakeholder/Focus Groups: The plan elements being updated included housing and safety, with the possibility of land use. Each of these elements was well-served by stakeholders with technical knowledge and who represented specific interests and organized groups. Small group discussions allowed for more in-depth discussion with these participants.

Block Clubs: Block Clubs were groups of people within a similar geographic area that came together to improve the quality of life in their neighborhood. These community members could share neighborhood safety information, identify concerns, and act collectively to address those concerns. Block Clubs were an effective way to stay involved and create positive change within the neighborhood as they offered an opportunity to develop relationships and hold social events.

General Public: At key phases in the process, staff and the consultant team conducted a variety of activities as described in the Engagement and Outreach Approach to solicit input for the Plan. Results from these activities were shared with the Working Group, Planning Commission, and City Council to ensure decision makers were well-informed of community opinion. A more detailed list and target audiences were being developed to identify the activities that might best meet the needs of specific audiences.

Organizations Outreach

Within the framework of the General Plan Update Program, MIG and the City of Compton established and maintained a comprehensive organization database. This database served the purpose of fostering connections with local agencies, nonprofit organizations, service groups, and advocacy groups that were actively involved or operating within the community of Compton. Through this database, the team was able to establish and maintain connections with these organizations, enabling them to be promptly informed about upcoming events and engagement activities within the city.

Furthermore, this database also facilitated the inclusion of members from these organizations in various significant initiatives. They were not only notified about upcoming events but were also extended invitations to join the Working Group or take part in the Focus Groups. This inclusive approach aimed to ensure a more diverse and

well-informed perspective when shaping the future of Compton. See Table 1 for organizations that were contacted as part of this program.

Table 1: Local Agencies and Organizations in Compton

Affinity Group Type	Organization Name	Mission/ Focus
Advocacy Groups	NACCP (National Association of Advancement of Colored People)	Equity, community, community progress regardless of race
	Compton Advocates Coalition	Community advocacy group/ community resources
	Embrace Experience	Goal is to promote leadership abilities and self-confidence in girls through cultural activity.
	United Hands Multipurpose Center	Water, food security, covid relief, equity
	Compton Advocates Coalition	Organization focused on empowering the residents of Compton by providing connection to resources, promoting unity, encouraging action-oriented solutions, and cultivating the desire for knowledge.
	Connecting Compton	Connecting Compton, founded in 2019, has a mission of providing the community of Compton with a safe space where individuals of all ages and all cultures can go with a sense of unity, belonging and pride.
Advocacy Groups	Color Compton	An organization geared towards working with the youth to build community relationships among people of color while exploring identity, and creating art.
	Unearth & Empower Communities	Our mission is to create pathways to college, employment, and entrepreneurship for Compton youth through engagement with education & the arts.
	Compton ASL Club	Deaf and Disability Rights advocacy.
Arts & Culture	The Humans of Compton	Community based organization
	Compton Arts Council	Art/ community advocacy
Business/Company	Compton Chamber of Commerce	Provides inputs to the government for framing suitable economic policies.
	PLENTY	Our mission is to improve the lives of Plants, People, & our Planet.
Community Group	Vecinos Unidos Por Compton	United Neighbors of Compton is page created to keep every Compton resident informed about programs and resources offered in the community. 5.5k members.
Education	Associated Student government @ compton college	Advocacy for students of Compton.
	Compton High School Alumni	Reaching back to move forward

Affinity Group Type	Organization Name	Mission/ Focus
	Heavenly Vision Educational Center	Child development and early education
	Daisy Child Development Center	Child development and early education
	Unity Christian Fellowship Inc.	Faith based organization
	Compton High School	Highschool, general education, college prep
	Fly Compton Aero Club	Introducing minority youth to the amazing world of aviation
	Kipp Compton School	General education and some college prep
Family Services	Kings Journey Inc	Community based organization providing resources to families
	Cater to the streets foundation	Community based organization providing resources to families
Family Services	Trinity Unlimited Outreach	Early education/ chidcare
	YWCA	Multi generational programs and services
	El Nido Family Centers	Family resource center
Housing Advocacy	Just Love Housing Incorporation	Transitional housing non profit
	Special Services for Groups, Inc. (HOPICS)	Emergency, transitional, permanent housing
	Casa De Mis Amigos	Residential facility for adults with developmental disabilities
	The People Concern -SOLAR (South Los Angeles Recuperative Care)	Emergency, transitional, permanent housing
Media	TEDxComptonBlvd	In the spirit of ideas worth spreading, tedx is a program of local, self-organized events that bring people together to share a TED-like experience.
Philanthropy	Champions of Caring Connections Inc	To provide first responder supportive services to homeless, low-income families in the greater compton area.
Recreation	The Dream Machine Boxing Ring	To provide and help inner city youth with leadership skills
	Compton Cowboys	A collective of lifelong friends on a mission to uplift their community through horseback and farming lifestyle, all the while highlighting the rich legacy of African-Americans in equine and western heritage.
	Compton Run Club	Physical acticity community group
Religious	City Church of Compton	Faith based organization
	Centro Palabra de fe	Faith based organization for Spanish speakers
	Our Lady of Victory	Church/ catheedral/ denomination
	Mision Cristo Rey	Church/ catheedral/ denomination
	Sagrado Corazon	Church/ catheedral/ denomination

Affinity Group Type	Organization Name	Mission/ Focus
	Kingdom Life Christian fellowship	Faith based food distribution site
Seniors	Dollarhide Community Center	Senior citizen activities
	Save Our Seniors	
Wellness	Alma Backyard Farms	Alma exists to re-claim lives of formerly incarcerated people, re-purpose urban land into productive urban farm plots, and re-imagine disenfranchised communities in Los Angeles as a hub for transformation.
	Babes of Wellness	Health and wellness advocates and group
Youth	In Good Hands	Learning center for young children
	Teen Intervention Program	Youth development/ prevention services
	G.IRL	Youth development
	New Directions youth center	Comprehensive youth development
	Empowering Youth Achieving Success	Youth development for at risk youth
	Compton Youth Build	High school serving young people ages 16-24 who previously left or were pushed out of the traditional school system without a diploma
	Compton Kidz Club	Youth development- performing arts
Housing Advocacy	Volunteers of America	Emergency, transitional, permanent housing
Advocacy Group	Community Legal Aid So Cal	Legal advocacy
Education	Tomorrow's Aeronautical Museum	Bringing aviation history to life and empowering the dreams of youth to take flight
	Experimental Aircraft Association	Flight base, and our hangar is a great place to build and restore airplanes and meet aviators and enthusiasts
	Compton Library	Multi generational literacy and education
Housing Advocacy	Tenants Together	A statewide coalition of local tenant organizations dedicated to defending and advancing the rights of California tenants to safe, decent, and affordable housing.
	First to Serve	Emergency, transitional, permanent housing
Media	2UrbanGirls	Amplifying community voices, sharing information.
Recreation	Dodgers Dream Team/ Gonzales Park	Barrier-free sports-based youth development program that is typically reserved for the elite.
Education	Compton Unified School district	Education focused group for students/ teachers/ parents
	Centennial High School	General education and some college prep

Engagement Activities

Working Group

Individual residents and community partners that derived from various affinity groups were a key driving force, essential to a thorough and mutually sound general plan for the city of Compton.

The project team worked with these affinity groups to gain expertise and leverage their trust in the community, as well as to reach a wide and diverse audience that enabled dialogue, a wide range of participation, and the ability to identify gaps and strategies for improvement.

Affinity groups included, but were not limited to community-based organizations, religious groups, community leaders, policy makers, health professionals, local business owners, block club members, education, and youth development groups, etc.

Pop- Up and Mobile Workshops

The General Plan program consisted of three phases. The three phases encompassed discovery/vision, alternatives, and planning Compton's future.

Through an interactive and inclusive approach, MIG facilitated community meetings. The first of which focused on welcoming all community members and learning about the community's perspective and current needs. The community was encouraged to share their lived experiences, concerns, and creative solutions to current challenges. While participating in the General Plan process, community members became social agents of change by providing key insights and exploring exciting ideas that would be beneficial to various community members in Compton. They had a presentation board, map, and other visual aids to demonstrate key locations and opportunities for growth.

During the first phase of visioning, two pop-up/mobile workshops were conducted: Compton Christmas Parade and Compton City College.

Collaborations took place with existing organizations and trusted events in the community to leverage trust and participation. Themes included but were not limited to civic engagement, literacy, education, recreation, health and wellness, art, and culture. Readily accessible meeting sites included libraries, churches, education centers, recreation centers, and resource centers to enable a wide range of community participation.

Formal and traditional activities also included town hall meetings, Zoom meetings, listening sessions, etc.

While exploring Compton's future, they fine-tuned the macro community vision and affirmed issues raised by community members. MIG utilized breakout rooms for additional participation among residents and attendees regarding land use, design, etc. This meeting was of key significance as they explored possible solutions to vacant spaces and repurposing of land through a community perspective with actual utility. For example, an empty lot could become green space or affordable housing.

A second meeting allowed community members to comment on proposed land use and circulation plans and General Plan ideas. The community provided valuable insights and creative ideas and solutions.

Surveys

Two surveys will be created to gain awareness about the community's vision and voice. The surveys will be translated and will also have informative visual aids. The surveys will be available in a traditional paper format and a digital format. The surveys will focus on gaining an understanding on community challenges,

identifying visioning elements, and land use options and ideas to improve the city.

Digital Engagement

MIG's communications team rolled out a multi-media outreach campaign purposed to keep the community interested and engaged throughout the General Plan Update program. MIG translated all written and digital engagement materials into Spanish (see our assumptions page for the number of deliverables for each campaign element). The following subtasks were the key elements of the campaign:

Website

A project website is the central point for communicating efforts related to General Plan updates. In relation to engagement, branding, and communication, MIG also provided a website that served as a platform for consistent updates and communication to the residents and various affinity groups throughout the different phases of the General Plan. This digital public platform served to upload materials, make announcements, and modify any content. In addition, the website was also utilized to present the project overview, goals, timeline infographics, frequently asked questions, survey, flyers, meeting minutes, and community feedback. MIG created and hosted a stand-alone website for the project. The website included schedule and process information, ways to get involved, upcoming meetings, how to provide input, and public documents. All webpages translated into Spanish.

<https://www.compton2045.org/>



Social Media

The team worked through a community-centered, equity perspective to launch and sustain a multi-media campaign. MIG identified objectives, tone, and content strategy to provide updates, information, and opportunities for engagement via social media, print media, and website platforms with the goal of keeping a wide audience informed in real time. It was also a priority to ensure that content and materials were translated into Spanish due to a large presence of Spanish-speaking residents and community members. Effective and widely utilized social media platforms that could potentially be utilized were Facebook, Instagram, TikTok, and WhatsApp.

CITY OF COMPTON INVITES YOU TO PARTICIPATE
**COMPTON GENERAL PLAN 2045
FOCUS GROUP MEETINGS**
PARTICIPATE ON ZOOM

Participate in a Focus Group
to help shape the future of your city. Tell us how we can Build a Better Compton over the next 20 years!

Housing Advocacy Groups
Tuesday, October 18, 2022, 4:00pm - 5:00pm

Family Services Advocacy Groups
Wednesday, October 19, 2022, 4:00pm - 5:00pm

Education and Youth Groups
Tuesday, October 25, 2022, 4:00pm - 5:00pm

Religious Organizations/Places of Worship
Wednesday, October 26, 2022, 4:00pm - 5:00pm

General Public/Block Clubs
Wednesday, October 26, 2022, 6:00pm - 7:00pm

Business Owners/Commerce Groups
Thursday, November 3, 2022, 2:00pm - 3:00pm

To register or get Zoom info, visit the project website:
www.Compton2045.org

**COMPTON
GENERAL PLAN 2045**
Building a Better Compton

All meetings are open and anyone can attend

La Ciudad de Compton Los Invita a Participar
**PLAN GENERAL DE COMPTON 2045
Reunión de Grupo**
Participe por Zoom

Sea parte de las Reuniones de Grupo
para dar forma al futuro de su ciudad. ¡Díganos como podemos construir un Compton mejor sobre los próximos veinte años!

Grupos de vivienda
Tuesday, October 18, 2022, 4:00pm - 5:00pm

Grupos de servicios familiares
Wednesday, October 19, 2022, 4:00pm - 5:00pm

Grupos de educación y programas de Jóvenes
Tuesday, October 25, 2022, 4:00pm - 5:00pm

Grupos religiosos y lugares de culto
Wednesday, October 26, 2022, 4:00pm - 5:00pm

Grupos generales y clubs de comunidad
Wednesday, October 26, 2022, 6:00pm - 7:00pm

Grupos de comercio y empresa
Thursday, November 3, 2022, 2:00pm - 3:00pm

Para inscribirse u obtener información sobre el Zoom, visite el sitio web:
www.Compton2045.org

**COMPTON
GENERAL PLAN 2045**
Construyendo un Compton Mejor

Las reuniones son abiertas y cualquiera puede asistir

**COMMUNITY
SURVEY**
COMPTON GENERAL PLAN 2045

Complete the COMMUNITY SURVEY
We are looking for your input. Tell us how we can Build a Better Compton over the next 20 years!

Access the survey online:
www.Compton2045.org
Disponible en Inglés y Español

COMPTON STREET TEAM
The Compton Street Team members will be visiting key activity centers, businesses, and events to help the community fill out the survey and talk about the General Plan Update Program. Learn where they will next visit on our project website.

**COMPTON
GENERAL PLAN 2045**
Building a Better Compton

**ENCUESTA
COMMUNITARIA**
PLAN GENERAL DE COMPTON 2045

Complete la ENCUESTA COMMUNITARIA
Estamos buscando su aporte. ¡Cuéntanos cómo podemos Construir un Compton Mejor en los próximos 20 años!

Accede la encuesta en línea:
www.Compton2045.org
Disponible en Inglés y Español

EQUIPO CALLEJERO DE COMPTON
Los Miembros del Equipo Callejero de Compton estarán visitando centros de actividades clave, negocios y eventos para ayudar a la comunidad en completar la encuesta y hablar sobre el Programa de Actualización del Plan General. Conozca dónde visitarán próximamente en el sitio web del proyecto.

**COMPTON
GENERAL PLAN 2045**
Construyendo un Compton Mejor

Multi-Media

To keep the community abreast of General Plan update activities and milestones, the MIG Team launched and maintained a multi-media campaign. Throughout the 18-month work program, MIG is continuing to provide updates and information via social media and other web-based platforms, the General Plan's dedicated website (see website), and print media (posters, fact sheets, and press releases). MIG will and has translated all written and digital engagement materials into Spanish.

COMPTON GENERAL PLAN 2045

SHARE YOUR IDEAS



HELP SHAPE THE FUTURE OF COMPTON

Tell us how we can *Build a Better Compton* over the next 20 years!

Compton General Plan Topics Covered:


Land Use


Housing


Mobility


Parks, Arts, & Culture


Infrastructure & Facilities


Businesses


Climate Adaptation


Environmental Justice

Become Involved!

Take the survey to help us learn the most important issues the General Plan should address. Your ideas are key as we *Build a Better Compton*!

Complete the survey for a chance to win a \$25-\$50 gift card!

<https://survey.alchemer.com/s3/7091501/Compton-General-Plan>

Scan this QR Code with your smartphone to access the survey. It takes less than 5 minutes to complete.





To ensure a well informed and reflective plan, we need to hear from you! Where will the City build more housing? What types of amenities does the City need to provide for its residents? What is Compton missing today? Where can it improve? What other challenges will we need to overcome?

Learn more by visiting our project website:

www.Compton2045.org

PLAN GENERAL DE COMPTON 2045

COMPARTE TUS IDEAS



AYUDE A FORJAR EL FUTURO DE COMPTON

¡Díganos cómo podemos construir un Compton mejor en los próximos 20 años!

Temas del Plan General de Compton Cubiertos:


Uso de la Tierra


Viviendas


Movilidad


Parques, Arte y Cultura


Infraestructura y Facilidades


Negocios


Adaptación al Clima


Justicia Ambiental

¡Involucrarse!

Responda la encuesta para ayudarnos a conocer los asuntos más importantes el Plan General debe abordar. Tus ideas son clave mientras *Construimos un mejor Compton*!

¡Complete la encuesta para tener la oportunidad de ganar una tarjeta de regalo de \$25-\$50!

<https://survey.alchemer.com/s3/7091501/Compton-General-Plan>

Escanea este código QR con tu smartphone para acceder a la encuesta. Se tarda menos de 5 minutos en completarse.





Para garantizar un plan bien informado y reflexivo, necesitamos escuchar de usted! ¿Dónde construirá la Ciudad más viviendas? ¿Qué tipo de servicios necesita la ciudad para proporcionar a sus residentes? ¿Qué le falta a Compton hoy? ¿Dónde puede mejorar? ¿Qué otros desafíos tendremos que superar?

Obtenga más información visitando el sitio web de nuestro proyecto:

www.Compton2045.org


Informational Material

Methods of Engagement included various strategies that encompassed a broad range of initiatives. One of these strategies entailed logo and branding. The logo was cohesive and aesthetically pleasing. It also encompassed a distinguishable feature or landmark that was actually and presently in the city of Compton. This could include recognizable buildings and historic buildings, such as the Martin Luther King Memorial at the Compton Civic Center or The

Heritage House, the oldest house in Compton (est. 1869), respectively. The goal was to have a logo and branding material that was reflective of the residents, ethos, and future ahead. It facilitated consistency in marketing, awareness, outreach, trust, and engagement. Informational materials included but were not limited to fact sheets, agendas, emails, social media posts, graphs, flyers, etc.

Help Build a Better Compton

JOIN THE GENERAL PLAN UPDATE TEAM



What is the General Plan?

The General Plan establishes the framework for making decisions about **new housing, businesses, and jobs** in our community, as well as how we **plan our parks, roads, city services, recreation programs, and places to shop and dine**. The General Plan provides a 20-year vision for our future.









Why are we updating the General Plan?

The City last updated the General Plan more than 25 years ago. Changes in how we work, the types of homes we need, and the environment surrounding us **present the opportunity for all residents to discuss and create a shared vision for Compton's future**.

We want to hear from you!

Community input will provide the foundation for a successful General Plan. City leaders want to hear from you about the most important issues to address and ideas to prioritize. Over the next 12 months, the General Plan team will host many activities and events — both virtual and in person — to provide opportunities for you to share your goals.

Compton General Plan Topics Covered:

 Land Use
  Housing
  Mobility
  Parks, Arts, & Culture
  Infrastructure & Facilities
  Businesses
  Climate Adaptation
  Environmental Justice

Visit the website to learn about how you can participate


- Community workshop
- "Pop-up" events
- Online surveys
- Stakeholder meetings
- Listening sessions
- Project website
- Social media
- Working group

Reach out to us
 Robert Delgadillo, Senior Planner
 rdelgadillo@comptoncity.org | (310) 605-5532
 www.compton2045.com

COMPTON GENERAL PLAN 2045
 Building a Better Compton

Ayuda Construir un Compton Mejor

JÚNETE AL EQUIPO DE ACTUALIZACIÓN DEL PLAN GENERAL



¿Qué es el Plan General?

El Plan General establece el marco para tomar decisiones sobre nuevas viviendas, negocios, y trabajos en nuestra comunidad, como la forma en que planificamos nuestros parques, calles, servicios de la Ciudad, programas de recreación, tiendas y restaurantes. El Plan General ofrece una visión de 20 años para nuestro futuro.









¿Por qué estamos actualizando el Plan General?

La última vez que la Ciudad actualizó el Plan General fue hace 25 años. Cambios en la forma que trabajamos, tipos de viviendas que necesitamos y el entorno presentan la oportunidad para que todos los residentes discutan y creen una visión compartida para el futuro de Compton.

¿Queremos escuchar de ustedes!

El aporte de la comunidad proporcionará la base para un Plan General exitoso. Los líderes de la Ciudad quieren escuchar de ustedes sobre los temas más importantes a abordar y las ideas para priorizar. Durante los próximos 12 meses, el equipo del Plan General organizará muchas actividades y eventos — tanto virtuales como en persona — para brindarle oportunidades donde ustedes puedan compartir sus objetivos.

Temas del Plan General de Compton Cubiertos:

 Uso de la Tierra
  Viviendas
  Movilidad
  Parques, Arte y Cultura
  Infraestructura y Facilidades
  Negocios
  Adaptación al Clima
  Justicia Ambiental

Visite la página web para aprender sobre cómo puede participar

- Taller comunitario
- Eventos "pop-up"
- Encuestas en línea
- Reuniones de partes interesadas
- Sesiones de escucha
- Página web del proyecto
- Redes sociales
- Grupo de trabajo

Comunícate con nosotros
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 www.compton2045.com

COMPTON GENERAL PLAN 2045
 Construyendo un Compton Mejor



COMPTON GENERAL PLAN 2045 Focus Groups Summaries

Compton General Plan Focus Groups Summary

Introduction

The City of Compton, in collaboration with consultant MIG, organized a series of focus groups involving nonprofit organizations, residents, churches, agencies, business and property owners, all of whom are closely connected to the community in Compton. These focus groups aimed to address ongoing issues and challenges within the city, envision a better future for Compton, and propose more effective community engagement strategies. Six focus groups were facilitated in September and November of 2022 and included:

- Housing Advocacy Focus Group
- Family Advocacy Focus Group
- Education and Youth Focus Group
- Resident and Block Captains Focus Group
- Business and Commerce Focus Group
- Faith-Based Organizations Focus Group

Each meeting was conducted via Zoom, with note-taking facilitated through the online app, Mural. This summary document provides an overview of the key discussions held in each focus group and concludes with a summary of common themes. For detailed notes from the meetings, please refer to the attached Mural summary file.

Housing Advocacy Groups

The Housing Advocacy Group had key organizations in attendance, including the Sanctuary of Hope, The People of Concern, and the Compton Housing Authority. The meeting took place on Zoom on Tuesday, October 18, 2022, with City staff and consultants from MIG facilitating the discussion. The following provides a summary of the key discussions held by the participants.

Issues and Opportunities

The focus group comments regarding the Willow Tree Inn Conversion Project Homekey and County Partnership underscore several critical issues in Compton. These include the conversion of motels into affordable housing for the homeless, challenges related to accessing vouchers and finding suitable affordable housing units, the need to expedite the affordable housing entitlement process, and concerns about the low quality of existing affordable housing with no investments from owners. There is a clear demand for more affordable and high-quality apartments, particularly for young adults and families, as well as a desire for job readiness programs and improved access to city services. The potential of adaptive reuse projects and the efficient processing of affordable housing projects were acknowledged, but funding limitations, especially for homeless housing, were highlighted. The comments also address the discrepancy between the appeal of new housing construction and its affordability. Moreover, the need for higher-quality housing options for Housing Voucher recipients was emphasized, along with concerns about poorly maintained apartments with security issues. The group suggested that more affordable apartments could reduce waiting lists for vouchers, which are currently quite lengthy. There are challenges in providing housing affordability for younger families and youth due to budget

constraints of the Housing Authority, despite high demand. Participants called for additional city programs, including those related to recreation, children, senior activities, sports, exercise classes, and enrichment programs. The community expressed a need for a human traffic rapid rehousing program offering rental assistance and supportive financial services. Helping youth, both singles and families, become more self-sufficient through housing and community services is essential. Compton was recognized as having many resources, nonprofits, agencies, and community-based organizations, but there is a lack of awareness about available city programs, highlighting the need for better advertisement of these resources. Finally, transitional age youth, especially those transitioning from the foster care system, were identified as a group requiring more assistance, emphasizing the need for a comprehensive approach to address these issues.

Vision for Compton

The focus group comments underscore a range of vital priorities for Compton's development and community well-being. Participants highlighted the need for increased advertisement by the city regarding available resources, encompassing parks, road maintenance, healthy restaurant options, and overall community wellness. There is an evident interest in addressing housing concerns, including interim and long-term housing, particularly along Compton Blvd, where vacant land, motels, and buildings are available for potential redevelopment. Additionally, the group called for programs tailored to transitional-aged youth and former foster youth, emphasizing the importance of identifying funding sources for these initiatives. Encouraging self-sufficiency through various programs and ensuring easy access to city services were also identified as essential community needs. Furthermore, the desire for multigenerational recreational programs, adaptive reuse opportunities for old motels to convert them into affordable housing,

and the revitalization of Compton's downtown area were prominent themes. Additional requests included expanding recreational activities for children and seniors, offering sports and exercise classes, enrichment programs, and job-ready classes. These comments collectively reflect a comprehensive vision for enhancing the quality of life in Compton, focusing on community engagement, resources, housing, and well-rounded programming for residents of all ages.

Engagement

The comments from the focus group participants emphasize the importance of engaging with Compton residents in various key locations. They suggest going to the Compton Town Center at the Artesia Station, the heart of Compton near the Compton Station and courthouse, and actively conducting site visits and outreach to local businesses. These suggestions highlight the need for direct, on-the-ground engagement with the community in central and accessible areas to better understand and address their needs and concerns.

Key Discussion Themes

- More affordable housing options for younger adults and families
- Consider housing programs to assist residents
- Focus new housing along Compton major corridors
- Many existing apartments in Compton are run-down or have gang issues
- Compton needs better jobs, healthy food options, & community services
- How to Engage People: go to where they are and talk with them
- Vacant Buildings along Corridors have opportunities for more housing

Family Services and Advocacy Organizations Focus Group

Key organizations attending the Family Services Advocacy Organizations Focus Group included Shields for Families, Inc., Compton Advocates Coalition, Coalition for Humane Immigrant Rights, YMCA, United Neighbors for Compton (Vecinos Unidos Por Compton), and Cater to the Streets Foundation. The meeting occurred on Zoom on Wednesday, October 19, 2022. City staff and consultants MIG facilitated the meeting. The following summarizes the key discussions held by the participants.

Issues and Opportunities

The focus group comments reveal several critical areas of concern and opportunity for the city of Compton. Participants emphasized the need for shelters and resources for survivors of substance abuse and domestic violence, as well as programs to support home ownership, particularly for first-time buyers. The shortage of affordable and low-income rental housing was highlighted, with specific concerns related to city infrastructure such as street lighting, streets, sewers, parks, and potholes. Providing services and resources for homeless individuals within the city was seen as vital, with a preference for not having to leave the city for such support. Transitional housing and improved access to resources through social media and other channels were also identified as priorities. Furthermore, participants called for mid to lower-rise apartment buildings, outreach and engagement with the Spanish-speaking community through translation services, and the availability of affordable business and retail spaces to retain businesses in the city. The potential for revitalizing Compton Blvd and filling the currently vacant storefronts was viewed as an opportunity for local businesses and economic development. These comments collectively address the pressing housing, infrastructure, and

economic development needs of Compton while underlining the importance of accessible resources and support for residents.

Vision for Compton

The focus group comments reflect a collective desire to maintain Compton's small-town feel while enhancing resources and community programs. Participants expressed the importance of community programs encompassing sports, educational classes, exercise classes, senior activities, and after-school programs. Economic development was emphasized, along with the need for legal resources, improved transportation, job fairs, and social services. Striking a balance between making investments in the city and avoiding gentrification was a central concern. Additionally, participants expressed a desire for amenities like movie theaters, bowling alleys, sit-down restaurants, and shopping options. The housing situation was a key issue, with a call to bring back pre-COVID programs and ensure the safety and maintenance of parks for family use. Lastly, there was an overarching goal to improve the stereotype of Compton as a violent city, suggesting a strong desire for positive change and community growth.

Engagement

The focus group comments highlight various strategies for improving community engagement and communication in Compton. Participants suggested using mailers, creating group chats with community leaders, and promoting events on the City's website and social media platforms. The idea of incorporating a City app to link to current events was mentioned, along with the need for translated websites and materials to reach a more diverse audience. Street teams composed of individuals from various organizations were recommended for distributing flyers and other information. Consistent and clear communication, along with better explanations of

engagement events, were seen as essential. The group also recommended reaching out to local churches, continuing collaboration with organizations that have established client bases, and placing flyers in local businesses like Starbucks and Patria Coffee shop. Leveraging the social media presence of local organizations and offering Spanish focus groups as a default option were also suggested, indicating a comprehensive approach to fostering effective community engagement.

Key Discussion Themes

- Affordable housing, first-time home-buyer program, transitional housing
- Consistent community engagement across many platforms and approaches
- Infrastructure improvements and City services and programs
- Economic development and City amenities (support local entrepreneurs)
- Retain small-town feel and avoid gentrification
- Timely and clear community outreach

Education and Youth Advocacy Focus Group

The Education and Youth Advocacy Services Focus Group meeting had key organizations in attendance, including YouthBuild, Unearth & Empower Communities, Thirty Third District PTA, Compton General Robotics, Illumination Comprehensive Development, KIPP Compton Community School, and the Black Parent Advisory Committee. The meeting took place on Zoom on Tuesday, October 25, 2022, with City staff and consultants from MIG facilitating the discussion. The following provides a summary of the key discussions held by the participants.

Issues and Opportunities

The comments from the focus group participants underscore a broad range of community needs and challenges in Compton. Community programming, especially for black students and committees, was identified as lacking, and there is a call for housing solutions for transitional-aged youth and their families. Collaboration among various entities, including the city and school district, was seen as insufficient, with a need for funding to support nonprofit programming and address housing issues, particularly the shortage of affordable housing. The desire for family engagement and accessible public spaces for all generations was expressed, emphasizing the importance of cohesion among different sectors, such as school board districts, nonprofits, and cities. The focus on black student achievement led to the suggestion of mentor groups and collaboration with organizations like Joni and Friends. Inclusive programming for special needs students and families, as well as efforts to address mental health issues stemming from COVID-19, were also emphasized. Public safety concerns in parks prompted a need for consistent programming and the presence of peacekeepers. The comments highlighted the skills gap in fields

like manufacturing and green technology and called for addressing safety and facility repair issues in parks such as Wilson and Gonzalez. The presence of a skatepark at Wilson Park was commended, but concerns about lighting and park safety were raised. These comments collectively underscore a broad range of community needs, with a focus on education, housing, collaboration, safety, and programming to support various demographics and sectors in Compton.

Vision for Compton

The comments from the focus group participants underscore a strong focus on community and youth development in Compton. They highlighted the need for a comprehensive directory or community brochure that would provide information and resources for clients, families, and schoolchildren. Workforce development and mentorship programs were emphasized, particularly in areas such as STEM and the arts, to promote skill development. Funding was sought for initiatives related to gang reduction, youth development, and pathways to college, employment, and entrepreneurship. Collaboration between colleges and the school district, along with intervention spaces and safe park areas, was viewed as crucial. The creation of a comprehensive list of community-based organizations for collaboration and internship opportunities within the city and school district was suggested. The potential for a Green/Tech Hub and art programs to enhance the city's beautification was recognized. Additionally, there was a call to restructure the curriculum to incorporate STEM subjects, as well as focus on social and emotional skill development. The proposal for an art mural program in January 2023 and the desire for more STEAM (Science, Technology, Engineering, the Arts, and Mathematics) programs emphasized a holistic approach to education and community enrichment.

Engagement

Comments on engagement focused on seeking mentorship program and additional outreach to principals at each school in Compton.

Key Discussion Themes

- Need for more community programming
- Better organizational collaboration and networking with nonprofit organizations
- Dissemination & Distribution of Resources and Information (Directory)
- Youth mentorship and programming to prepare for college and employment
- Develop Green Tech Hub in Compton
- Creating safe community places and spaces
- Inclusive youth programming assistance
- Affordable housing/programs for transitional youth
- Address Health/Education Issues Post COVID
- Foster mentorship programs
- STEM/STEAM programming

General Public and Block Captains Focus Group

The City of Compton convened a focus group meeting with more than 15 residents and block captains representing different neighborhoods in Compton. The meeting took place on Zoom on Wednesday, October 26, 2022. City staff and consultants from MIG facilitated the meeting. The following provides a summary of the key topics discussed by the participants.

Issues and Opportunities

The focus group comments reveal a diverse array of concerns and priorities for Compton. Participants expressed frustration with code enforcement and the need to address blatant issues, the lack of recreational facilities like basketball courts and pools, and the importance of re-paving city alleys. Seasonal job opportunities for youth were advocated, along with a call to handle known problems effectively. Cleanliness, green spaces, walkability, and environmentally conscious development were central themes. Efficient communication tools and resident engagement were seen as essential, with an emphasis on avoiding gentrification and addressing recurring car wash and car repair businesses. The state of the streets and the utilization of Measure P funds, unopened parks, and parking shortages in residential areas were raised as issues. The need for a city budget aligned with residents' needs, the absence of healthy stores, the desire for city-wide broadband access, and the need for a downtown revitalization program were emphasized. Economic development and proper maintenance contracts with businesses were advocated, along with the importance of adhering to the General Plan and establishing designated community centers and career-tech resource centers. Preserving designated farmland and addressing the need for more law enforcement and

firefighters to match the city's population growth were highlighted. The cleanliness of the city, infrastructure, usage fees for public buildings, and concerns about cannabis dispensaries and parking at City Hall were mentioned. There was a call for designated assistance and the importance of financial stability and leadership. The need for youth development opportunities and well-maintained parks, improved safety, lighting, and trash systems, along with public trash cans along main traffic corridors, were underscored. The importance of youth engagement and agriculture education was raised, along with the need to address decades of negligence. Active transportation and safer infrastructure to alleviate congestion and improve access to the Blue Line and Silver Line were advocated. The absence of a Redevelopment Department was mentioned, and a potential solution to understaffing was proposed. Safety concerns, influential entities residing outside the city, and the importance of sustainability and addressing street takeovers were also expressed as significant community priorities.

Vision for Compton

The comments from the focus group participants reflect a collective desire for a more engaged and inclusive Compton that places emphasis on respecting constituents and preserving inclusive history in its vision. Key priorities include maintaining a thriving education system, offering more opportunities for residents to share ideas and take accountability, and actively engaging with the youth to understand their needs. Participants called for forward-thinking and big-picture planning, as well as increased voter turnout and better communication for engagement activities. The protection of historic landmarks like Richland Farms and a push for greater diversity in leadership and elected officials were seen as crucial. Community outreach was deemed imperative, with a focus on creating safer schools and reducing access to illegal activities.

Physical engagement, city safety, and the enforcement of city laws were highlighted as important considerations. Additionally, the community urged the city council to listen to their concerns and take action on identified solutions, while emphasizing the need for translated and inclusive materials for outreach efforts. Participants called for a more engaged community, unity in Compton, and even proposed making all city council seats "At-Large." Ultimately, the aim is for the city to have sufficient funding to enact these visions and a sense of pride in local assets like the golf course and college.

Engagement

The focus group comments highlight the importance of effective communication and outreach in Compton. Participants stressed the necessity of providing translated materials and distributing flyers alongside city documents and utility bills, suggesting banners be displayed at key locations such as City Hall. Better promotion of activities and improved communication with seniors, who expressed a desire for the return of the city newspaper, were identified as key objectives. Leveraging Compton's broadcast station and the city app was deemed effective for reaching residents, along with utilizing churches and faith groups as essential resources for community outreach. Reaching residents not active on social media and collaborating with community organizations with a strong online presence were emphasized. Encouraging more community involvement in schools and making the city website more user-friendly and informative were seen as vital. Bridging the generation gap between seniors and youth through opportunities to come together was advocated. Participants also suggested being mindful of the environmental impact of outreach materials and proposed using community service requirements to facilitate interactions between youth and seniors. Door-to-door communication

to inform residents and partnerships with K-12 schools, charter schools, PTA groups, and Compton College were highlighted as important engagement strategies.

Key Discussion Themes

- Streets, parks, and community facilities are poorly maintained
- Need spaces and community programs aimed at Compton's youth
- The City needs to communicate better and engage with community
- City leadership and management need to follow General Plan
- Compton should be a safe community
- Create a Community Vision by engaging with Compton's Youth
- Respect residents and constituents
- A Strong education system and community programming are important
- City cleanliness should be a priority; more public trash cans are needed
- City's website needs to be more user friendly
- Ensure new quality development without gentrification
- Engagement needs to bridge the gap between seniors and youth

Faith-Based Organizations Focus Group

Key organizations attending the Faith-Based Organizations were a church consultant, Illumination Comprehensive Development, and Our Lady of Victory. The meeting occurred on Zoom on Wednesday, October 26, 2022. City staff and consultants MIG facilitated the meeting. The following summarizes the key discussions held by the participants.

Issues and Opportunities

The focus group comments revolve around the impact of changing demographics on Black churches in Compton. Larger congregations are better equipped to sustain themselves, while smaller ones face challenges due to limited membership. There is a call for the city to emphasize the importance of Black places of worship as a means of uniting the community and advocating for their needs. Participants had mixed opinions about allowing housing on church properties, noting a lack of information on the subject. Smaller churches were encouraged to partner and provide additional services, such as financial literacy. Recidivism support and opportunities arising from churches with city support were highlighted. Suggestions included using housing on church properties to create supportive housing programs and expanding resource education for churches to maximize city resources. The importance of facilitating collaboration with the city to strengthen bonds and reduce illegal activities was emphasized. Participants noted that many are being priced out of the area, and the congregation is moving out of the city, resulting in an inability to organize and advocate for the Black community in Compton. They called for city programs to support churches and organizations, connecting with the local community through school programs and college tours, and creating community development

centers through grants and partnerships. Ultimately, a plan for development on church properties was seen as crucial to address these challenges.

Vision for Compton

The comments from the focus group underscore several key desires within Compton. Participants highlighted the need for better restaurant and dining options and emphasized the importance of well-maintained parks and facilities for children's recreational activities. Central locations that are both appealing and safe for business owners and places for hosting events were identified as essential. Additionally, there was a call for increased support from the City for faith-based organizations and a strong desire for a clean and safe Compton. Participants expressed concerns about the lack of oversight for businesses in the city, the presence of trash and homeless individuals, and underutilized or vacant land, particularly along Long Beach Blvd. and Compton Blvd. There was a feeling that support from the city has been exclusive to specific organizations or churches. Participants also sought functional office and retail spaces and more information on their availability. The unregulated status of street vendors and the need for proper regulation and fees to fund the city were mentioned. The desire for mixed-use commercial buildings combining housing and businesses in high-density areas was emphasized. Lastly, participants called for a registry of faith-based organizations and places of worship to facilitate participation in resource events in the city.

Engagement

The comments from the focus group underline the importance of building trust and strong relationships with faith-based leadership in the community. Participants recognized that pastors have established connections and associations with one another, and there was a shared desire to establish a liaison or point of contact who can help develop a strong relationship and foundation between the city and faith-based organizations. Ensuring proper follow-through and maintaining these relationships were seen as critical for effective collaboration and community support.

Key Discussion Themes

- Black Churches and faith-based organizations are closing
- Churches and faith-based organizations provide resources to the community
- More collaboration/ sharing of resources with faith-based groups
- Safe and clean Compton with gathering spaces
- Build trust and relationships with faith-based leadership

Businesses and Commerce Focus Group

Key organizations attending the Business and Commerce Focus Groups are the Los Angeles County Representative for Compton Airport, several small business owners, and a property owner. The meeting occurred on Zoom on Thursday, November 3, 2022. City staff and consultants MIG facilitated the meeting. The following summarizes the key discussions held by the participants.

Issues and Opportunities

The comments from the focus group address a range of challenges and opportunities in Compton. These include concerns about the South Coast Air Quality Management District (SCAQMD) challenges, street infrastructure, housing needs, and improved runway safety zones. Participants noted zoning inconsistencies and a sense of fear among visitors impacting local businesses. Disaster recovery, including the airport, was discussed, along with the importance of aligning the General Plan with zoning and exploring upzoning for underused large lots. Issues related to gunfire near the airport and the desire for a restaurant similar to one at Hawthorne Airport were mentioned. The need for natural gas infrastructure for businesses, sustainable development practices, and the utilization of transit and density bonuses for housing solutions were emphasized. There was also an opportunity highlighted to develop the old terminal for a maintenance facility and restaurant, potentially providing jobs in the community.

Focus Group Summary

Participants from multiple focus groups in Compton have raised a comprehensive set of concerns and aspirations for their community. These include the urgent need for more affordable housing options for younger adults and families and a focus on new housing developments along major corridors. The state of existing apartments, run-down or plagued by gang issues, calls for improvement. Residents seek better job opportunities, healthy food options, and access to community services. Community engagement strategies emphasize going to where people are and interacting with them. Vacant buildings along corridors offer potential for additional housing. Effective dissemination and distribution of resources and information, such as a directory, are seen as essential.

Youth mentorship programs and preparation for college and employment are highly valued, as is the development of a Green Tech Hub in Compton. Safe community spaces are a priority, along with inclusive youth programming and affordable housing options, including programs for transitional youth. Health and education concerns post-COVID are evident, and foster mentorship programs, STEM/STEAM programming, and the development of affordable housing options, including support for first-time homebuyers and transitional housing, are desired.

Residents emphasize consistent community engagement across various platforms and approaches, along with a focus on infrastructure improvements, City services, and programs. Economic development and local amenity support for entrepreneurs are significant. There is a strong desire to retain a small-town feel and avoid gentrification, accompanied by timely and clear community outreach efforts. Streets, parks, and community facilities are deemed to be poorly maintained, requiring attention. Spaces and

community programs tailored to Compton's youth are seen as important.

Improved communication and community engagement with City leadership and management following the General Plan are recommended. Residents stress the importance of a safe community and creating a community vision by engaging with Compton's youth. Respect for residents and constituents, a strong education system, and community programming are emphasized. City cleanliness and the provision of more public trash cans are seen as priorities, along with a more user-friendly city website. Residents desire new quality development without gentrification and the bridging of the generation gap between seniors and youth.

The challenges faced by Black churches and faith-based organizations, which are closing or struggling, are acknowledged. These institutions are regarded as valuable community resources that should be collaboratively utilized. Building trust and relationships with faith-based leadership is seen as important, along with increased community programming, better organizational collaboration, and networking with nonprofit organizations. These focus groups collectively reflect a community's diverse perspectives and aspirations, highlighting their shared commitment to improving the quality of life in Compton.

Key Themes

The following lists the key themes taken from all six focus groups:

Affordable Housing and Addressing Housing Concerns

- Affordable housing for young adults and families is a priority.
- Housing programs and new housing along major corridors should be considered.
- Addressing the challenges of run-down apartments and gang issues.

- Utilizing vacant buildings for additional housing opportunities.
- Ensuring affordable housing, first-time homebuyer programs, and transitional housing.

Employment Opportunities

- Prioritizing better job opportunities, healthy food, and community services.
- Development of a Green Tech Hub for Compton.
- Supporting economic development and local entrepreneurs.

Better Engagement with the Community

- Engaging residents directly by reaching out where they are.
- Enhancing the dissemination and distribution of resources and information.
- Enhancing city communication and community engagement.
- Timely and clear community outreach.
- Consistent community engagement through various platforms and approaches.
- Bridging the gap between seniors and youth through engagement.
- Improving the user-friendliness of the city's website.

Governance

- Ensuring city leadership aligns with the General Plan.
- Respecting and valuing residents and constituents.
- Advocating for more community programming.

Education and Youth

- Prioritizing a strong education system and community programming.
- Focusing on youth mentorship, college preparation, and employment programs.

- Inclusive youth programming and support for transitional youth.
- Addressing health and education challenges post-COVID.
- Promoting foster mentorship and STEM/STEAM education.
- Providing spaces and community programs tailored to Compton's youth.

Service Organizations and Non-Profit Collaboration

- Strengthening organizational collaboration and networking with nonprofit organizations.
- Addressing challenges faced by closing Black churches and faith-based organizations.
- Encouraging collaboration and resource sharing with faith-based groups.
- Building trust and relationships with faith-based leadership.

Physical Improvements and Infrastructure

- Addressing concerns about poorly maintained streets, parks, and community facilities.
- Prioritizing infrastructure improvements, city services, and programs.
- Emphasizing city cleanliness and the need for more public trash cans.

City Growth

- Balancing growth while retaining a small-town feel and avoiding gentrification.
- Ensuring new quality development without gentrification.

Community Safety

- Creating safe community spaces.
- Promoting safety and a community vision through engagement with Compton's youth.
- Promoting a safe and clean Compton with gathering spaces.

Compton General Plan Update



Business and Commerce Groups

Thursday, November 3, 2022

AGENDA

1 Introductions

2 General Plan

3 Discussion

4 Closing

MEETING RULES

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- 5 Please be flexible and patient.
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ICONS

- MAINTENANCE
- SAFETY
- KEY LOCATION
- HOUSING
- TRANSPORTATION
- COMMUNITY
- PARKS/ OPEN SPACE
- FARMERS MARKET
- ECONOMIC/ BUSINESS

What are the issues and opportunities the General Plan should address?

Disaster Recovery including the airport and coordinating with County	Natural gas infrastructure for businesses	SCAQMD challenges	Zoning inconsistencies	Using all electric energy for homes is not sustainable	Housing need
Upzoning, many underused large lots (40 duces)	Align GP with zoning	Utilize transit and density bonuses	Opportunity to develop old terminal (maintenance facility and provide jobs in community, restaurant facility)	Improved runway safety zones	Sense of fear from visitors to Compton impacts businesses
Lack of enforcement	Gunfire around airport hitting hangar	Restaurant similar to one at Hawthorne Airport	Street infrastructure	Opportunities for low income housing (N Wilmington and 130th)	



Focus Group Participants

•Dennis Lord, Airport Representative for Holly Mitchell, Airshow Services

•Clarence, Small Business Owner (property owner, real estate)

Facilitators

• Robert Delgadillo, City of Compton
• Jose M. Rodriguez, MIG
• Sasha Ragland, MIG





Compton General Plan Update

Education and Youth Focus Group

Tuesday, October 25, 2022

AGENDA

1 Introductions

5 min

2 General Plan 101

5 min

3 Discussion

45 min

4 Wrap Up

5 min

MEETING RULES

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ICONS

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What are the issues and opportunities the General Plan should address?

Housing Issues (lack of affordable housing)	Housing for transitional aged youth (family)	Community Programming is lacking/ scarce	Funding for programming (affordable) location	Assistance for non profit programming	Lack of collaboration (city, school district, etc.)
Mentor groups needed with clear collaboration	Large competition between nonprofits and community	Few programs for black students & communities	Citywide initiative focusing on black student achievement	Create environment and infrastructure for black student achievement	Need for Family engagement
Inclusive programming for special need students & families	Join and Friends (wants to come into Compton. Coordinate with leaders)	Support for foster youth	Senior Citizen involvement (to support TAY)	STEM field development	Infrastructure to support students achieve higher learning and careers
Cohesion needed (school board district, nonprofits, cities, etc.)	Comprehensive list (for existing nonprofits and resources)	Accessibility for public space (multi-generational)	Need to address mental health issues (related to COVID)	Safe Intervention Programs in Gang Intervention (how to break gang recruitment cycle)	Skills Gap (Manufacturing/Green Technology)
City cut back programming at parks	Safety concerns at Parks, need for peacekeepers	Need for consistent programming at parks for safety eyes on parks	Wilson and Gonzalez Parks safety concerns, facilities are in need of repair	Skatepark at Wilson Park is great	Wilson Park by Palia Coffee. Lights are off at 7pm

My Vision for Compton is...

Comprehensive list of Community Based Organization - Base for Collaboration	Distribution information and resources for teens and families (school children)	Directory/ Community Brochure	Intervention Spaces	Funding for Gang Reduction and Youth Development and programming	Programs related social development (Ex. STEM, Art)
Art Programs to assist with City Beautification	Internships and placement city/ school district	Work force development	Green/Tech Hub for Compton	College and School District Collaboration	Creating safe spaces at parks
Social emotional skill development	Restructure curriculum to include STEM (Science, Technology, Engineering & Math)	Art Mural Program (January 2023)	Mentorship	Pathways to college, employment, entrepreneurship	More STEAM (Science, Technology, Engineering, the Arts, & Mathematics)

How can we better ENGAGE with the community?

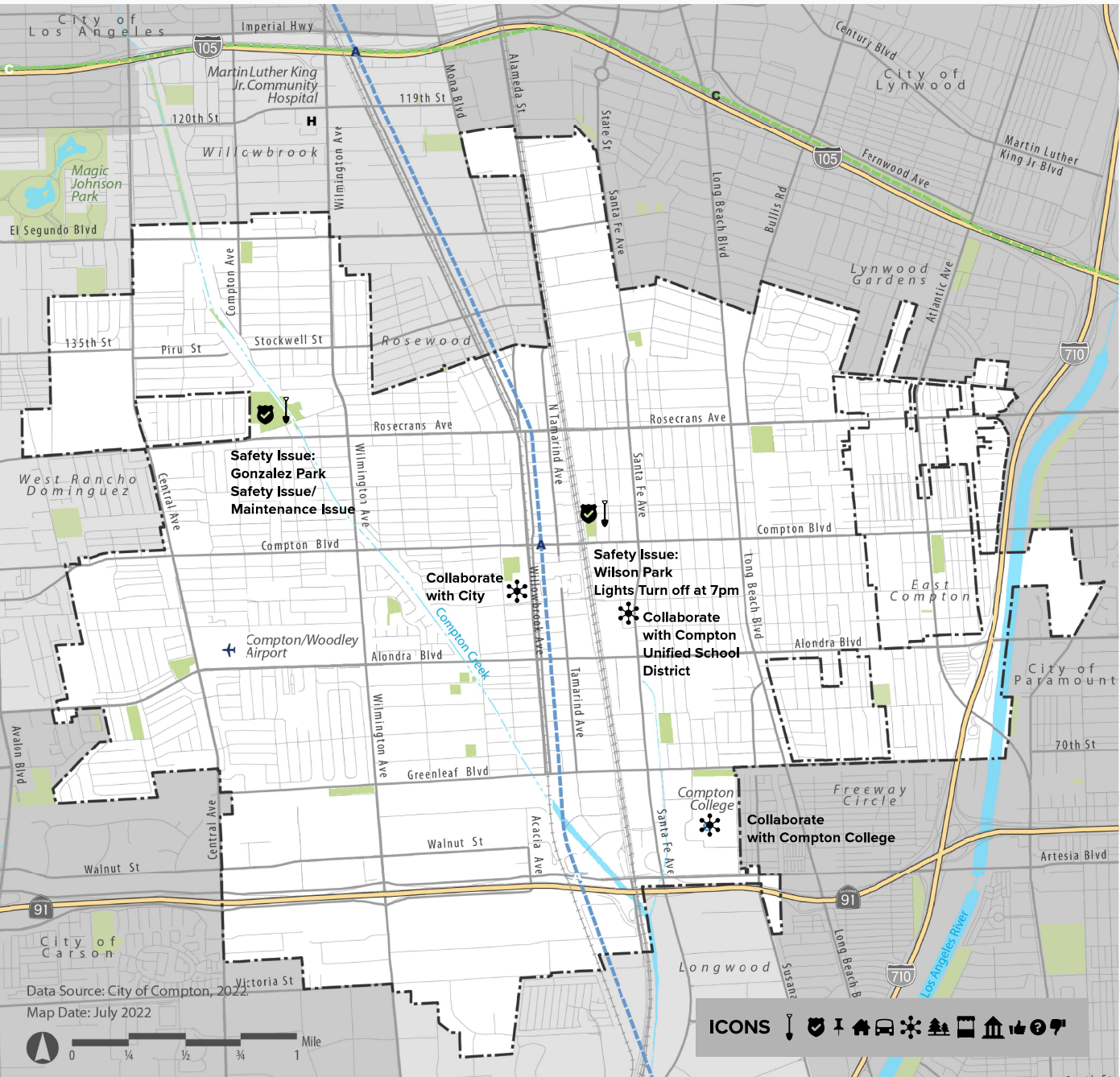
Seek mentorship programs	Outreach to Principals at each school
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Focus Group Participants

- Robert Rodriguez, YouthBuild
- Sara Bomani, Unearth & Empower Communities
- Ernie Gutierrez, Compton General Robotics
- Tonya Craft-Perry, Director of Education and Programs for Thirty Third District PTA; Founding President & Lead Minister of Illumination Comprehensive Development; Chair of the District Black Parent Advisory Committee
- Cathie Pacheco, Advocacy & Community Engagement Manager KIPP Compton Community School

Facilitators

- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Melissa Rodriguez, MIG



THEMES

Need for More Community Programming

Better Organizational Collaboration and Networking w/ Nonprofits

Dissemination & Distribution of Resources and Information (Directory)

Youth Mentorship & Programming to Prepare for College/ Employment

Develop Green Tech Hub in Compton

Creating Safe Community Places & Spaces

Inclusive Youth Programming Assistance

Affordable Housing/ Programs for Transitional Youth

Address Health/ Education Issues Post COVID

Foster Mentorship Programs

STEM/ STEAM Programming

Compton General Plan Update



Places of Worship and Churches Focus Group

Wednesday, October 26, 2022

AGENDA

1 Introductions

5 min

2 General Plan

5 min

3 Discussion

45 min

4 Closing

5 min

What are the issues and opportunities the General Plan should address?

Faith-based orgs, churches and historically Black churches are 'giving out'.	Prayed out of the area, and congregation is moving out of the City.	There is an inability to organize and advocate for the Black community in Compton.	City to provide some sort of program that can be developed to support with resources for churches and orgs.	City to highlight the necessity of Black places of worship. As a means to come together and advocate.	Larger congregations are able to secure themselves, but smaller ones struggle due to smaller amount of resources.
Need more resources to acquire buildings and spaces to support.	Free after school programs provided by faith-based orgs.	Connecting with the local community by means of school programs and college tours.	Churches partner with sports organizations, food banks.	Offer resources for recidivism.	OPPORTUNITIES AS A RESULT OF CHURCHES, WITH CITY SUPPORT
Facilitate the process for City collaboration will help strengthen bonds and reduce legal issues.	Resource education for churches, to expand the use of City resources.	Create community development centers, via grants and partnerships.	Change in demographics also has an influence on the success of some Black churches.	A mixed response for allowing housing on church properties, and not enough information available.	There needs to be a plan to develop on church properties.
Use the housing on other properties to incorporate a resource program to support to individuals (supportive housing).	Smaller churches can partner and provide other services (financial literacy, etc.).				

My Vision for Compton is...

We want a clean and safe Compton.	Kids can go to the parks and nice facilities (baseball, soccer fields, pools).	Better option of restaurants/dining.	Places to hold events (e.g. DollarBros) adaptive to the audiences of interest.	Functional office/ retail spaces; information on availability.	Central locations that are appealing and safe for business owners.
Long Beach Blvd/ Compton Blvd you see underutilized vacant land that can be used for businesses.	There is no oversite for the City, anyone can come in and open a business.	Street vendors are not licensed and not properly regulated; use the fees to fund City.	Trash can be seen throughout the City. And there are lots of homeless people throughout the City.	Compton needs to have mixed use commercial buildings with housing and business (high densities).	There needs to be more support from the City for faith-based organizations.
Support from the City has been exclusive to organizations/churches that individuals are directly involved with.	Needs a registry of faith-based orgs, places of worship to be able to partner in resource events in the City.				

How can we better ENGAGE with the community?

Building trust and relationships with faith-based leadership.	Pastors have established connections and associations with one another.	Establishing a liaison to help develop a relationship/foundation.	Ensuring that there is proper follow-through.
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Focus Group Participants

- Christalyn Baker, Church Consultant, chris@four12training.com
- Tonya Craft-Perry, Illumination Comprehensive Development, Faith Based Non-Profit)
- Maribel, Our of Lady of Victory, Maribeltorreslara@yahoo.com

Facilitators

- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Alfonso Ramirez, MIG



THEMES

Black Churches & Faith-Based Organizations are closing

Churches & Faith-Based Organizations provide resources to the community

More collaboration/ sharing of resources with faith-based groups

Safe and clean Compton with gathering spaces

Build trust and relationships with faith-based leadership

ICONS

- MAINTENANCE
- SAFETY
- KEY LOCATION
- HOUSING
- TRANSPORTATION
- COMMUNITY
- PARKS/ OPEN SPACE
- FARMERS MARKET
- ECONOMIC/ BUSINESS



Compton General Plan Update

Focus Group - Family Services/ Advocacy Groups

Wednesday, October 19, 2022

AGENDA

- 1

Introductions

5 min
- 2

General Plan

20 min
- 3

Discussion

30 min
- 4

Next Steps

5 min

MEETING GUIDELINES

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ICONS

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- FARMERS MARKET
- ECONOMIC/ BUSINESS
- OTHER

What are the issues and opportunities the General Plan should address?

Housing access	Not enough affordable/ low-income housing (specifically rental)	Shelters and resources for SA and domestic violence survivors	Transitional housing	Services and resources for homeless individuals in City	City infrastructure (street lighting, streets, sewers, parks, potholes)
Affordable business/ retail spaces to keep business in City	Mid or lower rise apt buildings	Programs for home ownership (esp. first time buyers)	Engaging Spanish Speaking community (translation services)	Shelters and resources without having to leave City	Easier access to resources (on social media and other channels)
Compton is an opportunity area for businesses (currently many vacant storefronts)					

My VISION for Compton is... Housing, Parks and Open Space, Economic Development, and others.

Housing	Economic development	Retain small-town feel with greater resources	Amenities like movie theaters, bowling, slide down restaurants, shopping	Balancing investments with avoiding gentrification	Legal resources, transportation, job fairs, social services
Safety and maintenance of parks for family use	Improve stereotype of Compton as a violent city	Community programs such as sports, edu, classes, exercise classes, senior center, after school programs	Bring back pre-COVID programs		

How can we better ENGAGE with the community?

Local organizations social media	Group chat with community leaders	Mailing	Translated website and materials	City app - link to current events	Promotion on City website and social media
Flyers at local businesses (Starbucks, Panera, Coffee shop)	Consistent communication	Street team (one person from each org) putting out flyers, etc.	Continue outreach to local orgs with clientele base	Outreach to local churches	Clearer explanation of engagement events
Offer Spanish focus groups (should be default)					



THEMES

- Affordable housing, first-time home buyer program, transitional housing
- Infrastructure improvements and City services and programs
- Consistent community engagement across many platforms and approaches
- Economic development and City amenities (support local entrepreneurs)
- Retain small town feel and avoid gentrification
- Engage with and cater to Spanish speaking residents
- Timely and clear community outreach

FOCUS GROUP PARTICIPANTS

- Kay Roberson - Program Manager, Shields for Families Inc., Family Preservation
- Candace Leos - Founder and Executive Director of Compton Advocates Coalition & TURLA (Coalition for Humane Immigrants Rights)
- Olivia Alvarez-Cordero - Program Manager, YWCA
- Yolanda Gomez - Founder of United Neighbors for Compton (Vecinos Unidos Por Compton)
- Tatierra Hayes - Founder of Cater to the Streets Foundation

FACILITATORS

- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Sasha Ragland, MIG

Questions? Visit:
www.Compton2045.org



Compton General Plan Update

General Public and Block Clubs Group

Wednesday, October 26, 2022

AGENDA

- 1 Introductions
- 2 General Plan
- 3 Discussion
- 4 Closing

5 min
5 min
45 min
5 min

MEETING RULES

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ICONS

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- ECONOMIC/ BUSINESS

What are the issues and opportunities the General Plan should address?

The conditions of the streets. Measure P money is not being utilized.	The conditions of the parks, poorly maintained.	Code Enforcement - give out tickets but miss latent issues.	Cleanliness of the City, green spaces, outdoor spaces, environmentally conscious innovation/ development.	Safety, lighting, more trees, updated trash systems.	Alley re-pavement throughout the City.
Parking, not enough in residential neighborhoods.	Parks - We have parks that are not covered, that have not been opened.	Parks are essential for residents.	Young residents with age of 27. There are no venues or spaces to increase. Need to look into the future.	Handle the problems that we know currently exist.	Inefficient communication back to the City. Engagement with residents.
No Healthy Store or Establishment (diabetes).	The City budget needs to reflect the needs of the people.	We need a transition program that connects all residents and encourages a progressive and diverse city economy.	There are no basketball courts, pools, activities for recreation.	Seasonal jobs for the youth/young adults (ex. Summer Jobs).	Development - Ensuring the highest investments in the City.
Repetitive use of car washes/ car repair businesses.	Public (Community) benefits such as affordable housing for residents.	No gentrification.	Economic Development - Establish contacts with businesses for proper maintenance.	We need city wide internet/broadband for now. We now live in the 21st Century. We are so behind.	Designated community centers, space, each resource center for the community.
Designated farm land keeping Compton's roots alive.	Federal and state funding to be managed for their intended use.	Leadership needs to follow the General Plan.	Law Enforcement, firefighters, not enough for the City. Especially with a population growth.	Cleanliness of City needs to prioritize.	Use of public buildings and public facilities, need to have fees.
Remove cannabis dispensaries.	City Infrastructure needs to be addressed (underground pipeline).	Parking at City Hall is an issue. Difficult to find a spot.	Delineate community center (senior services). Designated individual for assistance.	Financial instability and lack of leadership.	Health care opportunities - city has been there that they don't have funding for many programs.
Public trash cans available along main traffic corridors.	Sustainability - one thing to implement and another to maintain.	Connecting Compton - positive youth engagement, agriculture education.	Decades of negligence.	Active Transportation - Lots of congestion in intergenerational homes (multiple vehicles to a household).	Safer active transit, infrastructure to get across the City (Blue Line and other line access points).
Metro Active Transportation Plan (Technical Working Group Connection).	City does not have a Redevelopment Department. No longer allowed. Private dev. can submit their plan.	Solution to "Underwriting" is only to assign those who have never worked from each of the City's departments to additional duties/responsibilities.	Safety - The City needs to be safe.	Street takeovers need to be addressed.	Influential entities are residing outside of the City.

My Vision for Compton is...

City should be safe to come and go.	More opportunities for residents to share ideas and to take accountability.	Respect to constituents.	More diversity among leadership/elected officials. Not just in age and gender, but in thoughts and ideas.	More forward thinking and big picture thinking.	We must hear from the youth, and identify their needs. Engage the youth.
Vision from Younger Residents (Activate Youth).	Very important to consider the future of the City of Compton in business and roads, etc.	Inclusive History when considering Vision.	A more active/ engaged City. Aware of City resources.	We need to protect our historic landmarks.	Community outreach is imperative.
Translated and inclusive materials for outreach efforts. To engage multiple needs.	Action Plan Act on these ideas and solution identified by the Community.	More Engaged Community.	Continue a thriving education system.	Increased voter turnout. (Engaged Electorate).	Bringing a United Compton.
In-Person physical engagement.	Better Communication for Engagement Activities.	Safer schools, reduce access to illegal items/ activities.	Remove Districts and make all City Council seats "At-Large".	City Council needs to listen to the Community.	A City with sufficient funding/money to enact these visions.
Proud of Golf Course.	Proud of College.				

How can we better ENGAGE with the community?

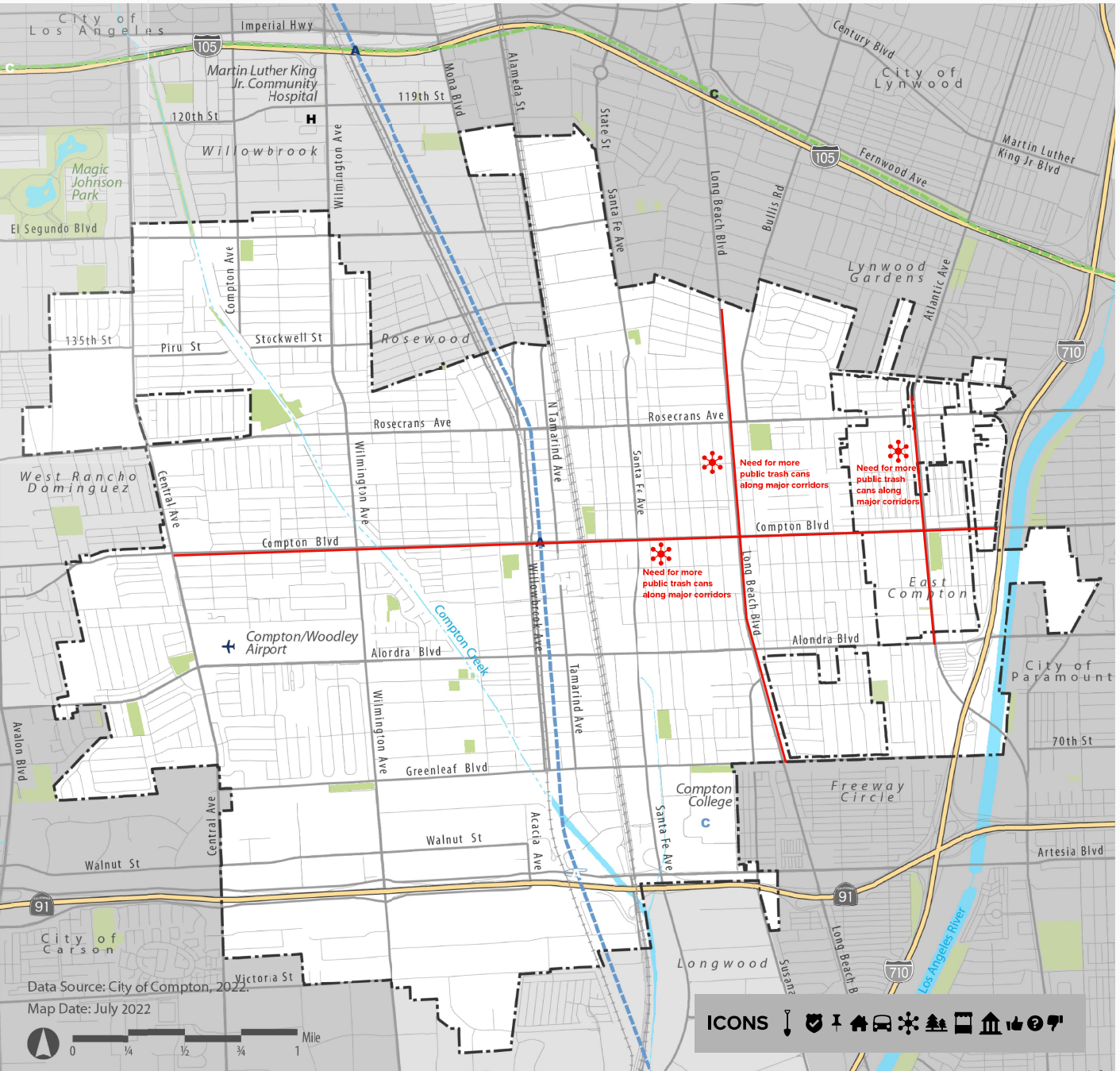
Reaching out to community organizations (with established social media presence).	Better Promotion of activities.	Translated material is a must.	Churches, faith-groups are an essential resource for community outreach.	Seniors want City Newspaper Back!	Senior Resources, Better Communication with Seniors.
Bridging the gap between seniors and youth. Opportunities to get together.	More community involvement in our schools.	Flyer provided in print along with City documents/ utility bills.	City website to be more user friendly and informative. Ensuring information is not buried.	The city app is a great way to reach residents as well.	Reaching residents who are not on social media/platforms.
Utilizing community service requirements to formulate youth/senior interactions.	Being mindful of the amount of paper used in outreach materials.	Door-to-Door Communication to inform residents.	Banner available/ posted in City Hall Key Locations.	Utilizing Compton's broadcast station, TV Channel (Seniors are aware of Channel 35).	Partnering with K-12 and Charter schools, PTA groups, And Compton College.

Focus Group Participants

- Richard Earl
- Anthony Ruff
- Lynn Finley
- Adele Cruse-Johnson
- Bruce A. Boyden
- Susan Adams
- Kinika Gardner
- Gilda Blueford
- Isai Rosa
- Maribel
- Essie
- Janet
- Liz Gutierrez
- Yolanda Gomez
- Chris M.

Facilitators

- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Alfonso Ramirez, MIG



THEMES

- Streets, parks, and community facilities are poorly maintained.
- Need spaces and community programs aimed at Compton's youth.
- The City needs to communicate better & engage with community.
- City leadership & management needs to follow General Plan.
- Compton should be a safe community.
- Create a Community Vision by engaging with Compton's Youth.
- City cleanliness should be a priority; more public trash cans.
- Engagement needs to bridge gap between seniors & youth.
- City's website needs to be more user friendly.
- Respect residents and constituents.
- Ensure new quality development without gentrification.
- Strong education system and community programming are important.



Compton General Plan Update

Focus Groups: Housing Advocacy

Tuesday, October 18, 2022

AGENDA

- 1 Introductions
- 2 General Plan
- 3 Discussion
- 4 Next Steps

5 min
20 min
30 min
5 min

MEETING GUIDELINES

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ICONS

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- TRANSPORTATION
- COMMUNITY
- PARKS/ OPEN SPACE
- FARMERS MARKET
- ECONOMIC/ BUSINESS
- OTHER

What are the issues and opportunities the General Plan should address?

Funding pending for conversion of older hotels to affordable housing projects.	Affordable housing vouchers need to be expanded.	When the City's Housing Element is updated, it should include a goal to increase the number of affordable housing units.	Timely process for funding available for affordable housing, specifically for homeless.	Greater need for affordable and quality apartments, especially for young adults and families.	Mapping of existing affordable housing is of low quality; no information from owners.
More affordable apartments would enable shorter waiting list for vouchers.	For persons with vouchers, a need for higher quality housing options.	Access to vouchers is prolonged.	Existing apartments are not maintained by owners and many families have no other options.	Promote for Adaptive Reuse Projects.	New housing construction are nice but not affordable.
Housing affordability not available for younger families and youth.	Long voucher waiting list (as of 2020, but many will get vouchers elsewhere).	Housing Authority doesn't want to raise more vouchers that budget allows, demand is great.	Voucher holder will have difficulty finding affordable housing units.	Housing clients are looking for job ready programs and easier access to City services.	Need for more City programs, recreation, children and senior activity, sports and exercise classes, enrichment classes.
Not sure what City programs are available, no one knows, so that is part of the issue, better advertisement.	Compton has many resources, nonprofits, agencies, and community-based organizations.	Resources need to be advertised so community is aware of them.	Human trafficking rapid rehousing program, rental assistance (2 years), supportive financial services.	Help youth (jingles and fun) but become more self-sufficient (housing and community services).	Transitional age youth child to adult program, foster care system - more needs more assistance.

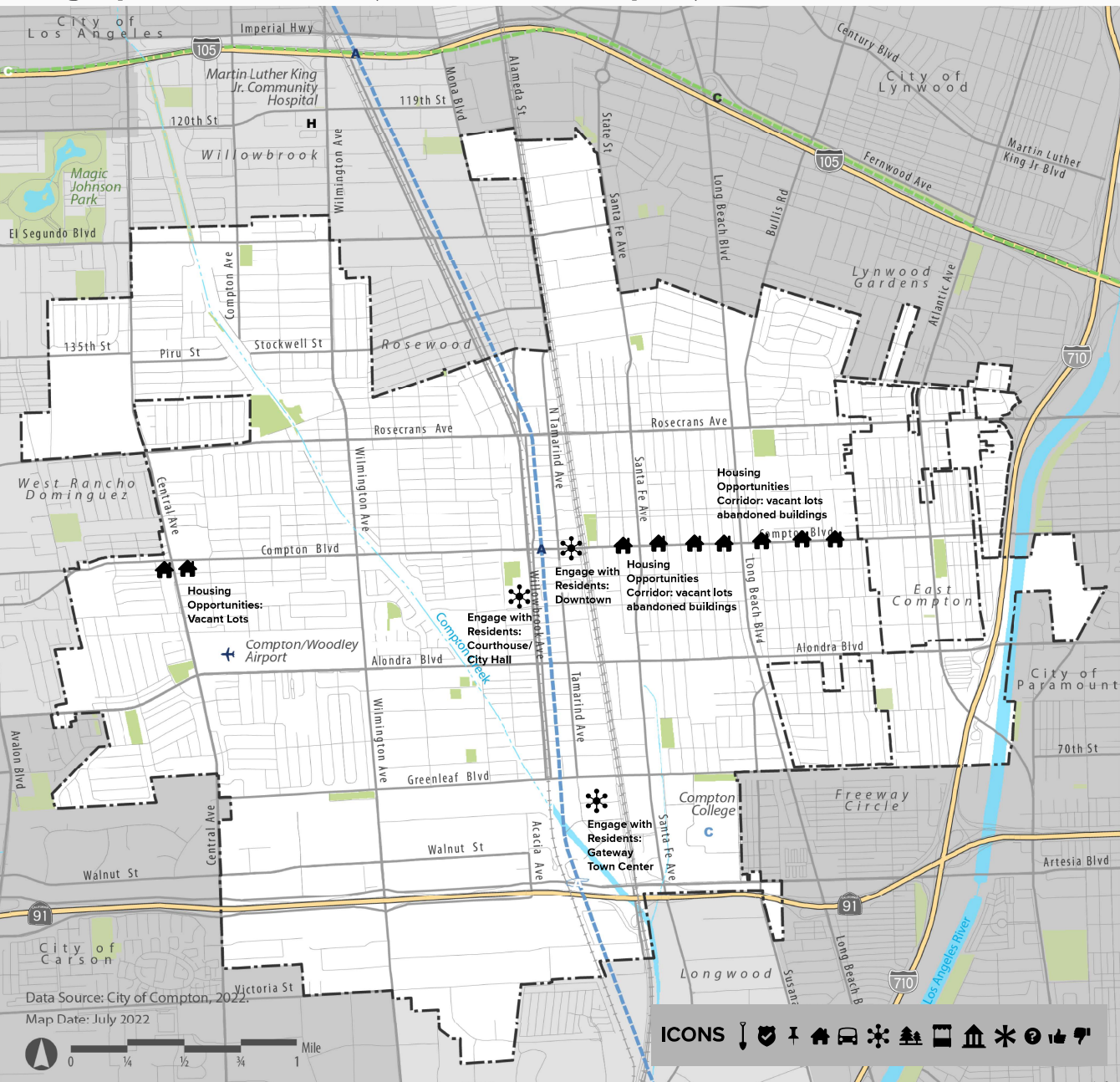
My VISION for Compton is... Housing, Parks and Open Space, Economic Development, and others.

Recreation multi-generational programs.	Interim housing and long-term housing.	Advertisement from city related to available resources.	Programs that enable self-sufficiency.	Programs for transitional aged youth/ former foster youth.	Compton Blvd, vacant land, mobile buildings (East of Willowbrook).
Corridors and vacant lots: look at Compton Blvd and Central Ave.	A more livable downtown area.	Parks, roads, healthy restaurant options, community wellness.	Adaptive Reuse Opportunity: Convert Old Motel to Affordable Housing.	A lot of abandoned buildings available, need to find available funding sources.	Easily available City services.
More recreation, children and senior activity, sports and exercise classes, enrichment classes.	More job-ready classes and programs.				

How can we better ENGAGE with the community?

Go to the people with site visit/ outreach; go to businesses.	Go to Downtown Compton (heart of Compton) by Compton Station/courthouse to engage with residents.	Go to Compton Town Center (Artesia Station) to engage with residents.
---	---	---

Geographic Comments (See Icons for Topics)



DISCUSSION THEMES

- More Affordable Housing options for younger adults and families
- Focus New Housing Along Corridors
- Consider Housing Programs to Assist Residents
- Many existing apartments in Compton are run-down or gang issues
- Compton needs better jobs, healthy foods options, & community services
- How to Engage People: GO to where they are and talk with them
- Vacant Buildings along Corridors are Opportunities for More Housing

FOCUS GROUP PARTICIPANTS

- Andre Thomas, Sanctuary of Hope
- Kristen Aster, The People Concern
- Alena Sall, Compton Housing Authority
- Tiana Brown, Sanctuary of Hope

FOCUS GROUP FACILITATORS

- Jose M. Rodriguez | MIG
- Melissa Rodriguez | MIG

Questions? Visit:
www.Compton2045.org



COMPTON GENERAL PLAN 2045 Working Group Summaries

Compton General Plan Working Group Meeting #1 Summary

Introduction

The first Compton General Plan Working Group meeting took place on Thursday, September 15, 2022, via Zoom. Six Working Group members, along with City staff, participated in the meeting. The Working Group attendees included Arta Wynn, Barak Bomani, Gilda Blueford, Keife Alex, Sara Bomani, Shirley Gideon, Robert Delgadillo (City of Compton), Rachel Dimond (City of Compton), Jose Rodriguez (MIG), Melissa Rodriguez (MIG), Sasha Ragland (MIG), and Alfonso Ramirez (MIG).

Robert Delgadillo, Senior Planner for the City of Compton, welcomed the Working Group members to the meeting and expressed gratitude for their volunteer efforts. The meeting was facilitated by planning consultants from MIG Inc., namely Jose Rodriguez and Melissa Rodriguez, who provided Spanish translations during the presentation. The discussion points, which included the utilization of the online digital whiteboard platform, Mural, are presented in the appendix section of the summary.

After introducing themselves and reviewing the meeting agenda, the group was introduced to various components related to the General Plan, including its coverage of topics such as Land Use, Housing, Mobility, Parks, Infrastructure, Economic Development, Climate Adaptation, and Environmental Justice. The presenter also

explained the importance of updating the plan and provided an overview of the engagement activities planned over the coming months. The City's approach to engaging with residents will involve various methods, including Working Group meetings, stakeholder interviews, surveys, pop-up meetings, community workshops, and listening sessions.

The MIG team led an interactive discussion focusing on the following topics:

- What issues and opportunities should the General Plan address?
- My vision for Compton includes the changes I'd like to see over the next 10 to 20 years.
- How can we improve community engagement?
- Any other questions or comments were also welcomed.

Summary Comments

Challenges and Opportunities

The Working Group discussed various issues related to attracting businesses and improving the city's infrastructure and community services. They highlighted the need for more recreational activities to generate revenue and the importance of residents as a crucial part of the city's infrastructure. Concerns were raised about the city's ability to sustain itself with increased housing and parking challenges. Participants expressed a desire for the establishment of an Arts Council and emphasized the importance of self-sufficiency. They also noted challenges related to City Council relations and the need for quality restaurants and housing options. Streamlining the process for business licenses and permits was considered essential for community investment. The group called for increased enforcement, revenue generation by businesses, and the expansion of housing options to support infrastructure maintenance. They expressed a need for more activities and organized events in parks, prioritizing mixed-use developments, and reviewing Census district boundaries. Participants highlighted the importance of improving the educational system and increasing funding for homeless shelters while addressing affordability concerns related to bonds and taxes.

Vision

The Working Group participants expressed a desire for significant changes in the next two to three years, including the development of theaters and restaurants. They emphasized the importance of homeownership, higher enforcement, and infrastructure improvements for generating revenue. There was a call for more emergency and permanent housing for students and greater safety in the streets. They stressed the need for a forward-thinking and representative City Council and a competent school board and

superintendent that are pro-student. Participants also highlighted the importance of reinvestment in beautification, streamlining building permits, assisting homeless students, and improving the relationship between nonprofits and the educational system. They sought to address homelessness through the education system and prioritize the repaving of Compton Boulevard as a central part of the city.

Engagement

The Working Group emphasized the importance of improving communication and outreach strategies to connect with a broader range of the community. They suggested the establishment of a public access cable channel and recognized City Hall's Treasure's Office as a key location for distributing flyers and brochures. Participants stressed the need to engage with elders and individuals not on social media, advocating for multi-generational engagement. They also highlighted the significance of collaborating with chambers of commerce, reaching out to the youth through organizations like Compton Advocates, Vecinos Unidos por Compton, City Church of Compton, and Hope in Christ. Participants expressed a desire for a city newspaper and recommended connecting with law enforcement departments, officials, and religious entities. They called for a comprehensive resource guide, available in various formats, to connect residents with mental health services and providers.

Additional Comments and Questions

- Can we, the City of Compton, afford to add the other cities around us?
- Businesses are the backbone of this City. We need to rely on them to get the word out.
- We need to develop a community partnership to support future generations.

Key Themes

- City doesn't have room for housing and population growth
- City and residents need quality businesses and places to shop
- Infrastructure needs reinvestments; need to improve Compton
- Need to adequately address homelessness and housing issues
- Better communication with community (churches/youth)
- Community come together; safer community and streets

Appendix:

Mural Summary

PowerPoint Presentation

Compton General Plan Update

Working Group Meeting

Thursday - September 15, 2022



AGENDA

1 Introductions

5 min

2 General Plan

20 min

3 Discussion

30 min

4 Next Steps

5 min

MEETING GUIDELINES

- 1 One person speaks at a time.
- 2 Be respectful of others' opinions.
- 3 Please mute yourself when you're not speaking.
- 4 Please share video to stay connected.
- 5 Please be flexible and patient.
- 6 This is just one meeting of a longer process.

ICONS

- MAINTENANCE
- SAFETY
- KEY LOCATION
- HOUSING
- TRANSPORTATION
- COMMUNITY
- PARKS/ OPEN SPACE
- FARMERS MARKET
- ECONOMIC/ BUSINESS
- OTHER

FEEDBACK

- LIKE
- DISLIKE
- CONCERN

What are the issues and opportunities the General Plan should address?

¿Cuáles son los temas y oportunidades que debe abordar el Plan General?

The City does not have enough space housing for the growth of population.	Will City be able to house all future building more housing? Parking concerns are.	How do we attract businesses?	Very difficult to get business licenses and permits through City.	Love to see an Arts Council better define around the arts supported by the City.	Infrastructure poses challenges to business development.
Mixed use developments should be prioritized.	Business revenue is critical to fund infrastructure repair maintenance needs.	We need more recreational activities and ways to bring in revenue.	Our parks need more activities & or organized events.	We need quality restaurants & quality homes (single family units).	Buying in the city leads to community investment.
Census tracts must reflect the population but the population has decreased.	Reconsider Census district boundaries.	Acquire more space to support the growth.	Residents are part of the City's infrastructure.	Self-sufficiency is important.	Pass a moratorium on the number of the same kind of businesses allowed in the City.
Businesses should be generating revenue for the City, moving away from cash-only businesses.	Poor City Council relations delay any decision making.	There is not enough enforcement in our City.	Educational system is lacking.	Our youth seek educational resources outside of the City.	School board and superintendent need to be more pro-students.
Not enough funding and homeless shelters to receive resources.	Extra bonds and loans are needed to get the ability to provide affordable housing.				

My VISION for Compton is? These are the things I would like to see over the next 10 to 20 years.

¿Mi VISIÓN para Compton es...? Estas son las cosas que me gustaría ver en los próximos 10 a 20 años.

See more communities and people come together safely. There is no stress safer.	Want to see changes within the next 2-3 years. Be able to go to theater/ restaurants.	Home ownership is different from renting.	Comprehensive and competent city council.	City Council that is representative of the community it serves.	Forward thinking City Council.
Building permits need to be streamlined and easier.	Compton Blvd should be improved and should be the central part of our City.	Higher enforcement & infrastructure generates revenue.	Reinvest in beautification & invite other business entities.	Youth leaves the city and makes connections elsewhere.	Superintendent and school board should be more pro-student.
Improved relationship between non-profit & educational system.	Attract students who are experiencing homelessness.	Addressing homelessness through the education system.	More emergency & permanent housing for students.		



How can we better ENGAGE with the community?

¿Cómo podemos PARTICIPAR mejor con la comunidad?

The City needs a newspaper.	We need to connect with elders & others who are not on social media.	Public access channel to reach a broader range of the community (Cable Channel).	Compton Advocates and Veterans Liaison for Compton.	Reach out to chambers of commerce especially when dealing with businesses.	Multi generational engagement.
Comprehensive resource guide in different formats like a pocket book or digital.	Compton Sheriff's WA (Youth Activity League).	Treasurer's Office in City Hall is key location for flyers/ brochures.	Connect with religious entities.	Reaching out to the youth.	City Church of Compton, Hope in Christ.
Law Enforcement, depts. and officials.	Connect with mental health services and providers.				

Other Questions/ Comments

Otras preguntas/comentarios

Can we The City of Compton afford to add the other cities around us?	Businesses are the backbone of the city. We need to rely on them to get the word out.	We need to develop a community partnership to support future generations.
--	---	---



WORK GROUP PARTICIPANTS

Working Group

- Artra Wynn
- Barak Bomani
- Gilda Blueford
- Keife Alex
- Sara Bomani
- Shirley Gideon

General Plan Team

- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Melissa Rodriguez, MIG

THEMES TEMAS

City doesn't have room for housing and population growth

Infrastructure needs reinvestments; improve Compton

Need to adequately address homelessness and housing issues

Better communication with community (churches/ youth)

Community come together; safer community and streets

City and residents need quality businesses and places to shop

Compton General Plan 2045 Working Group Meeting #1

September 15, 2022



1

Agenda

1. Introductions
2. Overview: What Is a General Plan?
3. Working Group Role
4. Working Group Discussion
5. Next Steps



2



3

Introductions

City of Compton

Robert Delgadillo, Senior Planner

MIG

Jose M. Rodriguez, Project Manager

Melissa Rodriguez, Engagement Specialist/Translation

Alfonso Ramirez, Project Associate

Laura R. Stetson, Principal

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Introductions

Working Group

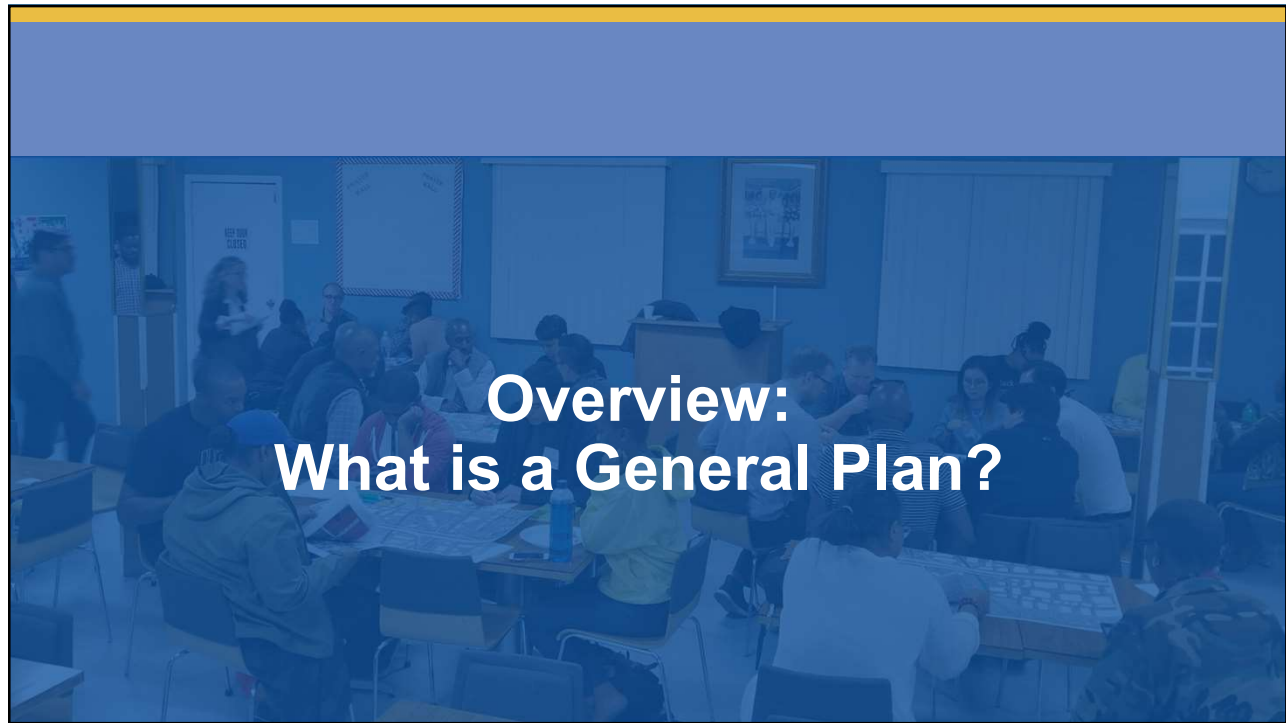
- Your Name
- Organization (if any)
- How many years have you lived and/or worked in Compton?
- [Please fill out participation form \(see link in the Chat\)](#)



Meeting Guidelines

- One person speaks at a time.
- Be respectful of others' opinions.
- Please mute yourself when you're not speaking.
- As feasible, please share video so we can stay visually connected.
- Technology happens – please be flexible and patient.
- Remember: This is just one meeting in a longer process.





7

A General Plan....

- **Belongs to the community** and reflects local vision and values

8



9

A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change

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Compton General Plan 2045 | 11



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A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change
- **A “living” document** that can be adjusted over time

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A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change
- **A “living” document** that can be adjusted over time
- **Comprehensive**
 - Required topical “elements”
 - Defined planning area and/or subareas
 - Planning horizon of 15 to 25 years

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What Topics Are Covered?



**Land Use,
& Urban Design,
Historic**



Housing



Mobility



**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

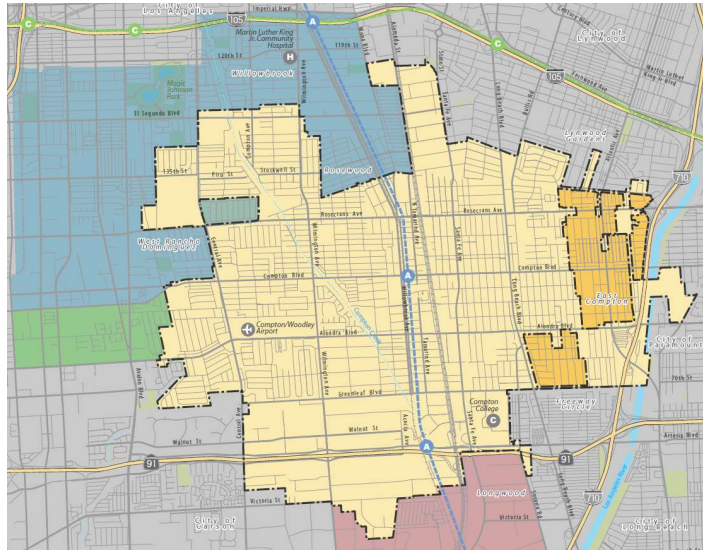
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Planning Area

- Incorporated City Boundary
- Sphere of Influence (SOI): Los Angeles County
 - Compton SOI
 - Joint SOI (cities of Los Angeles, Long Beach, and Carson)



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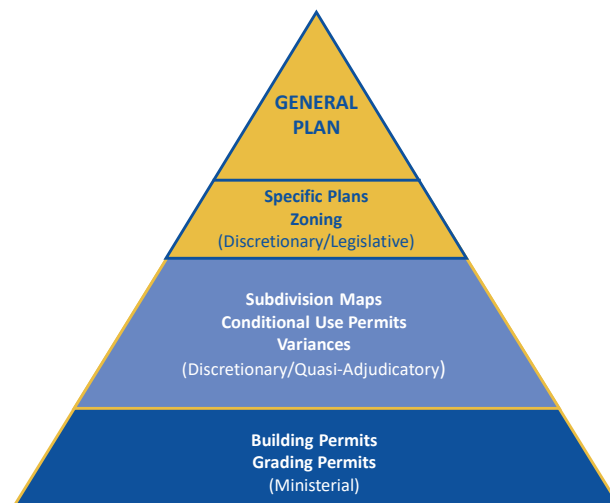
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City Policy Documents and Permitting

**Long
Term**



**Short
Term**



**More
General**



**More
Detailed**

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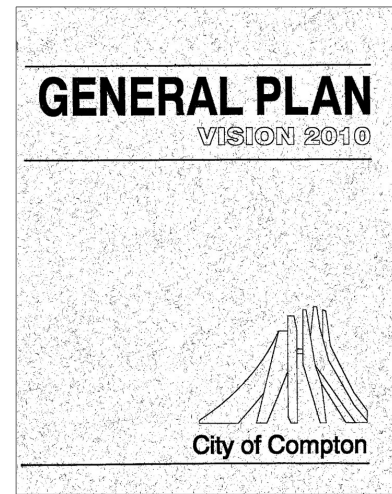
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Current General Plan

- **Compton General Plan – 1991**

- Land Use Element
- Circulation Element
- Conservation/Open Space/Parks and Recreation Element
- Public Safety Element
- Noise Element
- Public Facilities Element
- Urban Design Element
- Economic Development Element

- **Housing Element – 2020**



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Why Update?

- Opportunity to connect with the community and reaffirm values and priorities
- Set new vision, goals, and policies
- Address current opportunities, challenges, and trends
- Changes to demographics and economic environment since 1990s
- Changes to State law on how cities address housing, mobility, climate change, and environmental justice

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Public Engagement

- Working Group
- Stakeholder/Focus Group interviews
- Surveys
- “Pop-up” meetings
- Community workshops
- Listening sessions



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Website

www.Compton2045.org

- Launching in early **October 2022**
- Email updates
- Document library
- Latest news
- Events calendar
- Schedule



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Working Group's Role

- Be active participants and ambassadors
- Provide feedback to the City staff and consultant team
- Connect with Compton communities and stakeholders
- Serve as liaisons to constituent groups
- Encourage participation in public engagement activities
- Make recommendations to the Planning Commission and City Council

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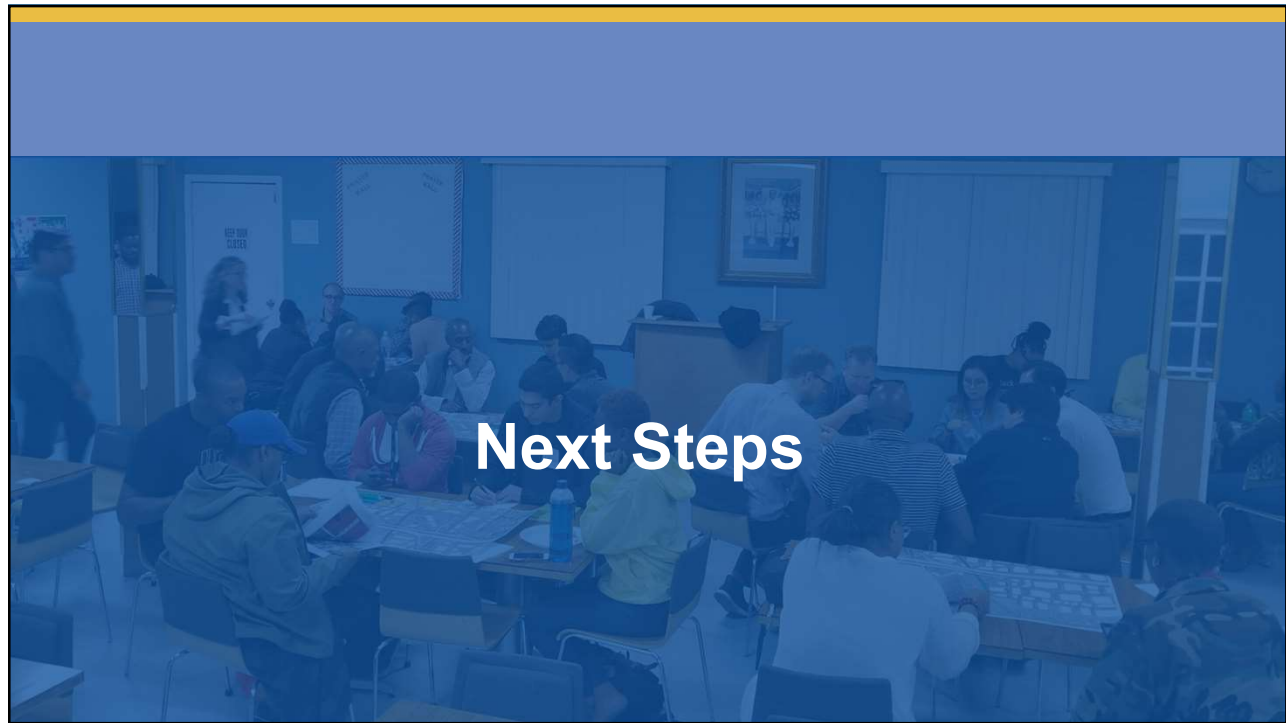


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Working Group Discussion

1. What are the ***Issues and Opportunities*** the General Plan should address?
2. My ***Vision*** for Compton is? These are the things I would like to see over the next 10 to 20 years.
3. How can we better ***Engage*** with the community?

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General Plan Schedule

Summer/Winter 2022

Compton Today:
Constraints and
Opportunities

- Background Reports
- Housing Opportunities
- Vision/Guiding Principles

Winter 2023

Exploring Options
for Compton's
Future

- Identify areas for potential change
- Land Use/Transportation Options
- Housing Element

Spring/Summer 2023

Preparing a Plan
for Compton 2045

- Draft General Plan
- Draft Environmental Impact Report
- Public Review of Documents

Fall/Winter 2023/24

Adopting Compton
General Plan 2045

- Planning Commission and City Council Adoption Hearings
- Final Documents

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Compton General Plan 2045 Working Group

September 15, 2022



Compton General Plan Working Group Meeting #2 Summary

Introduction

The second Compton General Plan Working Group meeting took place on Thursday, December 1, 2022, via Zoom. Ten Working Group members, along with City staff, participated in the meeting. The Working Group attendees included Lynn Finley, Tonya Craft Perry, Abril Villanueva, Tina Pitts, Fernando Diaz, Clarence Johnson, S. Moore, Denzell Jordan Perry, Kinikia Gardner, Nabeeha Brum, and Robert Delgadillo (City of Compton), Jose Rodriguez (MIG), and Melissa Rodriguez (MIG).

A Working Group meeting was convened for the second time 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.

Summary Comments

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.

Appendix:

PowerPoint Presentation

Compton General Plan 2045 Working Group Meeting #2

December 1, 2022



1

Agenda

1. Introductions
2. Engagement Overview
3. Housing Element
4. Affordable Housing
5. What is RHNA (Regional Housing Needs Allocation)
6. Land Use Element Alternatives
7. Next Steps



2



3

Introductions

City of Compton

Robert Delgadillo, Senior Planner

MIG

Jose M. Rodriguez, Project Manager

Melissa Rodriguez, Community Engagement Project Manager

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Working Group

Working Group Meeting #3

- December 15, 2022 (4 pm to 6 pm)
- Douglas F. Dollarhide Community Center
- 301 N Tamarind Avenue, Compton, CA 90220

Working Group Meeting #4

- February March 2023

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Engagement

- Working Group
 - Meeting #1 (September XXX): General Plan Introduction
 - Meeting #2 (December 1): Housing and Land Use Context
 - Meeting #3 (December 15): Land Use Alternatives
- Focus Groups (Summary Coming Soon)
- General Plan Website (Live Now)
- Community Survey (Available Now)
- Christmas Parade Booth (December 10)

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Engagement

- Community Workshop (January 12, 2023)
- Street Team (Passing out flyers and surveys)
 - Grocery stores
 - Senior activities
 - City activities
 - Places of worship
 - Farmers Market at Compton College

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General Plan Website



www.Compton2045.org

Compton General Plan 2045 | 9



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Community Survey

Vision for Compton Survey: Share Your Ideas
Encuesta de su Visión para Compton: Comparta Sus Ideas

Ideas for Future Success
Ideas Para un Futuro Exitoso

1. What key issues should the City address over the next 20 years? Please select your top five (5).
 ¿En cuales asuntos se debería de enfocar la ciudad en los próximos 20 años? Por favor, seleccione sus cinco (5) prioridades:

- ☐ Provide basic services such as clean streets and sidewalks, drivable streets, flat safe sidewalks, street signs, working streetlights and street landscaping
 Proporcionar servicios básicos como calles y aceras limpias, calles transitables, aceras planas y seguras, letreros de calles, farolas en funcionamiento y paisajismo de calles
- ☐ Expand recreation and community programs
 Expandir los programas recreativos y comunitarios
- ☐ Maintain and improve streets, sidewalks, and trails along Compton Creek
 Mantener y mejorar las calles, aceras y senderos a lo largo de Compton Creek
- ☐ Address loitering in public places or in front of businesses
 Enfrentar el merodeo en lugares públicos o enfrente de negocios
- ☐ Address street takeovers and unsafe intersections
 Enfrentar carreras en las calles e intersecciones inseguras
- ☐ Reduce crime and improve public safety (safe places for families to go)
 Reducir el crimen y mejorar la seguridad pública (lugares seguros para familias)

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What Topics Are We Covering Today?



Housing



Land Use



Mobility



**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

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What is a Housing Element?

¿Qué es un Elemento de Vivienda?

- **Updated every eight years**
- **Required to be reviewed** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** October 2021
- **Actualizado cada ocho años**
- **Repaso requerido** por el Departamento de Vivienda y Desarrollo Comunitario del estado de California (HCD)
- **Fecha de aprobación:** Octubre de 2021

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Legislative Intent

Intención Legislativa

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to...**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

“La disponibilidad de vivienda es de **vital importancia en todo el estado** ...[y] los gobiernos locales y estatales tienen la responsabilidad de... **ayudar a mejorar y desarrollar viviendas** para satisfacer las necesidades de vivienda **de todos los segmentos económicos** de la comunidad.”

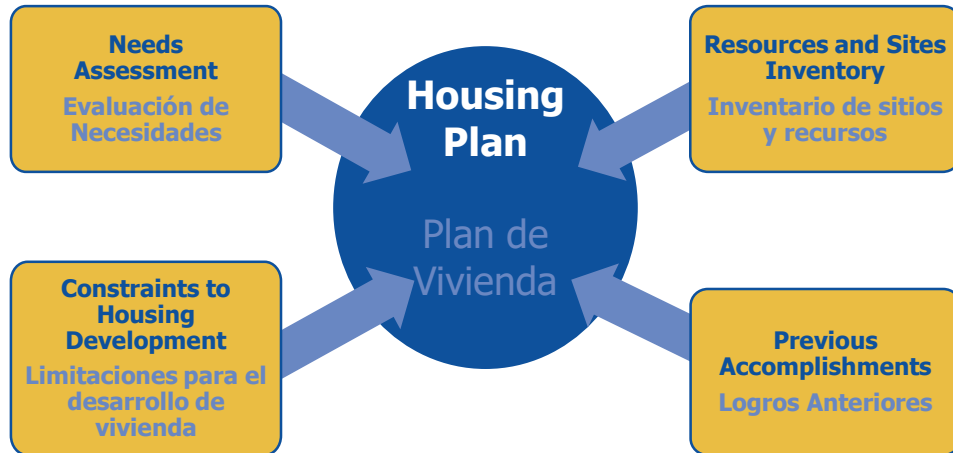
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What is in a Housing Element?

¿Qué Hay en un Elemento de Vivienda?



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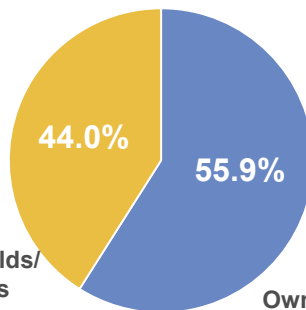
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Tenure in Compton

Ocupación de Viviendas



Renter
Households/
Inquilinos



Owner
Households/
Proprietarios



Source: US Census Bureau ACS 2020 5-year Estimates

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What is Affordable Housing?

¿Qué es una Vivienda al Alcance Económico?

- **Affordable housing:** A household pays no more than 30% of its annual income on housing
- **Cost burden:** When monthly housing costs (including utilities) exceed 30% of monthly income
- **La vivienda al alcance económico:** Un hogar paga menos del 30% de sus ingresos en vivienda
- **Carga económica:** Cuando los costos de vivienda mensuales (incluyendo utilidades) exceden el 30% del salario mensual

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Income Limits for Los Angeles County

Límites de Ingresos – Condado de Los Ángeles

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate (81-120% AMI)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
Area Median Income (AMI)	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400

Affordable housing = 30% of household income

Example: $\$91,100 \times 30\% = \$27,330/12 \text{ months} \rightarrow \$2,278 \text{ per month}$

AMI = Area Median Income

Los Angeles County AMI = \$91,100 (family of 4)

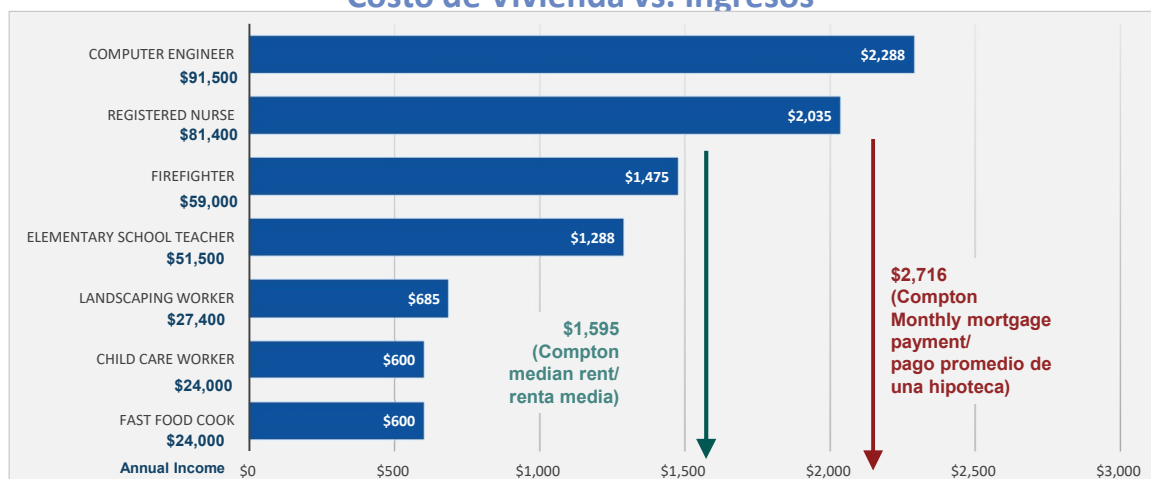
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Housing Cost vs. Income

Costo de Vivienda vs. Ingresos



*For a median priced home; Source: Zillow.com mortgage data; Rent Jungle rent trend data November 2022.

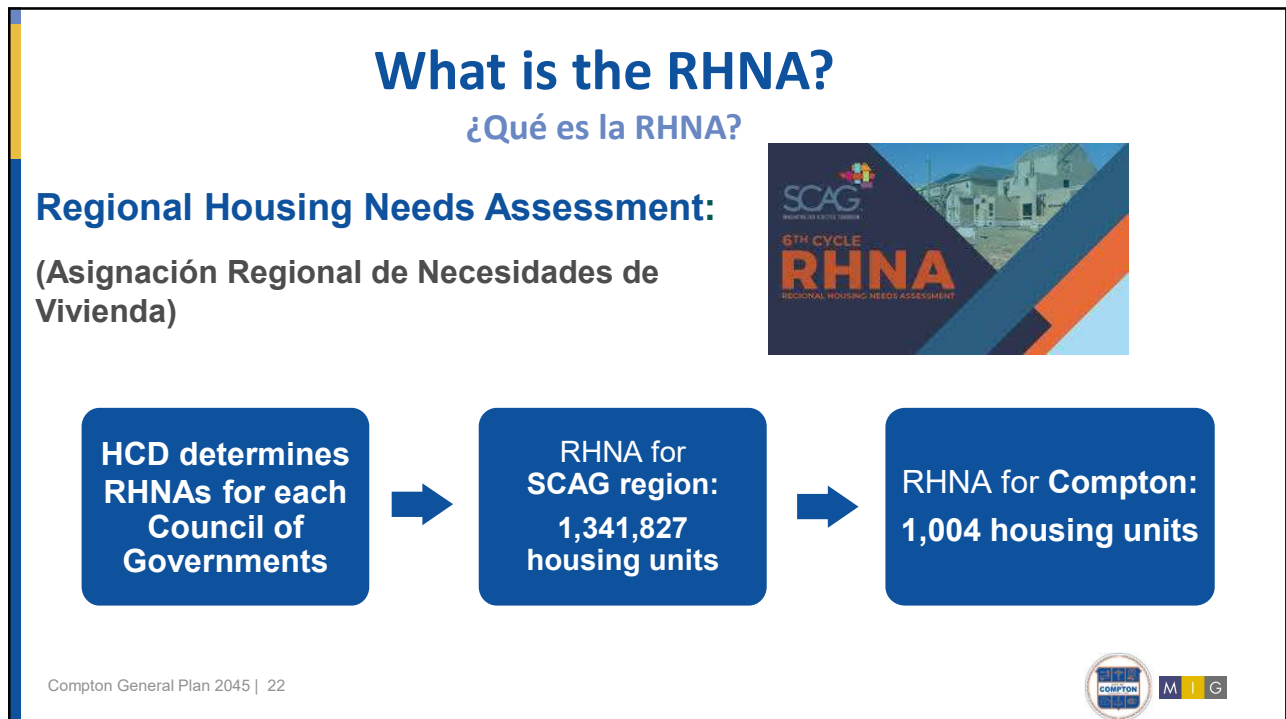
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20



21



22

RHNA by Income Group

RHNA por Grupo de Ingresos

Income Group	% of AMI	Annual Income Range	Compton 2021-2029 RHNA	% of Units
Very Low	0-50%	\$0 - \$38,650	235	23%
Low	51-80%	\$38,651 - \$61,840	121	12%
Moderate	81-120%	\$61,841 - \$92,760	131	13%
Above Moderate	120% +	\$92,760 +	517	51%
Total			1,004	100%

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)
(not a construction obligation)

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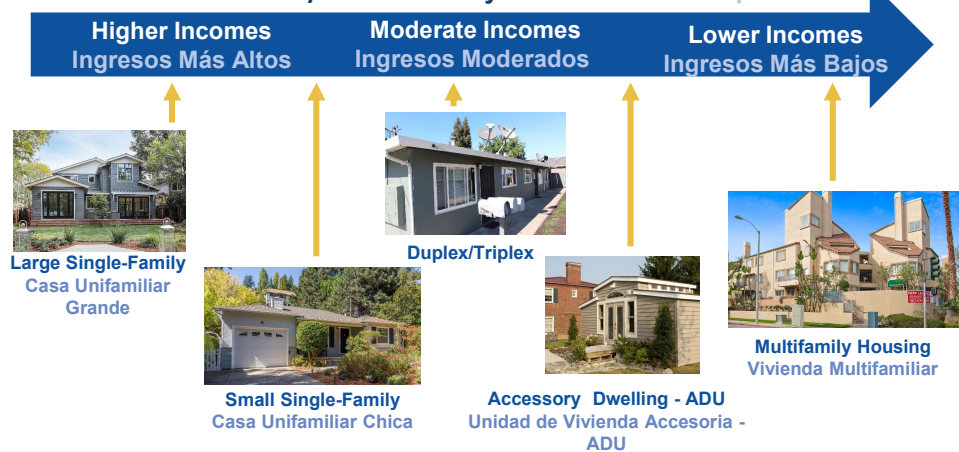


23

How Do We Assign Affordability?

¿Cómo Asignamos el Costo de la Vivienda?

Density = Affordability Densidad = Asequibilidad



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Meeting the RHNA

Cumpliendo con la RHNA

- **Approved housing projects**
 - **Projects in the development process**
 - **Potential sites for new housing**
 - Vacant lots
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)
- **Proyectos residenciales**
 - **Proyectos en proceso de aplicación**
 - **Sitios potenciales**
 - Lotes vacíos
 - Lotes subutilizados
 - Unidad de vivienda accesoría (ADUs, apartamentos tipo “granny”)

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1 Increase Affordable Housing Supply

Require affordable housing units as a percentage of new large residential projects.



2 Accessory Dwelling Units

Actively encourage the development of accessory dwelling units.



3 Housing Assistance

Housing assistance programs for first time homeowners.



4 Homeless Services

Provide more services for homeless population and those at-risk of becoming homeless.



5 Supportive Housing Services

Supportive services to help people with chronic physical and mental health issues maintain stable housing and receive health care.



6 Equal Access to Housing

Address housing discrimination issues.



Expanding Affordable Housing and Housing Services
Ampliación de servicios y viviendas asequibles

Choose your top strategy for expanding housing and services.
 Elija su mejor estrategia para expandir viviendas y servicios.

Compton General Plan 2045 | 26



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Measuring Residential Density



 Site Area: 12 acres
Units: 240 units

Density: 240 units/ 12 acres
20 du/ac

28

What does density look like?

Ejemplos de Densidad



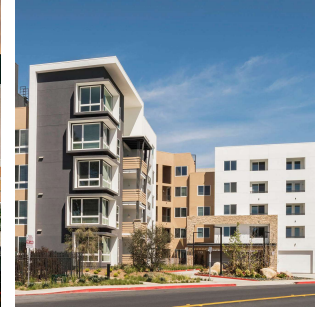
20
units per acre
unidades por
acre



30
units per acre
unidades por
acre



40
units per acre
unidades por
acre



60
units per acre
unidades por
acre

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Mixed Use

Edificio de Uso Mixto



Bellflower, Alondra Boulevard



Long Beach, Long Beach Boulevard

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30

RESIDENTIAL DENSITY



The Groves - Bayberry

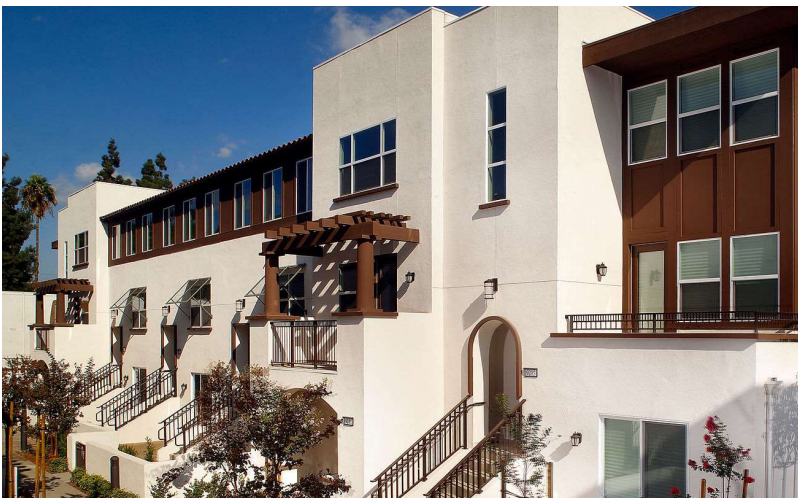
- Whittier Boulevard
- Townhomes
- 192 residential units
- 18 du/ac

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31

RESIDENTIAL DENSITY



Downey Collection

- Downey, CA
- Townhomes
- 46 residential units
- 18 du/ac

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32

RESIDENTIAL DENSITY



Amesbury

- Whittier Boulevard
- Townhomes
- 24 du/ac



33

RESIDENTIAL DENSITY



The Residence at Escaya

- Chula Vista, CA
- Walk-Up - Apartments
- 272 residential units
- 30 du/ac



34

RESIDENTIAL DENSITY



Compton General Plan 2045 | 35

Salerno

- Irvine, CA
- Medium Multiplex – Affordable Housing
- 80 residential units
- 32 du/ac



35

RESIDENTIAL DENSITY



Whittier Park Place Apartments

- Whittier Boulevard
- 3-Story Podium Apartments
- 50 residential units
- 39 du/ac



36

RESIDENTIAL DENSITY



Catalina Apartments

- Whittier Boulevard
- 3-Story Partial Wrap Apartments
- 76 residential units
- 40 du/ac



37

RESIDENTIAL DENSITY



Compton General Plan 2045 | 38

Alhambra

- Alhambra, CA
- Townhomes and Podium Flats - Mixed Use
- 88 residential units
- 41 du/ac



38

RESIDENTIAL DENSITY



Compton General Plan 2045 | 39

Jefferson Square

- Los Angeles, CA
- Medium Multiplex - Mixed Use
- 40 residential units
- 55 du/ac



39

RESIDENTIAL DENSITY



Ascent

- San Jose, CA
- Medium Multiplex - Apartments
- 60 du/ac



40

RESIDENTIAL DENSITY



Compton General Plan 2045 | 41

Baker Block

- Santa Ana, CA
- Medium Multiplex – Apartments
- 273 residential units
- 60 du/ac



41

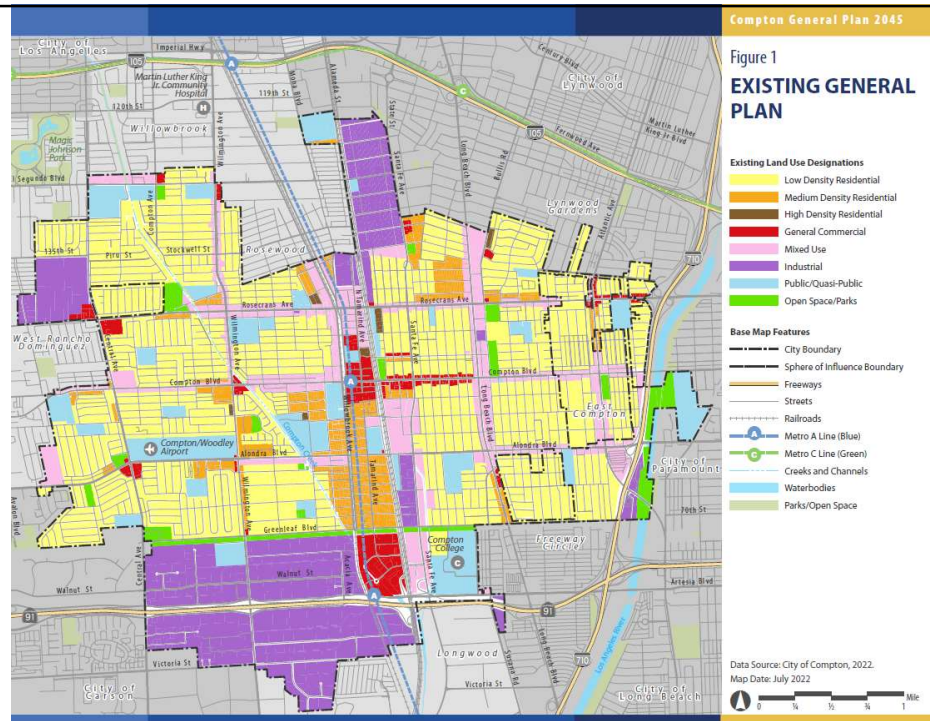
Land Use Element



42

Existing General Plan Land Use

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43

Existing General Plan

Existing Land Use Designations

	Low Density Residential (0 to 8.0 du/ac)
	Medium Density Residential (8.1 to 17.0 du/ac)
	High Density Residential (17.1 to 34.0 du/ac)
	General Commercial
	Mixed Use (34.0 du/ac)
	Industrial
	Public/Quasi-Public
	Open Space/Parks

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Community Benefits Program

Allow for increase in density in exchange for community benefit

- Affordable Housing
- Unit Mix (more 2- and 3-bedroom units)
- Public Open Space and Park Facilities
- Community Facilities

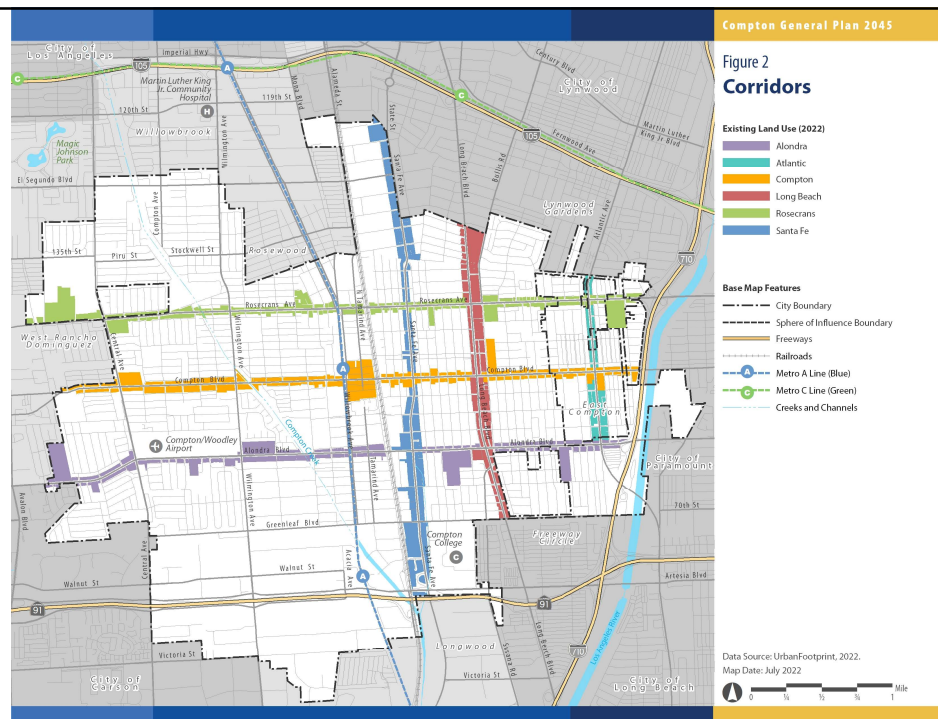
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Corridors

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Compton Boulevard

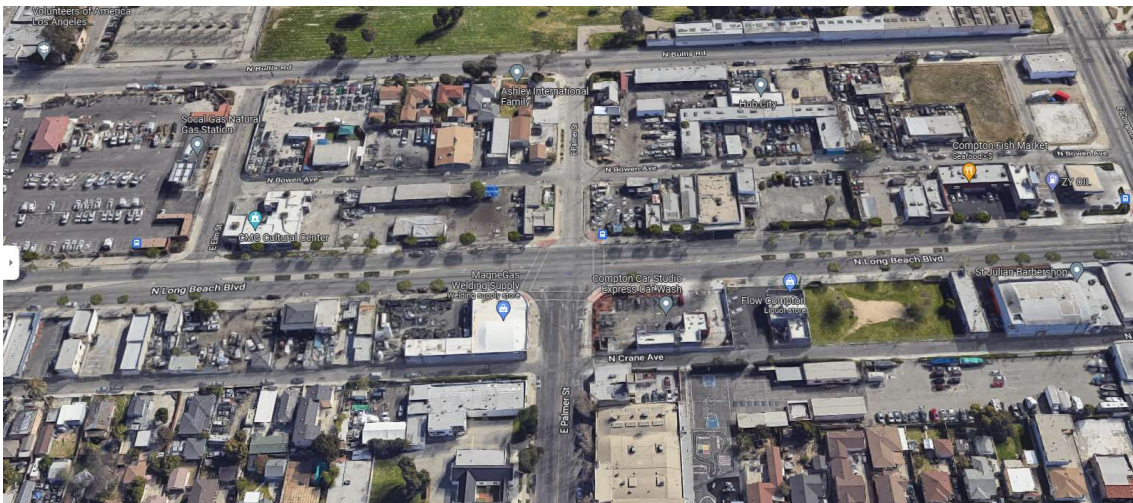


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Long Beach Boulevard

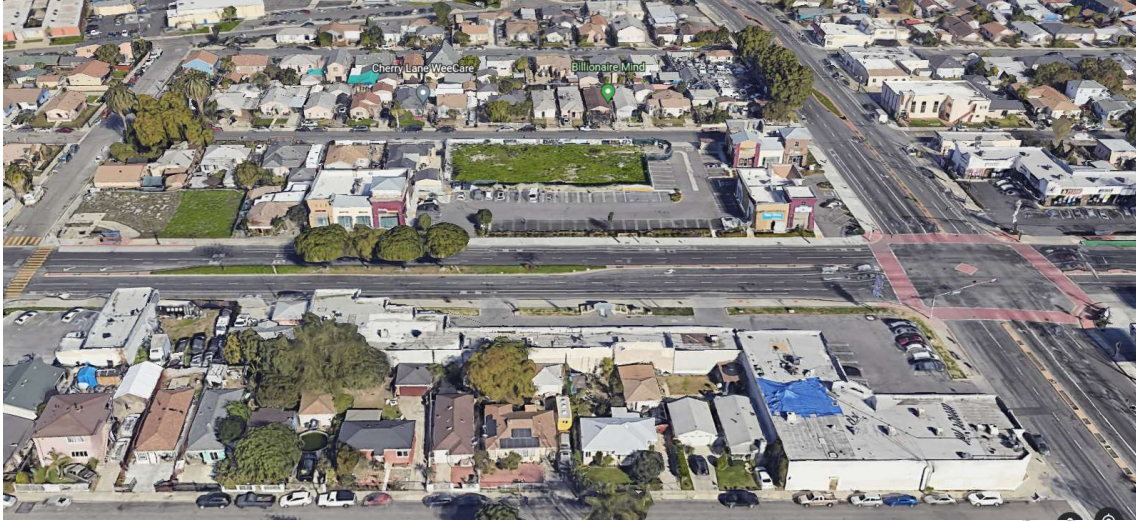


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48

Rosecrans Avenue



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Alondra Boulevard



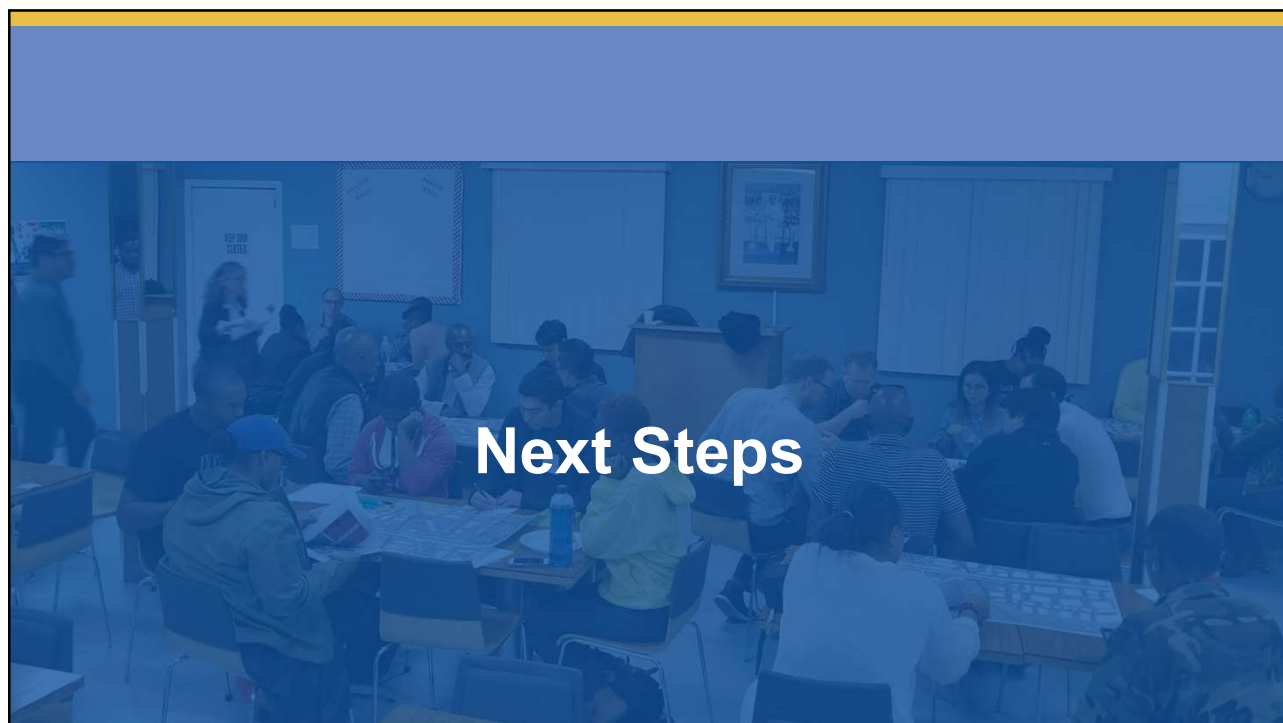
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General Plan Schedule

Summer/Winter 2022

Compton Today: Constraints and Opportunities

- Background Reports
- Housing Opportunities
- Vision/Guiding Principles

Winter 2023

Exploring Options for Compton's Future

- Identify areas for potential change
- Land Use/Transportation Options
- Housing Element

Spring/Summer 2023

Preparing a Plan for Compton 2045

- Draft General Plan
- Draft Environmental Impact Report
- Public Review of Documents

Fall/Winter 2023/24

Adopting Compton General Plan 2045

- Planning Commission and City Council Adoption Hearings
- Final Documents

Compton General Plan 2045 | 53



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Housing Element and Land Use Meetings

- Christmas Parade Booth (December 10, 2022)
- Working Group: Land Use Alternatives (December 15, 2022)
- Planning Commission Study Session (January 11, 2023)
- Community Workshop: Land Use Alternatives (January 12, 2023)
- Working Group - Review Draft Housing Element (March 2023)
- City Council/Planning Commission Study Sessions – Housing Element (March 2023)
- Housing Element due to the State - HCD (April 2023)

Compton General Plan 2045 | 54



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Compton General Plan 2045 Working Group Meeting #2

December 1, 2022



Compton General Plan Working Group Meeting #3 Summary

Introduction

The third Compton General Plan Working Group meeting took place on Thursday, August 24, 2023, via Zoom. Ten Working Group members, along with City staff, participated in the meeting.

A Working Group meeting was convened to review General Plan Land Use Alternatives and how the Land Use Plan can meet the Housing Element Regional Housing Needs Assessment. The presentation focused on

- Engagement Overview
- Preliminary Draft Land Use Alternatives
- Community Benefits
- Housing Element and Housing Sites
- Next Steps
- Discussion

Summary Comments

The working group members expressed a set of key priorities and recommendations for the improvement and development of the City of Compton. They emphasized the need for a revamped Sheriff's Department with improved response times and a more respectful approach to the community. They advocated for a diverse representation of deputies in the Sheriff's Department, reflecting the diversity of Compton's residents. Additionally, they proposed the

requirement for Sheriff personnel to be Compton residents, suggesting incentives such as increased pay to encourage this. The group also stressed the importance of promoting safe multi-modal transportation options and creating a safer, more walkable city.

Furthermore, they highlighted the significance of preserving and promoting the city's natural resources, such as creeks and water wells, as well as the valuable characteristics of the community. They called for the expansion of quality housing opportunities at different price points and the attraction of businesses offering quality jobs and career opportunities for Compton residents.

Lastly, they recommended better support for local businesses and a focus on serving the existing Compton population when considering new development projects, before addressing the needs of individuals and businesses looking to relocate to Compton.

Appendix:

PowerPoint Presentation

Compton General Plan 2045 Working Group Meeting #3

August 24, 2023



1

Agenda

1. Engagement Overview
2. Preliminary Draft Land Use Alternatives
 1. Revised Land Use Designations
 2. Alternatives
 3. Community Benefits
3. Community Benefits
4. Housing Element and Housing Sites
5. Next Steps
6. Discussion



2



3

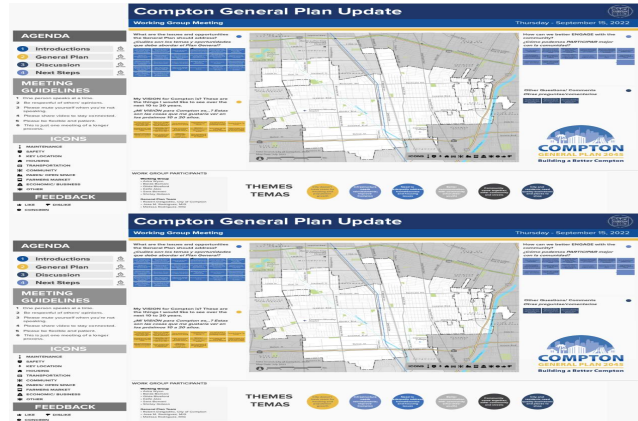
Engagement Overview

1. Working Group Meetings #1 (September 15, 2022)
2. Focus Groups Meetings (November 2022)
3. Working Group Meeting #2 (December 1, 2022)
4. Christmas Parade Pop-Up Booth (December 2022)
5. Compton College Farmer's Market Pop-up Booth (December 2022)
6. Community Survey (Fall 2022 / Winter 2023)
7. Community Workshop (January 2023)

4

Working Group Meeting #1

1. Not enough space for housing; impacts to existing community
2. Local businesses are important
3. More recreation programs, parks, restaurants
4. More funding for homeless
5. Improve education



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5

Working Group Meeting #1

1. More people come together safely (safer streets)
2. More theaters and restaurants
3. City Council that represents the community
4. Reinvest in beautification of the City and focus on infrastructure
5. Higher enforcement of City codes
6. Reinvest in youth before they leave Compton
7. Address homeless, especially youth through emergency and permanent housing

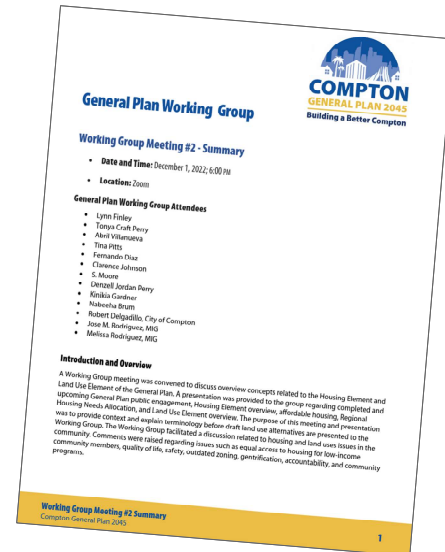
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Working Group Meeting #2

1. Lack of affordable housing is a major issue
2. Equal access to housing: low-income, seniors, transitional-aged youth, and vulnerable populations
3. New housing must be contextual and culturally relevant; existing areas are congested
4. New housing prioritize for existing residents



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Community Survey

- 382 Responses Collected
- Online Survey
- English and Spanish

ENCUESTA COMUNITARIA
GENERAL DE COMPTON 2045

Complete la ENCUESTA COMUNITARIA
Estamos buscando su aporte. ¡Cuéntanos cómo podemos construir un Compton Mejor en los próximos 20 años!

Accede la encuesta en línea:
www.Compton2045.org
Disponible en Inglés y Español

EQUIPO CALLEJERO DE COMPTON
Los Miembros del Equipo Callejero de Compton estarán visitando centros de actividades clave, negocios y eventos para ayudar a la comunidad en completar la encuesta y hablar sobre el Programa de Actualización del Plan General. Conozca dónde visitarán próximamente en el sitio web del proyecto.

COMMUNITY SURVEY
COMPTON GENERAL PLAN 2045

Complete the COMMUNITY SURVEY
We are looking for your input. Tell us how we can Build a Better Compton over the next 20 years!

Access the survey online:
www.Compton2045.org
Disponible en Inglés y Español

COMPTON STREET TEAM
The Compton Street Team members will be visiting key activity centers, businesses, and events to help the community fill out the survey and talk about the General Plan Update Program. Learn where they will next visit on our project website.

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Community Survey

What key issues should the City address over the next 20 years?

- **61%:** Improve basic services, clean streets/sidewalks
- **47%:** Improve streets, sidewalks, and trails along Compton Creek
- **38%:** Reduce crime and improve public safety (safe places for families to go)
- **32%:** Address street takeovers
- **31%:** Expand recreation and community programs

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Community Survey

What community values are most important to you?

- **42%:** Diverse employment opportunities
- **42%:** Accessible and transparent government
- **40%:** Taking actions to address climate change
- **38%:** Access to safe open space, parks, and trails
- **35%:** Equitable distribution of City services
- **27%:** Housing for all people

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Community Survey

What type of housing do you think Compton needs more of?

- **38%:** Motels converted to affordable housing
- **37%:** Affordable housing options to **Rent**
- **33%:** More accessory dwelling units
- **32%:** More duplexes (two units)
- **32%:** Mixed use developed with housing & commercial
- **32%:** Housing along corridors
- **30%:** Townhomes
- **29%:** Affordable housing options to **Buy**

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Community Workshop

1. January 12, 2023
2. Dollarhide Community Center
3. 30+ attendees
4. Purpose
 - Update Overview
 - Review Focus Areas
 - Draft Guiding Principles
 - Challenges & Opportunities



Compton General Plan 2045 | 12



12



13

What Topics Are We Covering Today?



Housing



Land Use



Mobility



**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

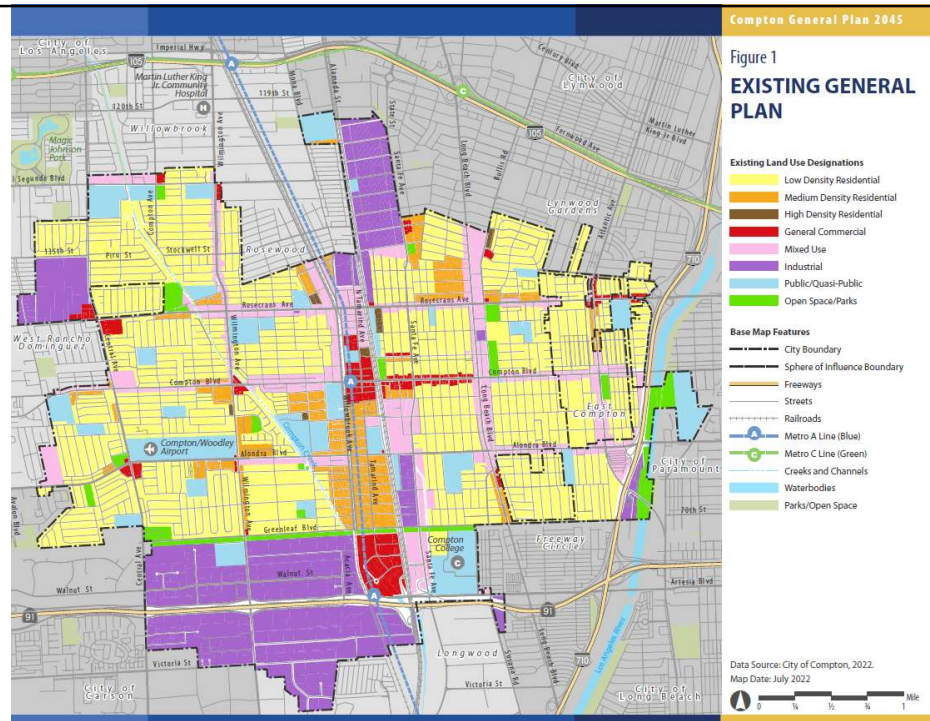
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Existing General Plan Land Use




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Existing General Plan

Existing Land Use Designations

	Low Density Residential (0 to 8.0 du/ac)
	Medium Density Residential (8.1 to 17.0 du/ac)
	High Density Residential (17.1 to 34.0 du/ac)
	General Commercial
	Mixed Use (34.0 du/ac)
	Industrial
	Public/Quasi-Public
	Open Space/Parks

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Measuring Residential Density



17

Measuring Residential Density



Site Area: 12 acres
Units: 240 units

Density: 240 units/ 12 acres
20 du/ac

Compton General Plan 2045 | 18

18

Mixed Use

Edificio de Uso Mixto



Bellflower, Alondra Boulevard



Long Beach, Long Beach Boulevard

Compton General Plan 2045 | 19



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What does density look like?

Ejemplos de Densidad



20
units per acre
unidades por
acre



30
units per acre
unidades por
acre



40
units per acre
unidades por
acre



60
units per acre
unidades por
acre

Compton General Plan 2045 | 20



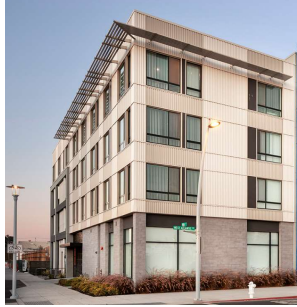
20

What does density look like?

Ejemplos de Densidad



70
units per acre
unidades por
acre



80
units per acre
unidades por
acre



90
units per acre
unidades por
acre



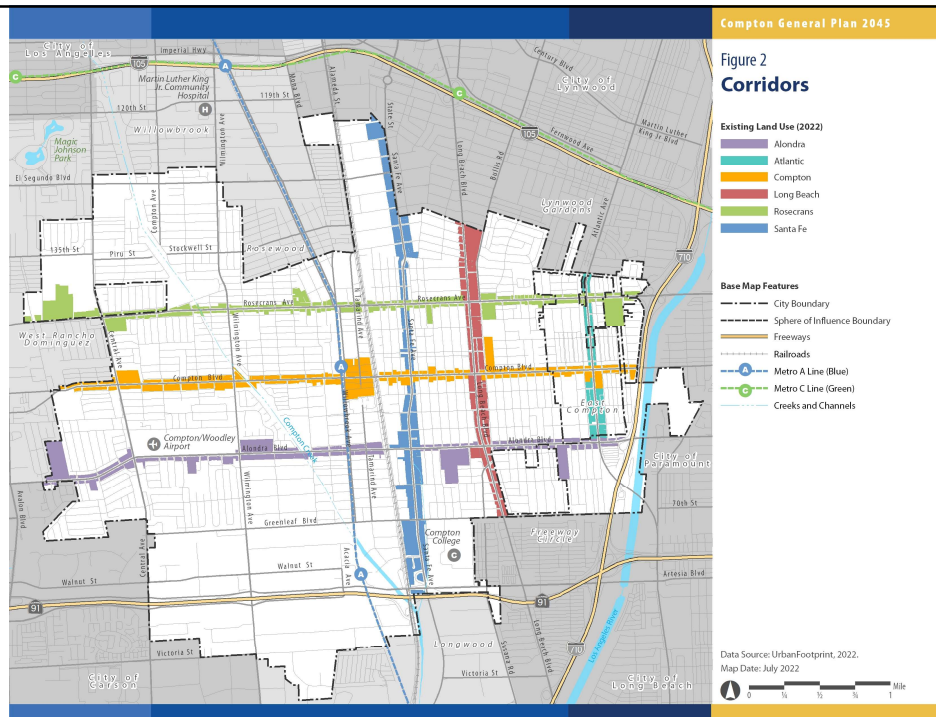
100+
units per acre
unidades por acre

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Corridors



Compton General Plan 2045 | 22

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Compton Downtown Specific Plan

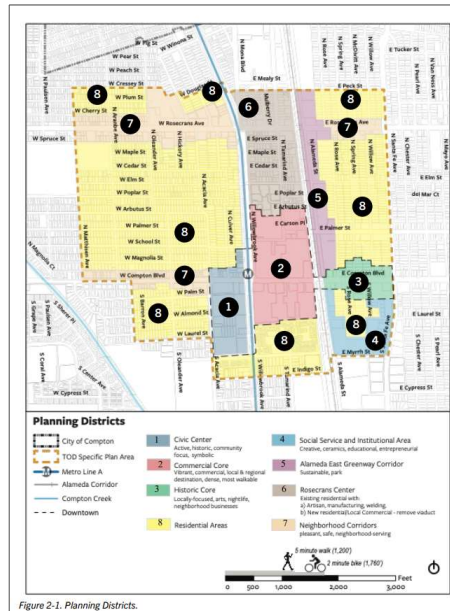


Figure 2-1. Planning Districts.



Figure 2-2. Land Use Growth Projections.

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Land Use Alternatives

Existing General Plan Land Use (DO NOTHING)

- No changes to Existing Land Use Map

Alternative 1 Existing General Plan

- Focuses on Existing Land Use Plan
- Maintains 1 Mixed Use
- Compton Station SP integrated
- Does not Meet Housing Numbers

Alternative 2 Moderate Growth

- Slight increases to residential
- 3 New Mixed- Use Districts (Neighborhood, Community, and Transit Priority)
- Added Community Benefits
- Neighborhood Commercial and Light Industrial

Alternative 3 High Growth

- Builds off Alternative 2 but with Higher Densities

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Compton General Plan - Proposed Land Use Designations			
Existing General Plan (1991)	Alt 1 (No Change)	Revised ALT 2 (RHNA Opportunities)	Revised ALT 3 (Higher Land Utilization)
Low Density Residential <8.0 du/ac	Low Density Residential 4.1-8 du/ac	Low Density Residential 4.0-12 du/ac	Low Density Residential 4.0-12 du/ac
Medium Density Residential 8.1-17.0 du/ac	Medium Density Residential 8.1-17 du/ac	Medium Density Residential 12.1-25 du/ac	Medium Density Residential 12.1-30 du/ac
High Density Residential 17.1-34.0 du/ac	High Density Residential 17.1-34 du/ac	High Density Residential 25.1-40 du/ac	High Density Residential 30.1-50 du/ac
General Commercial (1.0 FAR)	Commercial (1.0 FAR)	Neighborhood Commercial	Neighborhood Commercial
Mixed Use Commercial 34.0 du/ac	Mixed Use 20-34 du/ac	Community Commercial	Community Commercial
		Neighborhood Mixed Use 25-40 du/ac	Neighborhood Mixed Use 35-50 du/ac
		Community Mixed Use 35-45 du/ac (up to 55 with Community Benefits)	Community Mixed Use 45-60 du/ac (up to 75 with Community Benefits)
Industrial (0.5 FAR)	Industrial (0.5 FAR)	Transit Priority Mixed Use 60-80 du/ac (up to 95 with Community Benefits)	Transit Priority Mixed Use 75-100 du/ac (up to 125 with Community Benefits)
Public/ Quasi-Public (1.0 FAR)	Public/ Quasi-Public	Industrial - Light (Buffer)	Industrial - Light (Buffer)
		Public/ Quasi-Public	Public/ Quasi-Public
Open Space/ Parks (0.1 FAR)	Open Space	Airport	Airport
Compton Station Specific Plan	Compton Station Specific Plan (CSSP) Overlay Overlay applies to areas of the CSSP where new designations have been applied. This includes the Residential Urban, Neighborhood Corridor, Downtown Core, Downtown Transition, and Urban Flexible designations. The overlay is applied over the underlying base designation/zoning to provide another layer of regulation. If the CSSP overlay is applied, a property owner can choose to develop under the base designation or under the proposed specific plan overlay zone.	Reserved for the Compton/Woodley Airport property. Any future development of the site will require a specific plan.	Reserved for the Compton/Woodley Airport property. Any future development of the site will require a specific plan.
		Open Space	Open Space
		CSSP - MU 1 (40 - 80 du/ac) Includes areas/districts/parcels where MU densities can range from a max of 60 du/ac to a max of 80 du/ac. Includes the Residential Urban, Neighborhood Corridor designations.	CSSP - MU 1 (40 - 80 du/ac) Includes areas/districts/parcels where MU densities can range from a max of 60 du/ac to a max of 80 du/ac. Includes the Residential Urban, Neighborhood Corridor designations.
		CSSP - MU 2 (50 - 100 du/ac) Applies to non civic uses in the Historic Core. Includes the Urban Flexible and Downtown Transition designations.	CSSP - MU 2 (50 - 100 du/ac) Applies to non civic uses in the Historic Core. Includes the Urban Flexible and Downtown Transition designations.
		CSSP - TOD (100 - 175 du/ac) Applies to non civic uses in the Civic Center and Downtown Core. Includes the Downtown Core designation.	CSSP - TOD (100 - 175 du/ac) Applies to non civic uses in the Civic Center and Downtown Core. Includes the Downtown Core designation.

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Alternative 1 Draft Land Use Designations

Existing Land Use Designations

- Low Density Residential (0 to 8.0 du/ac)
- Medium Density Residential (8.1 to 17.0 du/ac)
- High Density Residential (17.1 to 34.0 du/ac)
- General Commercial
- Mixed Use (20 to 34.0 du/ac)
- Industrial
- Public/Quasi-Public
- Open Space/Parks




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Alternative 2 Draft Land Use Designations




RESIDENTIAL

-  Low Density Residential (4.0 to 12.0 du/ac)
-  Medium Density Residential (12.1 to 25.0 du/ac)
-  High Density Residential (25.1 to 40.0 du/ac)


COMMERCIAL

- new**  Neighborhood Commercial
-  Community Commercial




MIXED USE

- new**  Neighborhood Mixed Use (25-40 du/ac)
- new**  Community Mixed Use (35-45 du/ac + CB 55 du/ac)
- new**  Transit Priority Mixed Use (60-80 du/ac + CB 95 du/ac)




INDUSTRIAL

- new**  Light Industrial (Buffer)
-  Industrial





PUBLIC/OPEN SPACE

-  Public/Quasi-Public
- new**  Airport
-  Open Space

COMPTON STATION SPECIFIC PLAN (SP)

-  CSSP - Mixed Use 1 (40-80 du/ac)
-  CSSP - Mixed Use 2 (50-100 du/ac)
-  CSSP - TOD (100-175 du/ac)

WATER/ROW

-  ROW - Roadway
-  ROW - Rail
-  Utility Corridor
-  Water Features
-  Compton Station SP Boundary




Compton General Plan 2045 | 27





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Alternative 3 Draft Land Use Designations




RESIDENTIAL

-  Low Density Residential (4.0 to 12.0 du/ac)
-  Medium Density Residential (12.1 to 30.0 du/ac)
-  High Density Residential (25.1 to 50.0 du/ac)

COMMERCIAL

- new**  Neighborhood Commercial
-  Community Commercial


MIXED USE

- new**  Neighborhood Mixed Use (25-50 du/ac)
- new**  Community Mixed Use (45-60 du/ac + CB 75 du/ac)
- new**  Transit Priority Mixed Use (75-100 du/ac + CB 125 du/ac)




INDUSTRIAL

- new**  Light Industrial (Buffer)
-  Industrial






PUBLIC/OPEN SPACE

-  Public/Quasi-Public
- new**  Airport
-  Open Space

COMPTON STATION SPECIFIC PLAN (SP)

-  CSSP - Mixed Use 1 (40-80 du/ac)
-  CSSP - Mixed Use 2 (50-100 du/ac)
-  CSSP - TOD (100-175 du/ac)

WATER/ROW

-  ROW - Roadway
-  ROW - Rail
-  Utility Corridor
-  Water Features
-  Compton Station SP Boundary

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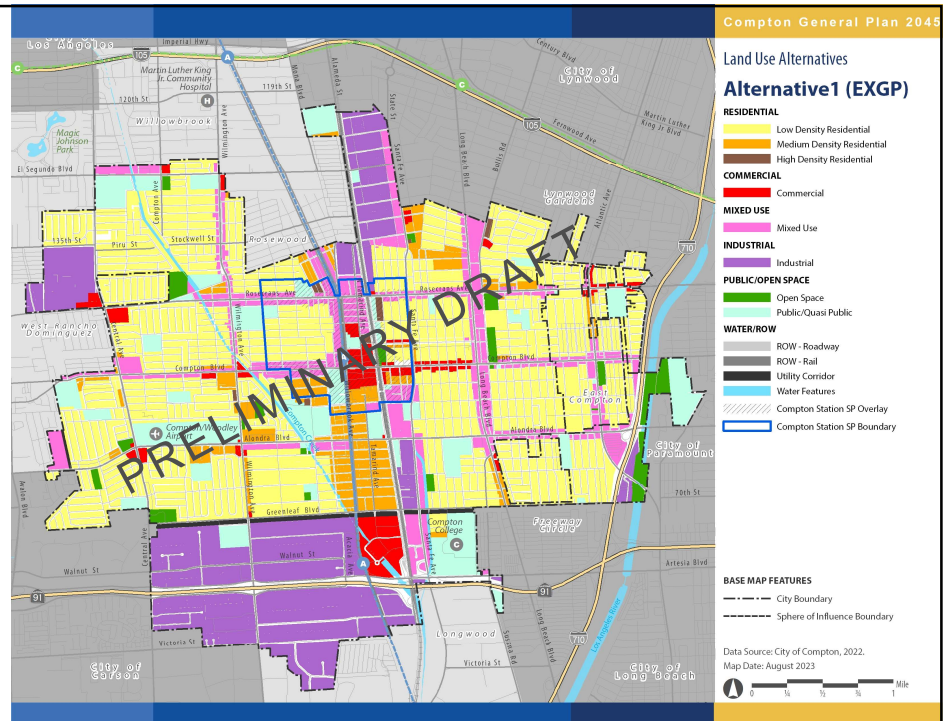


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Land Use Alternative 1:

Existing General Plan

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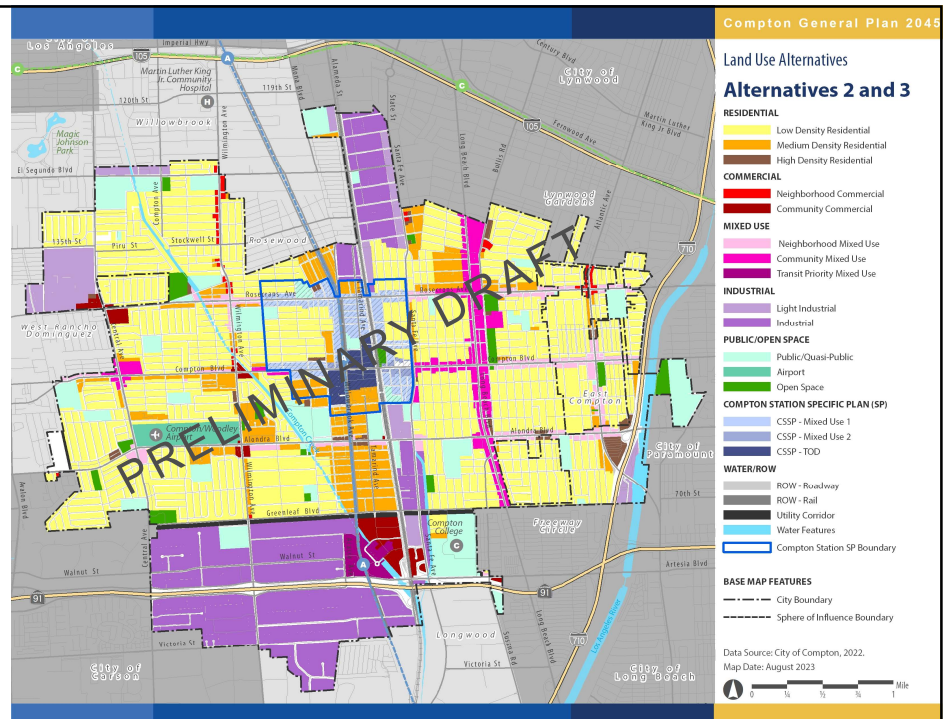


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Land Use Alternative 2 and 3:

Corridor Growth

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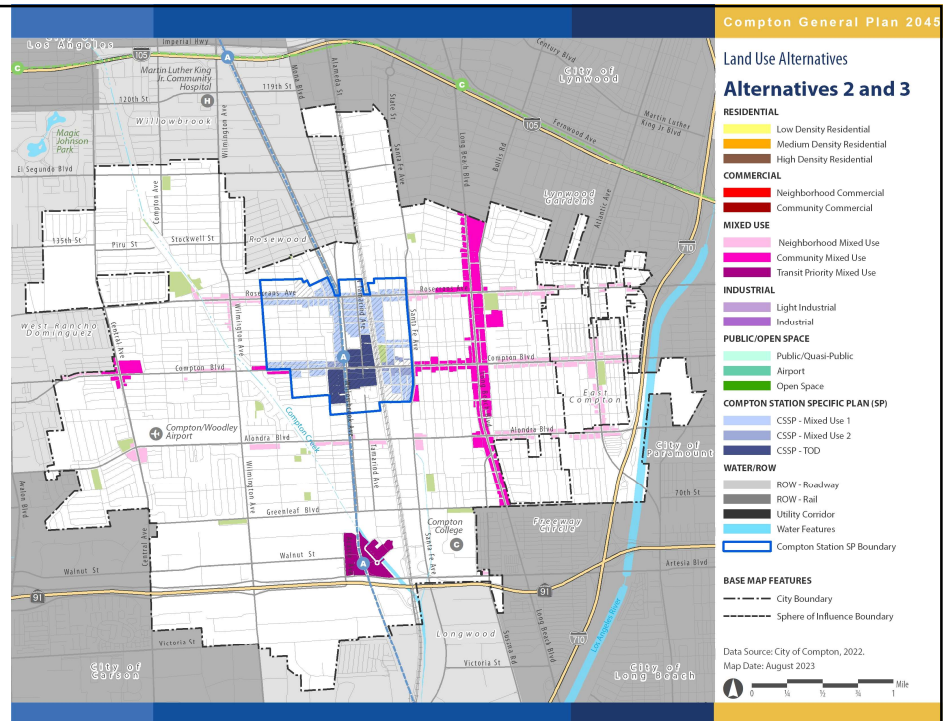


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Land Use Alternative 2 and 3:

Corridor Growth and Downtown

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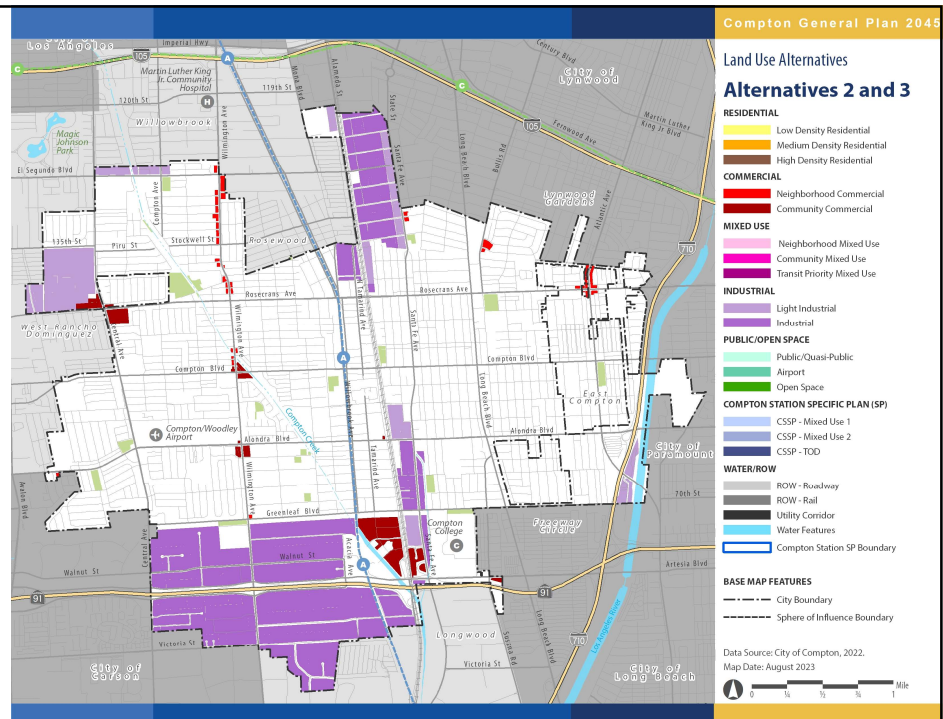


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Land Use Alternative 2 and 3:

Reducing Impacts

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Community Benefits Program

A community benefits programs is a tool used by many cities to allow additional development intensity for projects that voluntarily provide **public amenities, physical improvements, or project features** beyond minimum requirements.




ALTERNATIVE 2

MIXED USE

	Neighborhood Mixed Use	(25-40 du/ac)
	Community Mixed Use	(35-45 du/ac + Community Benefits: 55 du/ac)
	Transit Priority Mixed Use	(60-80 du/ac + Community Benefits: 95 du/ac)

ALTERNATIVE 3

MIXED USE

	Neighborhood Mixed Use	(25-50 du/ac)
	Community Mixed Use	(45-60 du/ac + Community Benefits: 75 du/ac)
	Transit Priority Mixed Use	(75-100 du/ac + Community Benefits: 125 du/ac)

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Community Benefits Program



Defining the Community Benefits for Compton



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Housing Element and Housing Sites



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What is the RHNA?

¿Qué es la RHNA?

Regional Housing Needs Assessment:

(Asignación Regional de Necesidades de Vivienda)



HCD determines
RHNA for each
Council of
Governments



RHNA for
SCAG region:
1,341,827
housing units



RHNA for Compton:
1,004 housing units

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RHNA by Income Group

RHNA por Grupo de Ingresos

Income Group	% of AMI	Annual Income Range	Compton 2021-2029 RHNA	% of Units
Very Low	0-50%	\$0 - \$38,650	235	23%
Low	51-80%	\$38,651 - \$61,840	121	12%
Moderate	81-120%	\$61,841 - \$92,760	131	13%
Above Moderate	120% +	\$92,760 +	517	51%
Total			1,004	100%

Goals for accommodating new housing need through
comprehensive land use policies and planning (zoning)
(not a construction obligation)

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How Do We Assign Affordability?

¿Cómo Asignamos el Costo de la Vivienda?

Density = Affordability Densidad = Asequibilidad



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Meeting the RHNA

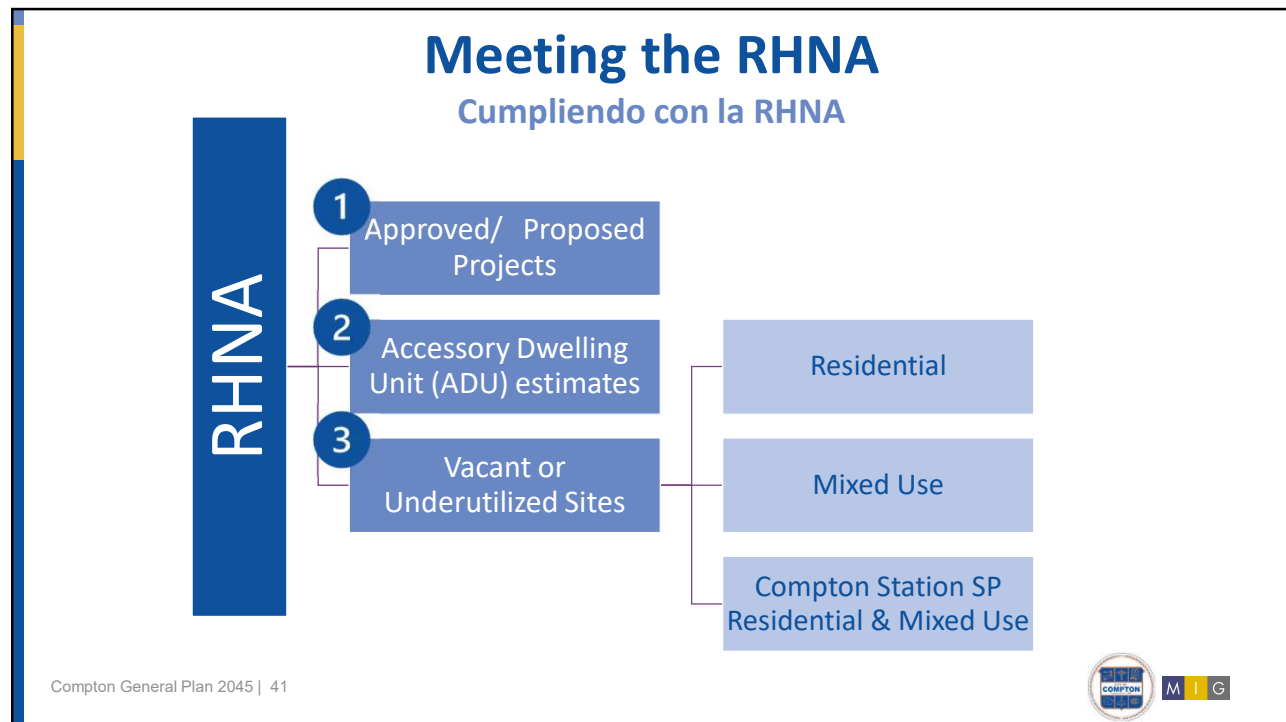
Cumpliendo con la RHNA

- **Approved housing projects**
- **Projects in the development process**
- **Potential sites for new housing**
 - Vacant lots
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)
- **Proyectos residenciales**
- **Proyectos en proceso de aplicación**
- **Sitios potenciales**
 - Lotes vacíos
 - Lotes subutilizados
 - Unidad de vivienda accesoria (ADUs, apartamentos tipo “granny”)

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RHNA Sites by Land Use Alternatives

Sitios RHNA por Alternativos de Uso de Terrenos

Income Group	% of AMI	Approved/ Proposed Projects*	Estimated ADU Construction*	Alt. 1 Sites*	Alt. 2 Sites*	Alt. 3 Sites*
Very Low	0-50%	37	22	218	845	1059
Low	51-80%	105	40	1	64	292
Moderate	81-120%	11	2	188	260	46
Above Moderate	120% +	430	26	112	431	529
Total		583	90	519	1,600	1,926

* # of Housing Units

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Can We Meet the RHNA?

¿Podemos cumplir con el RHNA?

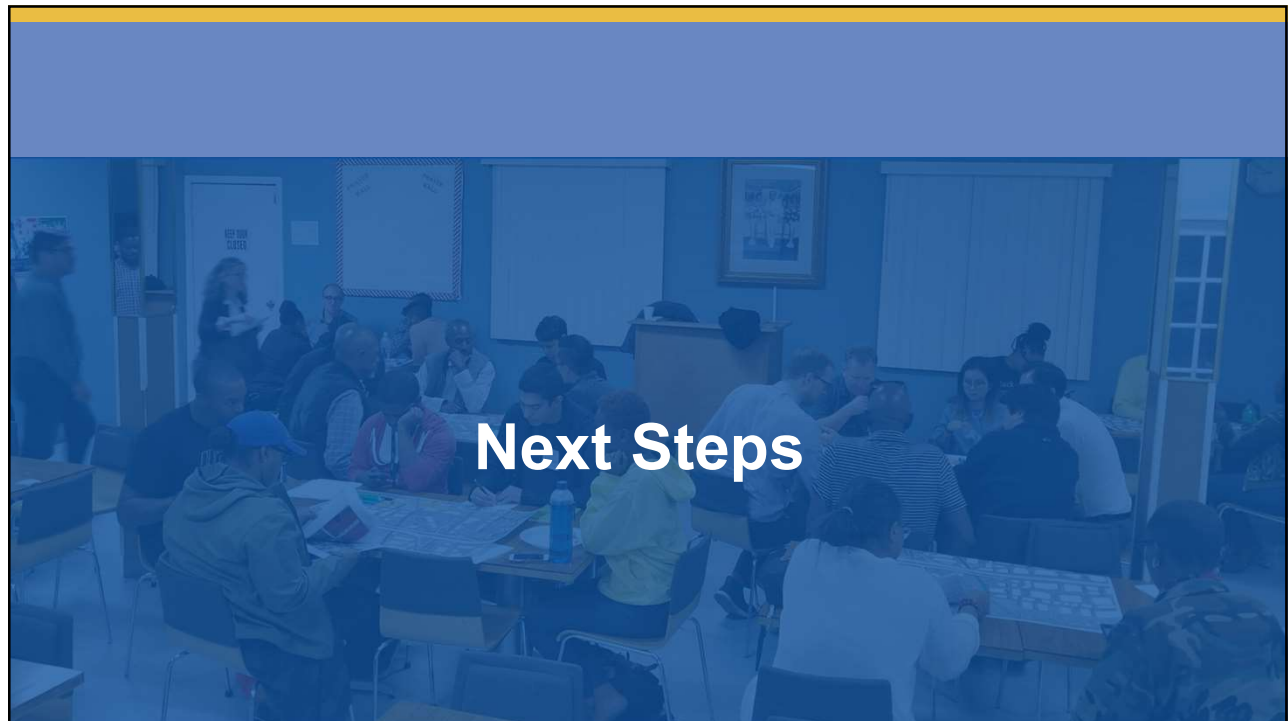
Income Group	% of AMI	Alt. 1 Sites*	Alt. 2 Sites*	Alt. 3 Sites*
Very Low	0-50%	-240	-387	-601
Low	51-80%	+15	-78	-306
Moderate	81-120%	+80	-152	+12
Above Moderate	120% +	+333	-652	-750
Total		+188	-1,269	-1,595

* # of Housing Units Above (+) or Below (-) the RHNA

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Housing Element Update Process Schedule

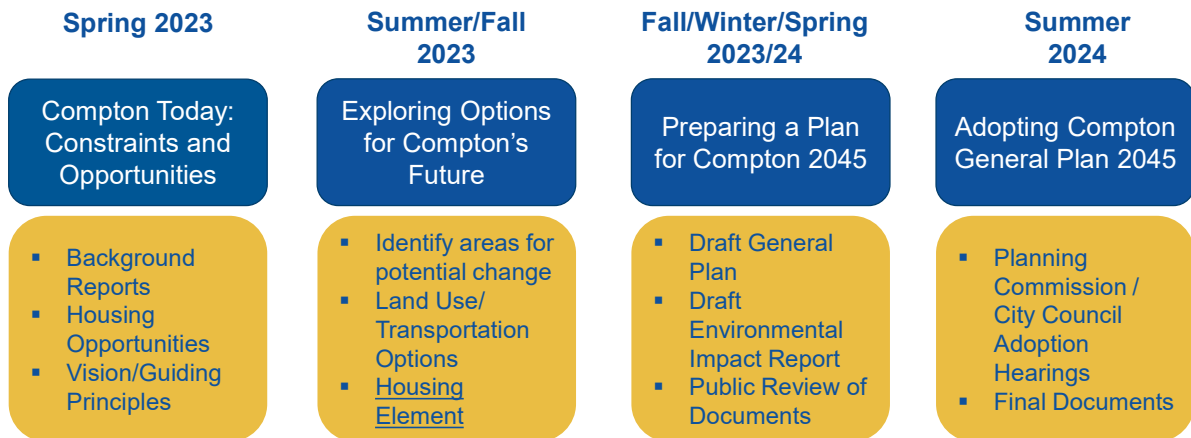


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General Plan Schedule



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Compton General Plan 2045 Working Group Meeting #3

August 24, 2023



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COMPTON GENERAL PLAN 2045 Community Survey Summary

Compton General Plan Community Survey Summary

Introduction

The City of Compton is updating their General Plan. Community engagement is a critical part of these updates, and the community survey was an important tool. The community survey entitled “Vision for Compton Survey: Share Your Ideas” launched online in October 2022. The survey was divided into six sections:

1. Visioning: Ideas for Future Success
2. Community Safety
3. Housing
4. Businesses
5. Community Health and Environment
6. Engagement in Civic Decision-making

Survey Background and Methodology

The survey was designed in English and translated to Spanish to gather community feedback and inform the priorities of the General Plan Elements, specific to safety, housing, economic development, and healthy and environment (environmental justice). To spread the word and encourage the community to participate, the survey was promoted at the Spring Fest event, focus groups, and other events and city mailers. Paper copies of the survey were made available at the key facilities and at several pop-up events and flyers with a QR code to access the survey online were shared with attendees.

The survey was made available on October 1, 2022, and closed on March 1, 2023. The survey tool used can be found in Appendix A.

Three hundred and eighty-two (382) total responses were gathered using the online survey platform. The results of the questionnaire are from a self-selecting, and non-random sample. These results are reflective of the opinions of those who filled out the questionnaire, and were used to identify priorities, challenges, and concerns. The responses allow for insight into the experiences of people living in Compton who expressed their interest by participating. Throughout the results presented, percentages are based on the number of respondents (382), rather than the sum of options checked.

Key Survey Themes

The following main themes arose from the survey.

What Key Issues the City should Address?

The survey results highlight a range of community priorities, including the provision of essential services, maintenance and enhancement of Compton Creek, reducing crime and enhancing public safety. Respondents also emphasized the importance of addressing issues such as street takeovers and unsafe intersections, tackling illegal dumping, trash, weeds, and other code violations, as well as improving aging public buildings and facilities. Additionally, there was a strong desire to enhance existing parks, maintain play equipment, and expand recreation and community programs, reflecting a focus on community well-being. Lastly, addressing loitering in public places and outside businesses emerged as a key concern to improve the overall quality of life in the surveyed area.

What are the Key Community Values?

The survey responses highlight a set of key priorities for the community, which include a strong emphasis on creating an accessible and transparent government that actively listens to the community's concerns and needs. Respondents also expressed the desire for diverse employment opportunities and higher-paying jobs, underscoring the importance of economic well-being. Additionally, there is a clear focus on addressing climate change and enhancing community resilience, reflecting environmental concerns. Access to safe open spaces, parks, and trails is deemed important for quality of life. Lastly, respondents emphasized the importance of ensuring an equitable and just distribution of city services and improvements to foster inclusivity and fairness within the community.

What are your Primary Personal Safety Concerns?

The survey findings point to several pressing concerns within the community. Property crime and gang violence are significant issues, indicating a need for improved safety and security. Code violations, including problems like abandoned cars, graffiti, weeds, and illegal dumping, are also a source of frustration for residents. Furthermore, the lack of accessible healthcare services is a pressing issue, highlighting the need for better healthcare access. Lastly, the survey underscores the economic challenges faced by some community members, with concerns about the inability to pay rent and the risk of homelessness, signaling a need for support in this area.

What are Compton's Housing Preferences?

The survey results reflect a strong community interest in affordable housing solutions, with the majority of respondents expressing a desire for such options. The top priorities include affordable housing rentals, the conversion of motels into affordable housing, and the construction of duplexes, mixed-use developments, and accessory dwelling units (ADUs) in backyards. These findings indicate a need for diverse housing options, particularly those that address affordability. Additionally, respondents show an interest in housing along corridors to replace vacant commercial businesses or vacant lots, as well as townhomes and affordable housing for purchase, highlighting a comprehensive focus on improving housing accessibility in the community.

What are More Employment Opportunities do you want to See in Compton?

The survey data reveals a range of preferences for land use in the community. Respondents are open to diverse options, including warehousing, e-

commerce, trucking, and logistics uses, indicating a desire for economic development and job opportunities. Additionally, there is a strong emphasis on promoting greener and cleaner industrial businesses to prioritize environmental sustainability. Professional office and management businesses are also favored, highlighting the need for a well-rounded job market. Moreover, the community expresses interest in the presence of educational institutions and programs, demonstrating a commitment to learning and knowledge-sharing. Lastly, arts and entertainment are valued, underlining the importance of cultural and recreational offerings in the area. These findings reflect a multifaceted approach to land use and community development.

How can the City Help the Community Attain Better Personal Health?

The survey responses underscore a strong community focus on health and well-being. Residents are seeking support to implement daily exercise programs, emphasizing the importance of physical fitness. Access to mental health services is another vital concern, indicating a recognition of the significance of mental well-being. The desire for more physical activity and nutrition programs highlights a commitment to a healthier lifestyle. Additionally, respondents express the need for healthier restaurant choices and fewer fast-food establishments, emphasizing the importance of accessible and nutritious food options. Improved healthcare access is also a key priority, underlining the community's dedication to comprehensive healthcare services for all its members. These findings collectively illustrate a holistic approach to enhancing the overall health and quality of life within the community.

How can we Improve the Environment?

The survey results emphasize a commitment to environmental sustainability and improved urban

living. Respondents highlight the importance of green initiatives, such as planting more street trees, establishing community gardens, and implementing urban greening projects, with a focus on enhancing the local environment. There's also a strong desire to minimize truck traffic and noise pollution, alongside the promotion of cleaner heavy-duty trucks to reduce the environmental impact of transportation. Additionally, the community is keen on water conservation, particularly during drought conditions, and supports the implementation of water-saving landscaping. Lastly, the survey reflects a push for clean and green business practices and operations, underscoring the importance of environmentally responsible economic activities within the community. These responses collectively underscore a dedication to sustainable and eco-friendly living.

How can we Expand Community Participation in Civic Discussions and Decision-Making?

The survey responses highlight a strong community desire for enhanced communication and engagement strategies with the City. Residents express a need for information about City meetings and activities in languages other than English to promote inclusivity. They also emphasize the importance of accessible online information through the City's website, social media, or online project portal. Collaborating with community groups and religious institutions is seen as an effective way to inform and engage residents. Additionally, there's a call for more direct interaction between Councilmembers, their deputies, and constituents, such as open office hours. Lastly, residents express an interest in receiving more information through local newsletters and newspapers, underlining the significance of diverse communication channels to keep the community informed and engaged.

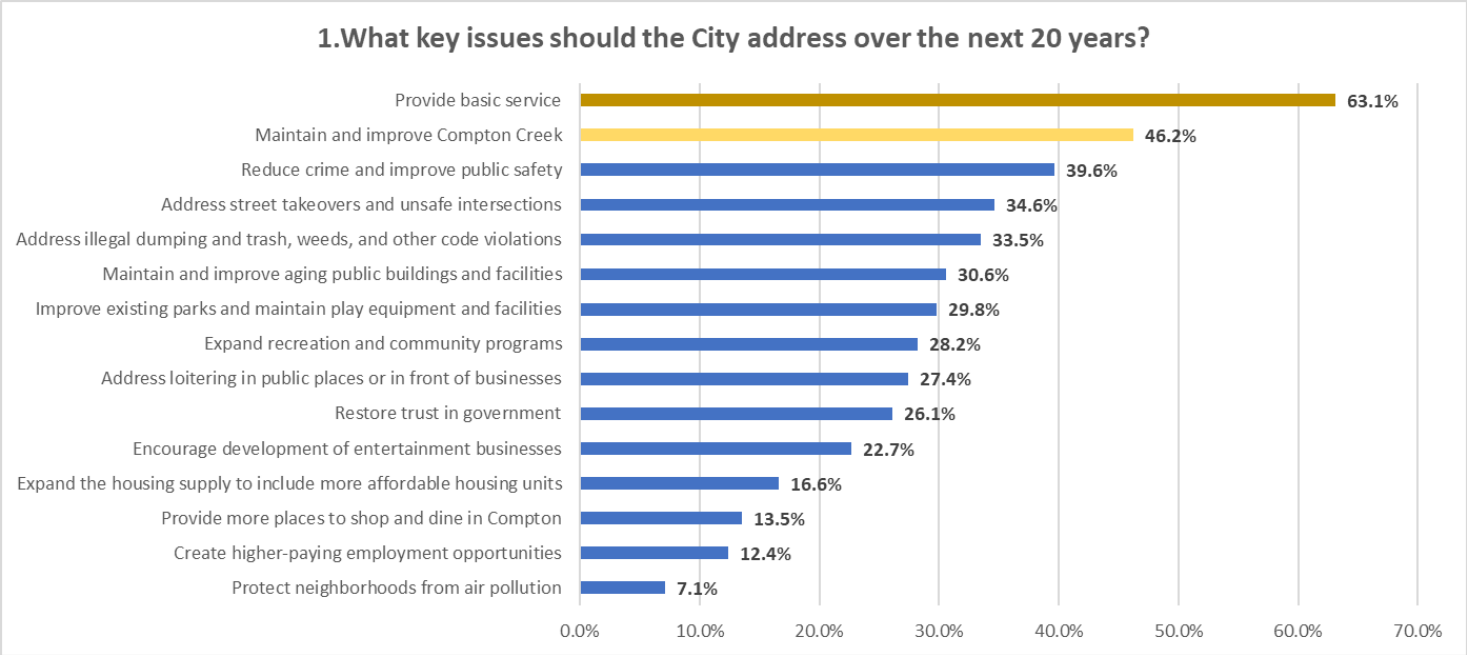
Question Responses

Responses are organized below following the key questions. When viewing the results, note that some questions allowed participants to select three or more answer choices, resulting in total counts greater than the number of respondents and total percentages greater than 100%.

Question 1: What key issues should the City address over the next 20 years?

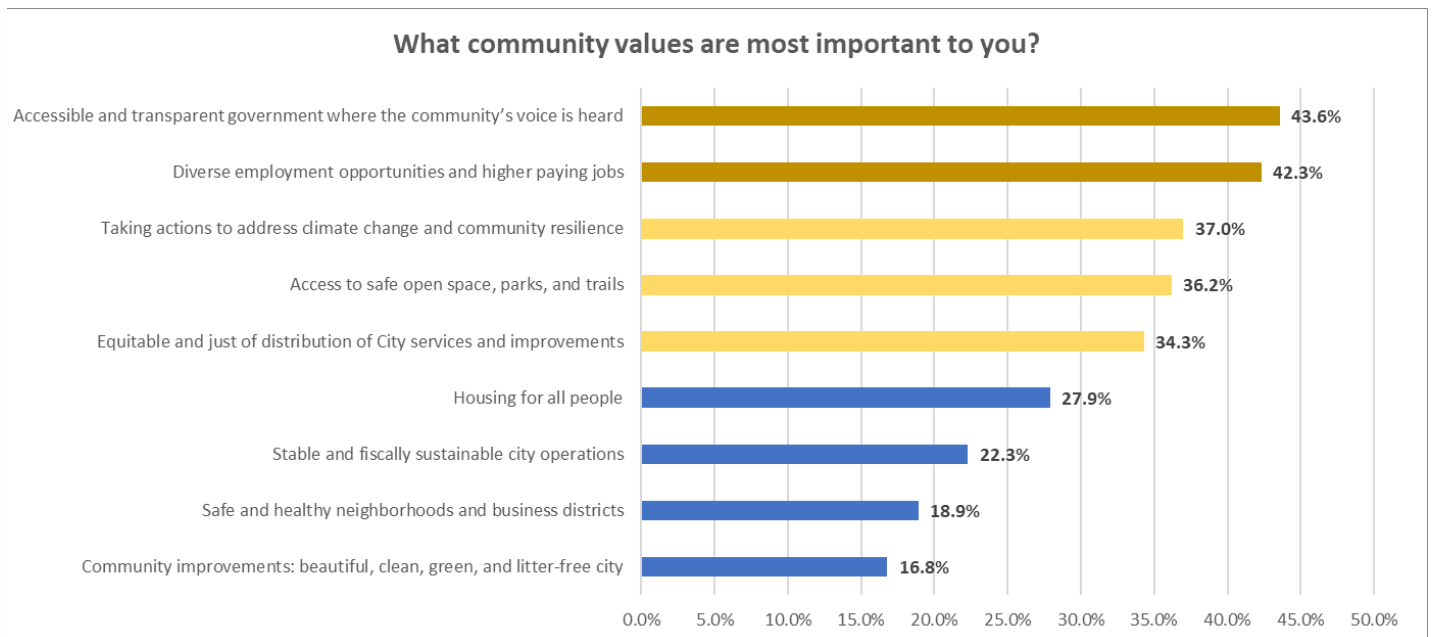
The survey results indicate that the top priority among respondents is providing basic services, with 63.1% of participants favoring this option. In the survey, basic services included fixing streets, cleaning up landscaping, fixing streetlights, and other similar services. Other significant concerns include maintaining and improving Compton Creek (46.2%), reducing crime and improving public safety (39.6%), and addressing street takeovers and unsafe intersections (34.6%).

Respondents also emphasize the importance of tackling issues like illegal dumping, trash, and code violations (33.5%), expanding recreation and community programs (28.2%), and maintaining and improving aging public buildings and facilities (30.6%). Some of the least prioritized areas include protecting neighborhoods from air pollution (7.1%), creating higher-paying employment opportunities (12.4%), and encouraging the development of entertainment businesses (22.7%).



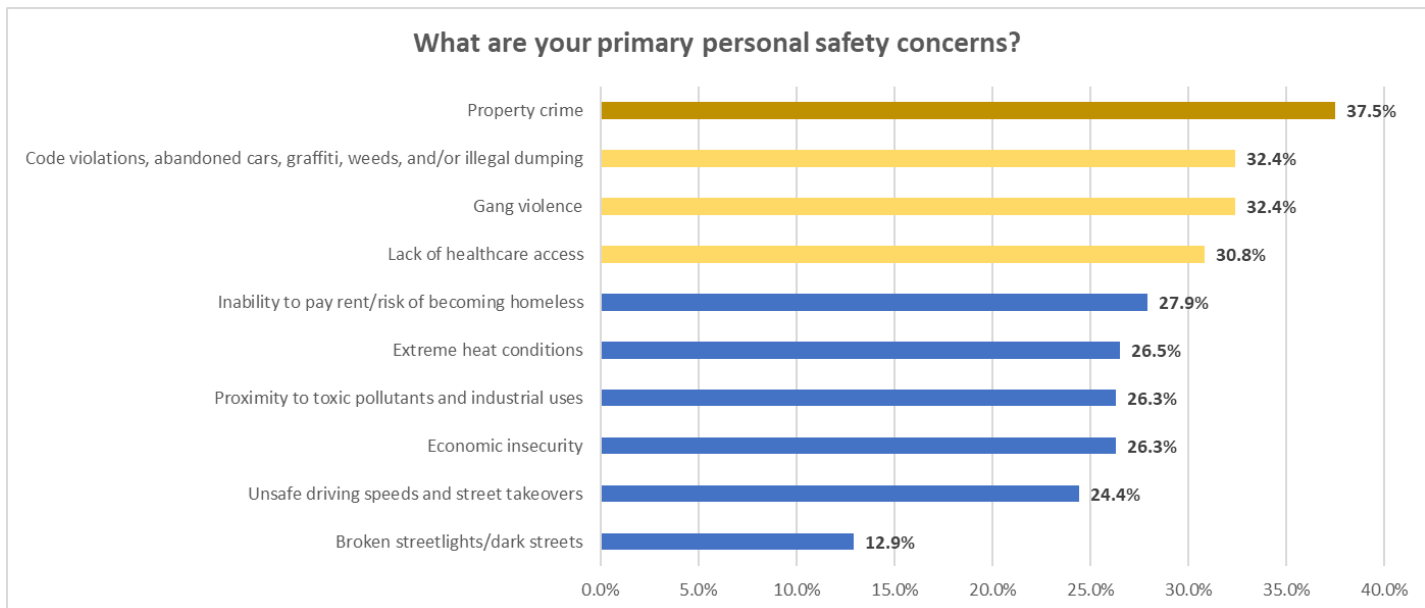
Question 2: What community values are most important to you?

The survey results reveal that the most prominent community values are accessible and transparent government where the community's voice is heard, with 43.6 of respondents prioritizing this aspect. Respondents also emphasize the importance of diverse employment opportunities and higher paying jobs (42.3%), taking actions to address climate change and community resilience (37.0%), and equitable and just distribution of City services and improvements (34.3%). Other significant values include access to safe open space, parks, and trails (36.2%), housing for all people (27.9%), and stable and fiscally sustainable city operations (22.3%). On the other hand, community improvements, such as a beautiful, clean, green, and litter-free city, were less prioritized, with only 16.8% of respondents emphasizing this value.



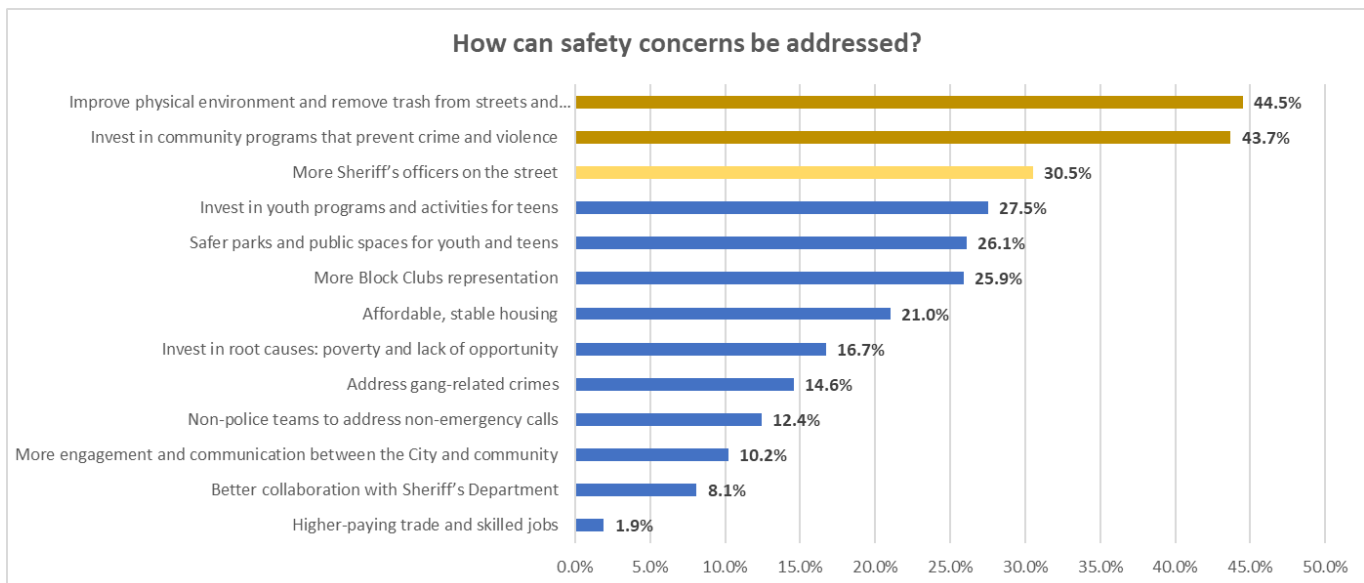
Question 3: What are your primary personal safety concerns?

The survey results indicate that property crime is a significant concern among the respondents, with 37.5% expressing worry about this issue. Other prominent concerns include code violations, abandoned cars, graffiti, weeds, and/or illegal dumping (32.4%), gang violence (32.4%), and lack of healthcare access (30.8%). Many respondents also highlighted their economic insecurity (26.3%) and the proximity to toxic pollutants and industrial uses (26.3%) as areas of concern. In addition, the inability to pay rent or the risk of becoming homeless (27.9%) and extreme heat conditions (26.5%) were also key worries. Conversely, issues like unsafe driving speeds and street takeovers (24.4%) and broken streetlights/dark streets (12.9%) were of relatively lower concern among the participants.



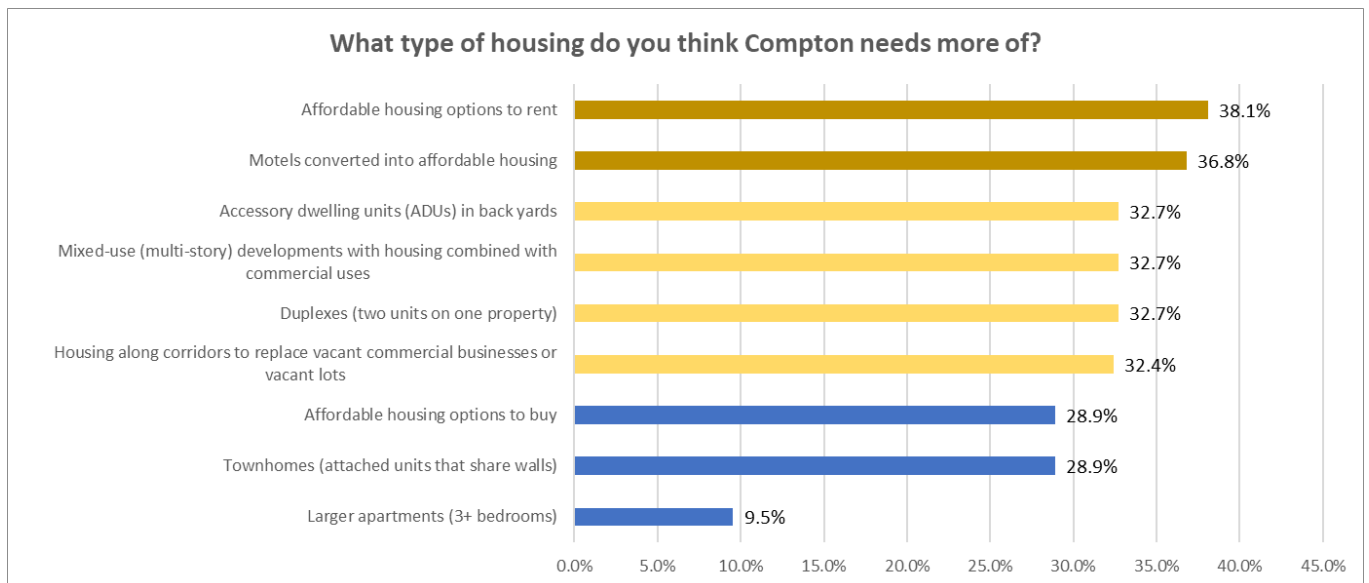
Question 4: How can safety concerns be addressed?

The survey results highlight the strong community desire for proactive measures aimed at improving safety and addressing crime. A significant portion of respondents, 44.5%, emphasized the need to improve the physical environment by removing trash from streets and businesses. Similarly, 43.7% advocated for investment in community programs that prevent crime and violence, showing a commitment to addressing root causes. Affordable, stable housing (21.0%) and investment in youth programs and activities for teens (27.5%) were also recognized as important steps. Furthermore, there was a demand for safer parks and public spaces for youth and teens (26.1%), and more representation through Block Clubs (25.9%). Meanwhile, addressing gang-related crimes (14.6%) and ensuring more Sheriff's officers on the street (30.5%) were areas of concern, along with the desire for better engagement and communication between the City and the community (10.2%) between the City and the community (10.2%).



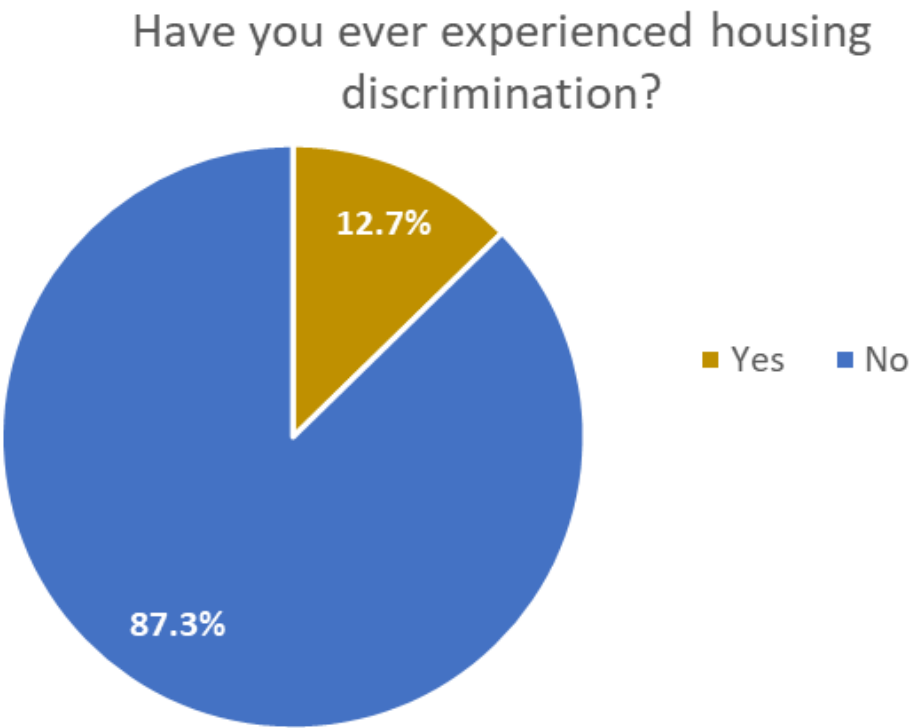
Question 5: What type of housing do you think Compton needs more of??

The survey results indicate a clear desire for diverse affordable housing options. Affordable housing options to rent (38.1%) emerged as the top priority, followed closely by motels converted into affordable housing (36.8%). Respondents expressed interest in flexible housing solutions, with accessory dwelling units (ADUs) in backyards (32.7%) and duplexes (32.7%) as favorable options. Similarly, mixed-use developments combining housing with commercial uses (32.7%) and housing along corridors to replace vacant commercial businesses or vacant lots (32.4%) were favored as strategies to address housing needs. Moreover, there was demand for affordable housing options for purchase (28.9%) and townhomes (28.9%). The survey results emphasize the importance of a well-rounded approach to affordable housing solutions.



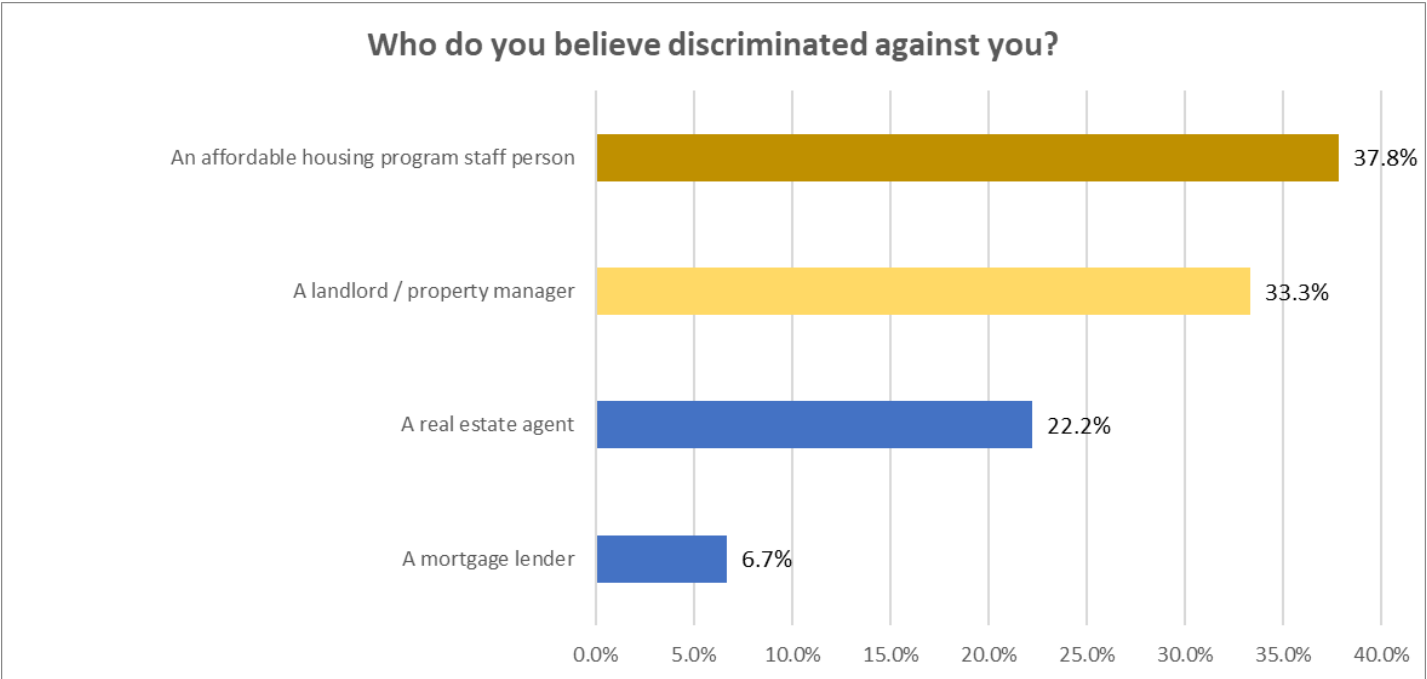
Question 6: Have you ever experienced housing discrimination?

The survey results reveal that a majority of respondents, specifically 87.3 percent, did not report experiencing housing discrimination in Compton, highlighting a generally positive perception of the local housing environment. In contrast, only 12.7 percent of participants indicated that they had encountered housing discrimination. These findings underscore the importance of ongoing efforts to promote fair and equitable housing practices in Compton.



Question 7: Have you ever experienced housing discrimination?

Among respondents who reported experiencing housing discrimination in Compton, the survey results reveal the diverse sources of support they sought. A substantial 37.8 percent of those affected reached out to staff from affordable housing programs, highlighting the importance of these programs in addressing housing discrimination issues. Additionally, 33.3 percent sought assistance from landlords or property managers, indicating a significant role for these entities in addressing and resolving such concerns. Real estate agents were approached by 22.2 percent of those affected, emphasizing their involvement in helping navigate housing discrimination matters. A smaller proportion, at 6.7 percent, turned to mortgage lenders for support, indicating that such lenders were less commonly sought out by individuals facing housing discrimination challenges.

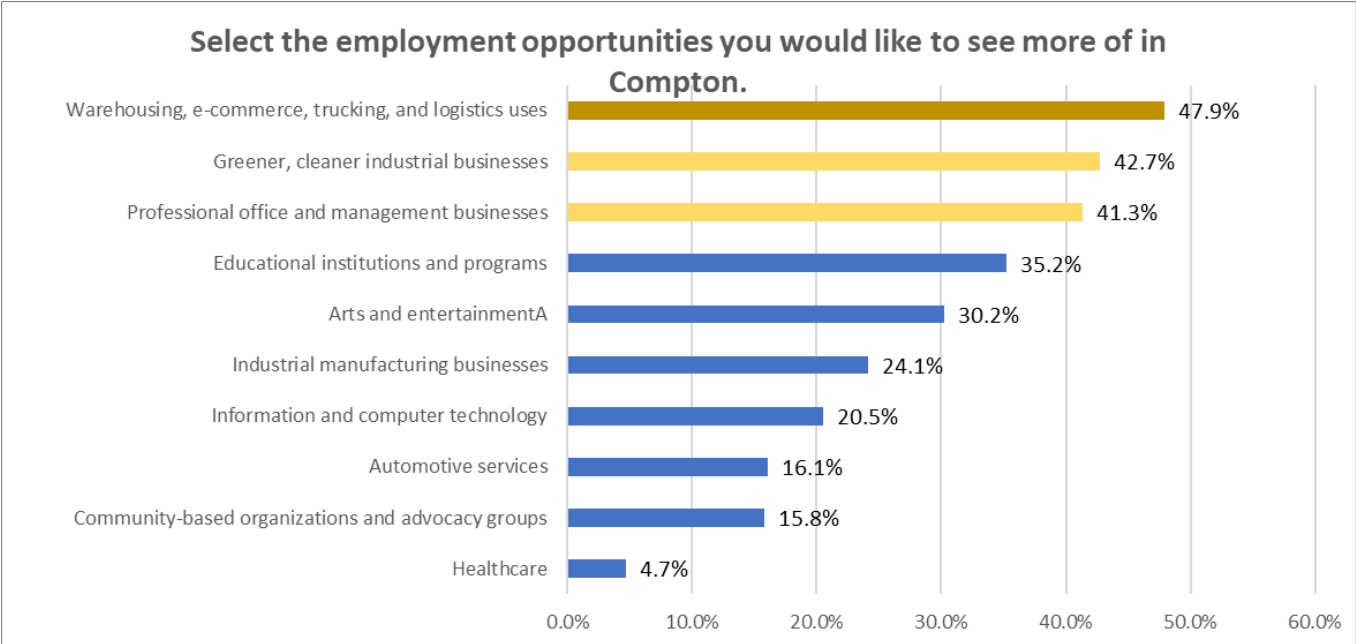


Question 8: Select the employment opportunities you would like to see more of in Compton.

The survey results provide insights into the types of jobs and industries that respondents in Compton are interested in pursuing.

Warehousing, e-commerce, trucking, and logistics uses emerged as the most popular choice, with 47.9 percent of respondents expressing interest in this field. Greener, cleaner industrial businesses followed closely, with 42.7 percent showing a preference for such roles. Professional office and management businesses were favored by 41.3 percent of respondents, highlighting a desire for white-collar employment. Educational institutions and programs were appealing to 35.2 percent, indicating a demand for opportunities in academia.

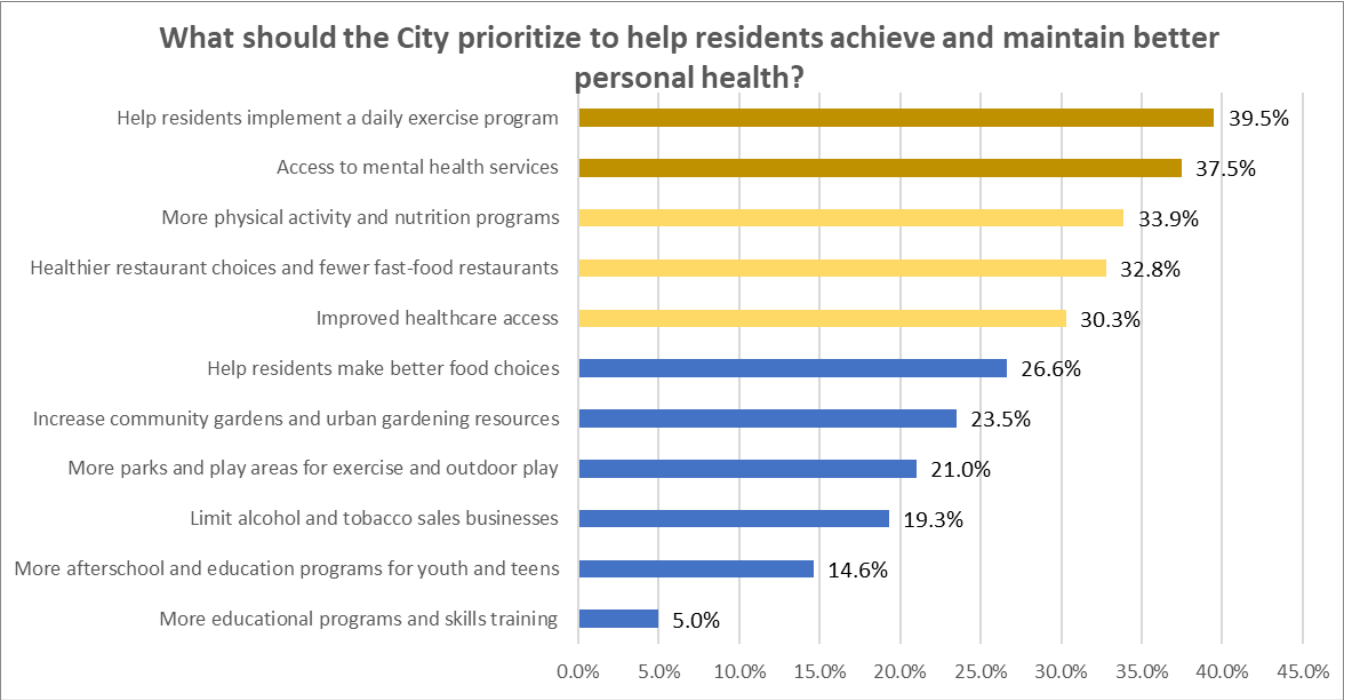
Arts and entertainment garnered interest from 30.2 percent, while industrial manufacturing businesses and information technology roles were also well-received, with 24.1 percent and 20.5 percent of respondents, respectively. Automotive services and community-based organizations saw 16.1 percent and 15.8 percent of interest, while healthcare was the least favored, with only 4.7 percent of respondents indicating a preference for roles in this sector.



Question 9: What should the City prioritize to help residents achieve and maintain better personal health?

The survey results reveal a strong interest in promoting healthier lifestyles and improving access to various health-related services in Compton. The highest-ranked priority, with 39.5 percent of respondents, was helping residents implement a daily exercise program, indicating a community focus on physical fitness. Access to mental health services followed closely, with 37.5 percent of respondents recognizing the importance of addressing mental well-being. More physical activity and nutrition programs, at 33.9 percent, were favored for promoting overall health. Healthier restaurant choices and reducing fast-food options were the preference of 32.8 percent, reflecting a desire for better dietary options.

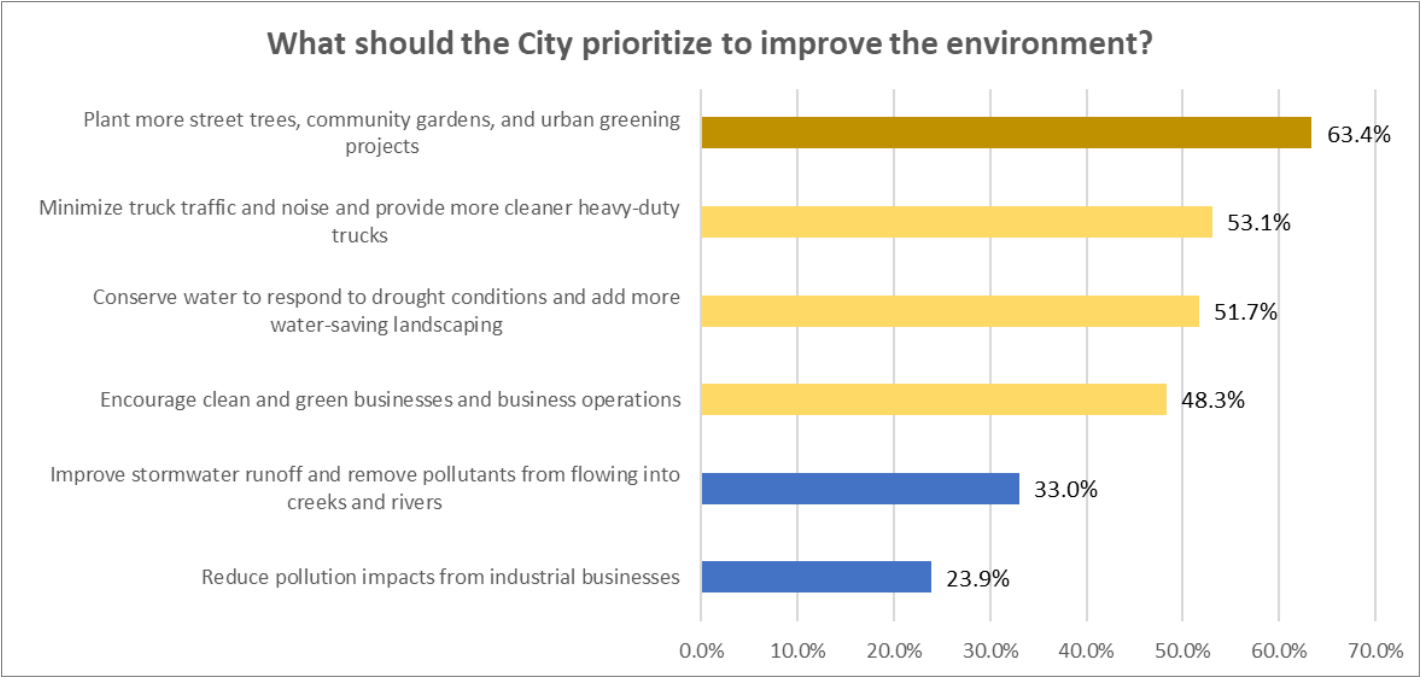
Improved healthcare access resonated with 30.3 percent of respondents, emphasizing the need for accessible medical services. Encouraging residents to make better food choices and increasing community gardens and urban gardening resources were popular choices at 26.6 percent and 23.5 percent, respectively. The community also expressed a desire for more parks and play areas, with 21.0 percent favoring outdoor exercise spaces. Furthermore, 19.3 percent sought limitations on alcohol and tobacco sales businesses, and 14.6 percent desired additional afterschool and education programs for youth and teens, emphasizing the importance of youth development and healthy living practices.



Question10: What should the City prioritize to improve the environment?

The survey results reflect a strong community focus on environmental preservation and sustainability in Compton. Approximately 63.4 percent of respondents expressed a strong interest in initiatives related to planting more street trees, creating community gardens, and promoting urban greening projects, demonstrating a commitment to enhancing the city's green spaces and overall environmental quality. Additionally, 53.1 percent emphasized the need to minimize truck traffic and noise while increasing the use of cleaner heavy-duty trucks, indicating concerns about air quality and traffic-related nuisances. Water conservation and water-saving landscaping garnered support from 51.7 percent, revealing a community-wide dedication to responsible water resource management, especially in response to drought conditions.

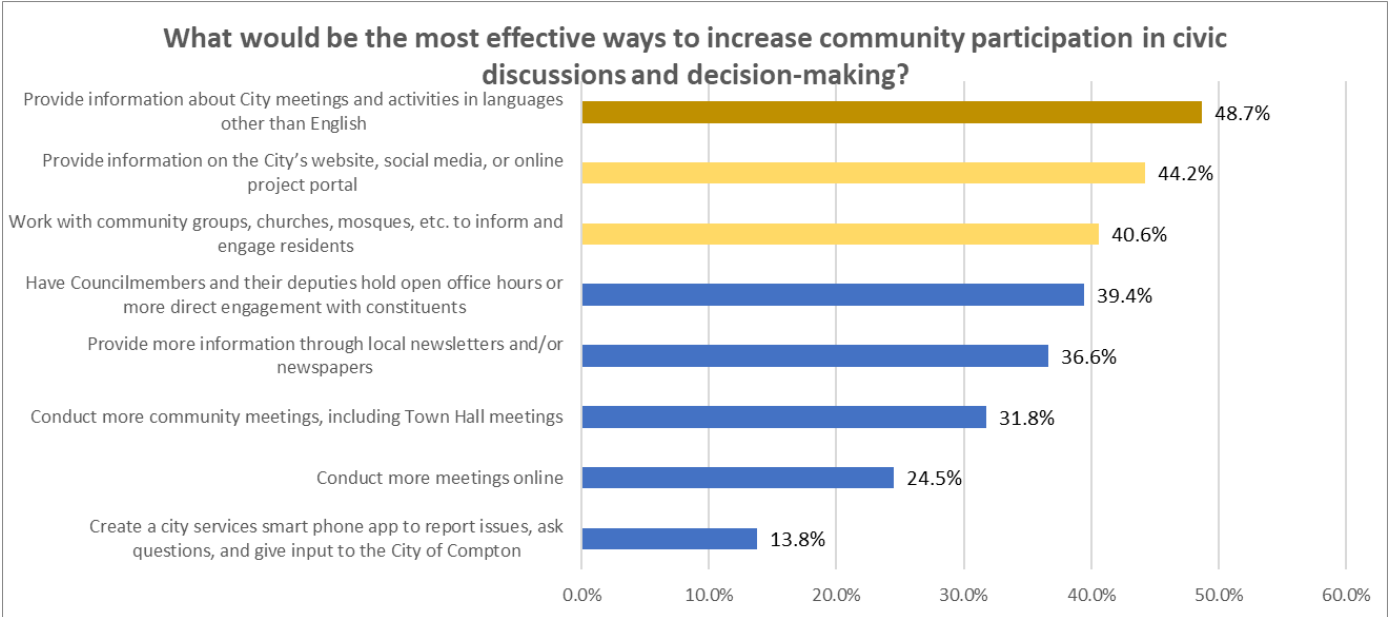
Encouraging clean and green businesses and operations found favor with 48.3 percent of respondents, illustrating a desire for more eco-friendly practices within the local business sector. Furthermore, 33.0 percent of respondents sought improvements in managing stormwater runoff and reducing pollutants in local creeks and rivers, underscoring their concern for water quality and environmental health. Lastly, 23.9 percent aimed to reduce pollution impacts from industrial businesses, signaling a collective aspiration for a cleaner and more sustainable urban environment.



Question 11: What would be the most effective ways to increase community participation in civic discussions and decision-making?

The survey results highlight a community desire for improved communication and engagement with the City of Compton. An overwhelming 48.7 percent of respondents expressed the need for information about City meetings and activities in languages other than English, emphasizing inclusivity and linguistic diversity. Additionally, 44.2 percent emphasized the importance of providing information through the City's website, social media, or online project portal, demonstrating the significance of accessible digital platforms for communication. Engaging residents through community groups, churches, mosques, and similar organizations was favored by 40.6 percent, indicating a preference for community-based engagement approaches.

Moreover, 39.4 percent called for Councilmembers and their deputies to hold open office hours or engage more directly with constituents, strengthening the link between elected officials and the community. Offering information through local newsletters and newspapers resonated with 36.6 percent of respondents, showing a preference for traditional communication channels. Meanwhile, 31.8 percent of participants recommended conducting more community meetings, including Town Hall meetings, to foster direct engagement. Lastly, 24.5 percent favored the idea of conducting more meetings online, reflecting the increasing importance of virtual engagement methods.



Appendix A:

English Survey

Spanish Survey



Vision for Compton Survey: Share Your Ideas

The City of Compton is updating its General Plan.

The General Plan establishes the framework for making decisions about new housing, businesses, community programs, and places to shop and dine. The General Plan defines a 20-year vision. **Community input provides the foundation for a successful General Plan.**

Through this survey, the City will hear from the community about the most important issues to address. Your ideas are key as we *Build a Better Compton*.

Thank you for your contribution!

Fill this survey out online:



For more information, visit:
www.Compton2045.org

Ideas for Future Success

1) What key issues should the City address over the next 20 years? Please select your top five (5).

- ☐ Provide basic services such as clean streets and sidewalks, drivable streets, flat safe sidewalks, street signs, working streetlights and street landscaping
- ☐ Expand recreation and community programs
- ☐ Maintain and improve streets, sidewalks, and trails along Compton Creek
- ☐ Address loitering in public places or in front of businesses
- ☐ Address street takeovers and unsafe intersections
- ☐ Reduce crime and improve public safety (safe places for families to go)
- ☐ Restore trust in government
- ☐ Maintain and improve aging public buildings and facilities
- ☐ Improve existing parks and maintain play equipment and facilities
- ☐ Address illegal dumping and trash, weeds, code violations, vehicle storage, graffiti, and other code violations
- ☐ Provide more places to shop and dine in Compton
- ☐ Encourage development of entertainment businesses (e.g., indoor playgrounds, gaming centers, bowling alleys, movie theaters)
- ☐ Create higher-paying employment opportunities
- ☐ Expand the housing supply to include more affordable housing units
- ☐ Protect neighborhoods from air pollution from industrial businesses, railroads, and freeways
- ☐ Other (please specify): _____

2) What community values are most important to you? Please select your top three (3).

- ☐ Safe and healthy neighborhoods and business districts
- ☐ Equitable and just of distribution of City services and improvements
- ☐ Housing for all people
- ☐ Diverse employment opportunities and higher paying jobs
- ☐ Access to safe open space, parks, and trails
- ☐ Taking actions to address climate change and community resilience
- ☐ Accessible and transparent government where the community's voice is heard
- ☐ Stable and fiscally sustainable city operations
- ☐ Community improvements: beautiful, clean, green, and litter-free city
- ☐ Other (please specify): _____

Community Safety

3) What are your primary personal safety concerns? Please select your top three (3).

- ☐ Inability to pay rent/risk of becoming homeless
- ☐ Economic insecurity
- ☐ Property crime
- ☐ Gang violence
- ☐ Lack of healthcare access
- ☐ Extreme heat conditions
- ☐ Proximity to toxic pollutants and industrial uses
- ☐ Code violations, abandoned cars, graffiti, weeds, and/or illegal dumping
- ☐ Unsafe driving speeds and street takeovers
- ☐ Broken streetlights/dark streets
- ☐ Other (please specify) : _____

4) How can safety concerns be addressed? Please select your top three (3).

- ☐ Invest in root causes: poverty and lack of opportunity
 - ☐ Affordable, stable housing
 - ☐ Invest in community programs that prevent crime and violence
 - ☐ More Block Clubs representation
 - ☐ More Sheriff's officers on the street
 - ☐ Improve physical environment and remove trash from streets and businesses
 - ☐ Invest in youth programs and activities for teens
 - ☐ Safer parks and public spaces for youth and teens
 - ☐ Address gang-related crimes
 - ☐ Non-police teams to address non-emergency calls
 - ☐ Better collaboration with Sheriff's Department
 - ☐ More engagement and communication between the City and community
 - ☐ Higher-paying trade and skilled jobs
 - ☐ Other (please specify) : _____
-

Housing

5) What type of housing do you think Compton needs more of? Please select your top three (3).

- ☐ Affordable housing options to buy
- ☐ Affordable housing options to rent
- ☐ Motels converted into affordable housing
- ☐ Accessory dwelling units (ADUs) in back yards
- ☐ Duplexes (two units on one property)
- ☐ Townhomes (attached units that share walls)
- ☐ Mixed-use (multi-story) developments with housing combined with commercial uses
- ☐ Housing along corridors to replace vacant commercial businesses or vacant lots
- ☐ Larger apartments (3+ bedrooms)
- ☐ Other (please specify) : _____

6) Indicate the importance of each of these housing challenges in Compton.

	Very Important	Somewhat Important	Not Important	Don't Know
Increase the supply of housing , including building more affordable housing units	()	()	()	()
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs	()	()	()	()
Support down payment assistance programs to help families or individuals purchase a home in Compton	()	()	()	()
Streamline the City development process for new housing construction	()	()	()	()
Establish housing specifically designed for seniors, large families, veterans, and/or persons with disabilities	()	()	()	()
Promote public awareness of federal, State, and local regulations regarding equal access to housing	()	()	()	()
Remove housing inside industrial districts	()	()	()	()
Encourage the rehabilitation of existing housing in residential subdivisions	()	()	()	()
Provide shelters and transitional housing for homeless families and individuals , together along with services that help move people into permanent housing	()	()	()	()
Provide incentives to housing developers to build more affordable housing in the city	()	()	()	()

7) Have you ever experienced housing discrimination?

☐ Yes ☐ No

8) Who do you believe discriminated against you?

- ☐ A landlord / property manager
- ☐ A real estate agent
- ☐ An affordable housing program staff person
- ☐ A mortgage lender
- ☐ Other : _____

9) On what basis do you believe you were discriminated against?

- ☐ Race
- ☐ Color
- ☐ Religion
- ☐ National Origin
- ☐ Ancestry
- ☐ Gender
- ☐ Marital Status
- ☐ Sexual Orientation
- ☐ Age
- ☐ Family Status (e.g., single parent with children, family with children or expecting a child)
- ☐ Source of Income (e.g., welfare, unemployment, disability, social security)
- ☐ Disability (e.g., either you or someone living with you)
- ☐ Other: _____

Businesses

10) Please indicate the importance of establishing the following types of new businesses in Compton:

	Very Important	Somewhat Important	Not Important	Don't Know
Sit-down restaurants	()	()	()	()
Chain restaurants and fast casual restaurants	()	()	()	()
Cafes, coffee shops, and bakeries	()	()	()	()
Healthier food outlets and restaurants	()	()	()	()
Larger grocery stores and supermarkets	()	()	()	()
Entertainment and recreational venues (e.g., indoor playgrounds, gaming centers, bowling alleys, movie theaters)	()	()	()	()
Larger commercial retail stores and services	()	()	()	()
Locally owned, small retail stores and services	()	()	()	()
Other: _____	()	()	()	()

**11) Select the employment opportunities you would like to see more of in Compton.
Please select your top three (3).**

- ☐ Information and computer technology
- ☐ Industrial manufacturing businesses
- ☐ Professional office and management businesses
- ☐ Warehousing, e-commerce, trucking, and logistics uses
- ☐ Greener, cleaner industrial businesses
- ☐ Educational institutions and programs
- ☐ Arts and entertainment
- ☐ Automotive services
- ☐ Community-based organizations and advocacy groups
- ☐ Healthcare
- ☐ Other (please specify) : _____

Community Health and Environment

12) What should the City prioritize to help residents achieve and maintain better personal health? Please select your top three (3).

- | | |
|--|---|
| <input type="checkbox"/> Help residents make better food choices | <input type="checkbox"/> Healthier restaurant choices and fewer fast-food restaurants |
| <input type="checkbox"/> Help residents implement a daily exercise program | <input type="checkbox"/> Increase community gardens and urban gardening resources |
| <input type="checkbox"/> More physical activity and nutrition programs | <input type="checkbox"/> Limit alcohol and tobacco sales businesses |
| <input type="checkbox"/> Access to mental health services | <input type="checkbox"/> More parks and play areas for exercise and outdoor play |
| <input type="checkbox"/> Improved healthcare access | <input type="checkbox"/> More afterschool and education programs for youth and teens |
| | <input type="checkbox"/> More educational programs and skills training |
| <input type="checkbox"/> Other (please specify): _____ | |

13) What should the City prioritize to improve the environment? Please select your top three (3).

- ☐ Reduce pollution impacts from industrial businesses
- ☐ Minimize truck traffic and noise and provide more cleaner heavy-duty trucks
- ☐ Plant more street trees, community gardens, and urban greening projects
- ☐ Encourage clean and green businesses and business operations
- ☐ Conserve water to respond to drought conditions and add more water-saving landscaping
- ☐ Improve stormwater runoff and remove pollutants from flowing into creeks and rivers
- ☐ Other (please specify): _____

Engagement in Civic Decision-making

14) What would be the most effective ways to increase community participation in civic discussions and decision-making? Please select your top three (3).

- ☐ Provide information about City meetings and activities in languages other than English
- ☐ Conduct more community meetings, including Town Hall meetings
- ☐ Conduct more meetings online
- ☐ Provide information on the City's website, social media, or online project portal
- ☐ Provide more information through local newsletters and/or newspapers
- ☐ Work with community groups, churches, mosques, etc. to inform and engage residents
- ☐ Have Councilmembers and their deputies hold open office hours or more direct engagement with constituents
- ☐ Create a city services smart phone app to report issues, ask questions, and give input to the City of Compton
- ☐ Other (please specify): _____

About You

Tell us about yourself. This information will not be used for any purpose other than analyzing survey results.

15) What is your relationship to Compton?

- ☐ Resident
☐ Employee
☐ Visitor
☐ Other (please describe): _____

16) How old are you?

- ☐ Under 18 years ☐ 45 to 54 years
☐ 18 to 24 years ☐ 55 to 64 years
☐ 25 to 34 years ☐ 65 year and over
☐ 35 to 44 years ☐ Prefer not to say

17) How many children under the age of 18 live in your household?

- ☐ None ☐ 3
☐ 1 ☐ 4
☐ 2 ☐ 5+

18) How do you identify yourself? Select all that apply.

- ☐ Hispanic/Latino
☐ African American/Black
☐ White non-Hispanic
☐ Asian or Asian American
☐ Native Hawaiian or Pacific Islander
☐ Prefer not to say
☐ Other (please describe): _____

19) Please indicate your gender.

- ☐ Male
- ☐ Female
- ☐ Non-binary
- ☐ Prefer not to say

20) Please indicate your household income.

- ☐ Under \$15,000
- ☐ \$15,000 - \$24,999
- ☐ \$25,000 - \$49,999
- ☐ \$50,000 - \$74,999
- ☐ \$75,000 - \$99,999
- ☐ \$100,000 - \$149,999
- ☐ \$150,000 - \$199,999
- ☐ \$200,000 or more
- ☐ Prefer not to say

Thank You!

Thank you for your contribution to the Compton General Plan 2045!



Encuesta de su Visión para Compton: Comparta Sus Ideas

La ciudad de Compton está actualizando su Plan General.

El Plan General establece una guía para tomar decisiones sobre nuevas viviendas, negocios, programas y lugares para comprar y cenar. El Plan General define una visión de 20 años. **El aporte de la comunidad proporciona la base para un Plan General exitoso.**

A través de esta encuesta, la Ciudad escuchará de la comunidad sobre los asuntos más importantes. Sus ideas son clave para *Construir un Compton mejor.*

¡Gracias por su contribución!

Llene esta encuesta en línea:



Para mas información, visite:
www.Compton2045.org

Ideas Para un Futuro Exitoso

1) ¿En cuales asuntos se debería de enfocar la ciudad en los próximos 20 años? Por favor, seleccione sus cinco (5) prioridades.

- ☐ Proporcionar servicios básicos como calles y aceras limpias, calles transitables, aceras planas y seguras, letreros de calles, farolas en funcionamiento y paisajismo de calles
- ☐ Expandir los programas recreativos y comunitarios
- ☐ Mantener y mejorar las calles, aceras y senderos a lo largo de Compton Creek
- ☐ Enfrentar el merodeo en lugares públicos o enfrente de negocios
- ☐ Enfrentar carreras en las calles e intersecciones inseguras
- ☐ Reducir el crimen y mejorar la seguridad pública (lugares seguros para familias)
- ☐ Restaurar la confianza en el gobierno
- ☐ Mantener y mejorar edificios e instalaciones públicas envejecidas
- ☐ Mejorar los parques actuales y mantener el equipo de juego y las instalaciones
- ☐ Enfrentar el vertido ilegal y basura, las malezas, violaciones de código, el almacenamiento de vehículos, el grafiti y otras violaciones de código
- ☐ Proporcionar más lugares para comprar y cenar en Compton
- ☐ Fomentar el desarrollo de negocios de entretenimiento (por ejemplo, patios de recreo cubiertos, centros de juego, boleras, cines)
- ☐ Crear oportunidades de empleo mejor pagado
- ☐ Expandir el abastecimiento de viviendas para incluir unidades de viviendas más accesibles
- ☐ Proteger los vecindarios de la contaminación del aire de negocios industriales, ferrocarriles y autopistas
- ☐ Otro (por favor especifique): _____

2) ¿Qué valores comunitarios son más importantes para usted? Por favor, seleccione sus tres (3) prioridades.

- ☐ Vecindarios y distritos comerciales seguros y saludables
- ☐ Distribución equitativa y justa de los servicios y mejoramiento de la ciudad
- ☐ Vivienda para todas personas
- ☐ Diversas oportunidades de empleo y empleos mejor pagados
- ☐ Acceso a espacios abiertos, parques y senderos seguros
- ☐ Tomar medidas para enfrentar el cambio climático y la resiliencia de la comunidad
- ☐ Gobierno accesible y transparente donde se escuche la voz de la comunidad
- ☐ Operaciones de la ciudad estables y fiscalmente sostenibles
- ☐ Mejoramiento en la comunidad: una ciudad bella, limpia, verde y libre de basura
- ☐ Otro (por favor especifique): _____

Seguridad de la Comunidad

3) ¿Cuáles son sus preocupaciones principales de seguridad personal? Por favor, seleccione sus tres (3) prioridades.

- ☐ Inhabilidad para pagar la renta / riesgo de quedarse sin hogar
- ☐ Inseguridad económica
- ☐ Delitos contra la propiedad
- ☐ Violencia de pandillas
- ☐ Falta de acceso a atención médica
- ☐ Condiciones de calor extremo
- ☐ Proximidad a contaminantes tóxicos y usos industriales
- ☐ Violaciones del código, autos abandonados, grafiti, malezas y / o vertidos ilegales
- ☐ Velocidades de conducción inseguras y carreras ilegales
- ☐ Farolas dañadas/calles oscuras
- ☐ Otro (por favor especifique) : _____

4) ¿Cómo se pueden enfrentar las preocupaciones de seguridad? Por favor, seleccione sus tres (3) prioridades.

- ☐ Invertir en las causas profundas: pobreza y falta de oportunidades
- ☐ Vivienda accesible y estable
- ☐ Invertir en programas comunitarios que previenen el crimen y la violencia
- ☐ Más representación de Block Clubs/ grupos comunitarios
- ☐ Más oficiales del sheriff en la calle
- ☐ Mejorar el entorno físico y eliminar la basura de las calles y negocios
- ☐ Invertir en programas y actividades juveniles para adolescentes
- ☐ Parques y espacios públicos más seguros para jóvenes y adolescentes
- ☐ Abordar los delitos relacionados con pandillas
- ☐ Equipos no policiales para atender llamadas que no sean de emergencia
- ☐ Mejorar la colaboración con el departamento del Sheriff
- ☐ Más compromiso y comunicación entre la ciudad y la comunidad
- ☐ Empleos calificados y comerciales mejor pagados
- ☐ Otro (por favor especifique) : _____

Vivienda

5) ¿Qué tipo de vivienda cree que Compton necesita más? Por favor, seleccione sus tres (3) prioridades.

- ☐ Opciones de vivienda accesibles para comprar
- ☐ Opciones de vivienda accesibles para rentar
- ☐ Moteles convertidos en viviendas accesibles
- ☐ Unidades de vivienda adicionales ("ADU") en patios traseros
- ☐ Dúplex (dos unidades en una propiedad)
- ☐ Casas conectadas (unidades adjuntas que comparten paredes)
- ☐ Desarrollos de uso mixto (varios pisos) con viviendas combinadas con usos comerciales
- ☐ Viviendas a lo largo de corredores para reemplazar negocios comerciales vacantes o lotes vacíos
- ☐ Apartamentos más grandes (3+ habitaciones)
- ☐ Otro (por favor especifique) : _____

6) Indique la importancia de cada uno de estos desafíos de vivienda en Compton.

	Muy important e	Algo Important e	No es important e	No sé
Aumentar la fuente de viviendas, incluyendo la construcción de unidades de viviendas más accesibles	()	()	()	()
Apoyar programas para ayudar a los propietarios de viviendas en riesgo de incumplimiento hipotecario a conservar sus hogares, incluyendo los programas de préstamos hipotecarios	()	()	()	()
Apoyar los programas de asistencia para el pago inicial para ayudar a las familias o individuos comprar una casa en Compton	()	()	()	()
Agilizar el proceso de desarrollo de la Ciudad para la construcción de nuevas viviendas	()	()	()	()
Establecer viviendas diseñadas específicamente para personas mayores, familias numerosas, veteranos y / o personas con discapacidades	()	()	()	()
Promover la conciencia pública sobre las regulaciones federales, estatales y locales con respecto a la igualdad de acceso a la vivienda	()	()	()	()
Eliminar las viviendas dentro de los distritos industriales	()	()	()	()
Fomentar la rehabilitación de viviendas actuales en fraccionamientos residenciales	()	()	()	()
Proporcionar refugios y viviendas de transición para familias e individuos sin hogar, junto con servicios que ayuden a trasladar a las personas a viviendas permanentes	()	()	()	()
Proporcionar incentivos a los desarrolladores de viviendas para construir viviendas más accesibles en la ciudad	()	()	()	()

7) ¿Alguna vez ha vivido discriminación de vivienda?

☐ Si ☐ No

8) ¿Quién cree que lo discriminó?

- ☐ Un propietario / administrador de la propiedad
- ☐ Un agente inmobiliario
- ☐ Un miembro del personal del programa de vivienda accesible
- ☐ Un prestamista hipotecario
- ☐ Otro: _____

9) ¿A qué base cree que fue discriminado?

- | | |
|--|--|
| <input type="checkbox"/> Raza | <input type="checkbox"/> Estado civil |
| <input type="checkbox"/> Color | <input type="checkbox"/> Orientación sexual |
| <input type="checkbox"/> Religión | <input type="checkbox"/> Edad |
| <input type="checkbox"/> Origen Nacional | <input type="checkbox"/> Estado familiar (por ejemplo, padre soltero con hijos, familia con hijos o esperando un hijo) |
| <input type="checkbox"/> Ascendencia | <input type="checkbox"/> Fuente de ingresos (por ejemplo, asistencia welfare, desempleo, discapacidad, seguro social) |
| <input type="checkbox"/> Género | <input type="checkbox"/> Discapacidad (por ejemplo, usted o alguien que vive con usted) |
| <input type="checkbox"/> Otro: _____ | |

Comercio

10) Por favor, indique la importancia de establecer los siguientes tipos de nuevos negocios en Compton:

	Muy important e	Algo Important e	No es important e	No sé
Restaurantes donde se puede sentar	()	()	()	()
Cadenas de restaurantes y restaurantes casuales rápidos	()	()	()	()
Cafés, cafeterías y panaderías	()	()	()	()
Establecimientos y restaurantes de comida más saludables	()	()	()	()
Tiendas grandes de comestibles y supermercados	()	()	()	()
Lugares de entretenimiento y recreativos (por ejemplo, patios de recreo cubiertos, centros de juego, boleras, cines)	()	()	()	()
Tiendas y servicios minoristas comerciales más grandes	()	()	()	()
Pequeñas tiendas y servicios de propiedad local	()	()	()	()

11) Seleccione las oportunidades de empleo que le gustaría ver más en Compton. Por favor, seleccione sus tres (3) prioridades.

- ☐ Información y tecnología informática
- ☐ Empresas de fabricación industrial
- ☐ Despachos profesionales y empresas de gestión
- ☐ Usos de almacenamiento, comercio electrónico, transporte por carretera y logística
- ☐ Empresas industriales más ecológicas y limpias
- ☐ Otro (por favor especifique) :

- ☐ Instituciones y programas educativos
- ☐ Artes y entretenimiento
- ☐ Servicios automotrices
- ☐ Organizaciones comunitarias y grupos de defensa
- ☐ Salud

Salud Comunitaria y Medio Ambiente

12) ¿Qué debe priorizar la Ciudad para ayudar a los residentes lograr y mantener mejor salud personal? Por favor, seleccione sus tres (3) prioridades.

☐ Ayudar la comunidad a elegir mejores alimentos

☐ Ayudar a los residentes a implementar un programa diario de ejercicios

☐ Más actividad física y programas de nutrición

☐ Acceso a los servicios de salud mental

☐ Mejorar el acceso a la atención médica

☐ Opciones de restaurantes más saludables y menos restaurantes de comida rápida

☐ Aumentar los jardines comunitarios y los recursos de jardinería urbana

☐ Limitar los negocios y ventas de alcohol y tabaco

☐ Más parques y áreas de juego para hacer ejercicio y jugar al aire libre

☐ Más programas extracurriculares y educativos para jóvenes y adolescentes

☐ Más programas educativos y capacitación en habilidades

☐ Otro (por favor especifique): _____

13) ¿Qué debería priorizar la ciudad para mejorar el medio ambiente? Por favor, seleccione sus tres (3) prioridades.

☐ Reducir los impactos de contaminación de las empresas industriales

☐ Minimice el tráfico y el ruido de los camiones y proporcione camiones pesados más limpios

☐ Sembrar más árboles en las calles, jardines comunitarios y proyectos de ecologización urbana

☐ Fomentar negocios y operaciones comerciales limpios y ecológicos

☐ Conservar el agua para responder a las condiciones de sequía y agregar más paisajismo que ahorre agua

☐ Mejorar el escurrimiento de aguas pluviales y eliminar los contaminantes que fluyen hacia los arroyos y ríos

☐ Otro (por favor especifique): _____

Participación en la Toma de Decisiones Cívicas

14) ¿Cuáles serían las formas más efectivas de aumentar la participación de la comunidad en las discusiones cívicas y la toma de decisiones? Por favor, seleccione sus tres (3) prioridades.

☐ Proporcionar información sobre reuniones y actividades de la ciudad en idiomas distintos al inglés

- ☐ Llevar a cabo más reuniones comunitarias, incluso reuniones en la municipalidad
- ☐ Llevar a cabo más reuniones en línea
- ☐ Proporcionar información en el sitio web de la ciudad, las redes sociales o el portal del proyecto en línea
- ☐ Proporcionar más información a través de boletines informativos y / o periódicos locales
- ☐ Trabajar con grupos comunitarios, iglesias, mezquitas, etc. para informar e involucrar a los residentes
- ☐ Hacer que los miembros del Consejo y sus adjuntos tengan horas de oficina abiertas o un compromiso más directo con los constituyentes
- ☐ Crear una aplicación de teléfono inteligente de servicios de la ciudad para reportar problemas, hacer preguntas y dar su opinión a la Ciudad de Compton
- ☐ Otro (por favor especifique) : _____

Acerca de Usted

Cuéntanos sobre usted. Esta información no se utilizará para ningún otro propósito que no sea analizar los resultados de la encuesta.

15) ¿Cuál es su relación con Compton?

- ☐ Residente
- ☐ Empleado
- ☐ Visitante

☐ Otro (por favor describa): _____

16) ¿Cuántos años tiene?

- | | |
|---|--|
| <input type="checkbox"/> Menor de 18 años | <input type="checkbox"/> 45 a 54 años |
| <input type="checkbox"/> 18 a 24 años | <input type="checkbox"/> 55 a 64 años |
| <input type="checkbox"/> 25 a 34 años | <input type="checkbox"/> 65 años y más |
| <input type="checkbox"/> 35 a 44 años | <input type="checkbox"/> Prefiero no decir |

17) ¿Cuántos niños menores de 18 años viven en su hogar?

- | | |
|----------------------------------|-----------------------------|
| <input type="checkbox"/> Ninguno | <input type="checkbox"/> 3 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 4 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 5+ |

18) ¿Cómo se identifica? Seleccione todas las opciones que correspondan.

- | | |
|--|--|
| <input type="checkbox"/> Hispano/a/ Latina/o/ | <input type="checkbox"/> Nativo de Hawái o de las Islas del Pacífico |
| <input type="checkbox"/> Afroamericano/ Negro | <input type="checkbox"/> Prefiero no decir |
| <input type="checkbox"/> Blanco no Hispano | <input type="checkbox"/> Otro (por favor describa): |
| <input type="checkbox"/> Asiático o Asiático-Americano | _____ |
| | _____ |

19) Por favor, indique su género.

- | | |
|---------------------------------|--|
| <input type="checkbox"/> Hombre | <input type="checkbox"/> No binario |
| <input type="checkbox"/> Mujer | <input type="checkbox"/> Prefiero no decir |

20) Por favor, indique los ingresos de su hogar.

- | | |
|--|--|
| <input type="checkbox"/> Menos de \$15,000 | <input type="checkbox"/> \$100,000 - \$149,999 |
| <input type="checkbox"/> \$15,000 - \$24,999 | <input type="checkbox"/> \$150,000 - \$199,999 |
| <input type="checkbox"/> \$25,000 - \$49,999 | <input type="checkbox"/> \$200,000 o más |
| <input type="checkbox"/> \$50,000 - \$74,999 | <input type="checkbox"/> Prefiero no decir |
| <input type="checkbox"/> \$75,000 - \$99,999 | |

¡Gracias!

¡Gracias por su contribución al Plan General de Compton 2045!