

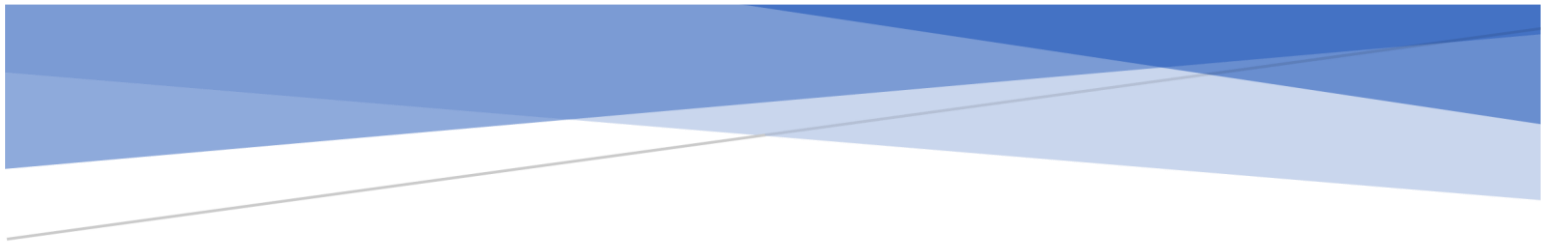
2021-2029 HOUSING ELEMENT UPDATE

City of Compton
Community Development Department



Public Review Draft
September 2024





CITY OF COMPTON

2021-2029 Housing Element Update

City of Compton Community Development Department

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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~~~~Table 2-1~~~~Table 2-1~~~~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~~~~Table 2-2~~~~Table 2-2~~~~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~~~~Table 2-3~~~~Table 2-3~~~~Table 2-3~~. Total population within the City is forecast to increase from 100,00 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~~~~Table 2-4~~~~Table 2-4~~~~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.

City of Compton Housing Element

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~~~~Table 2-7~~~~Table 2-7~~~~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~~~~Table 2-8~~~~Table 2-8~~~~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	\$39,100	\$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

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](#)~~Table 2-11Table 2-11Table 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](#)~~Table 2-12Table 2-12Table 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 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%.

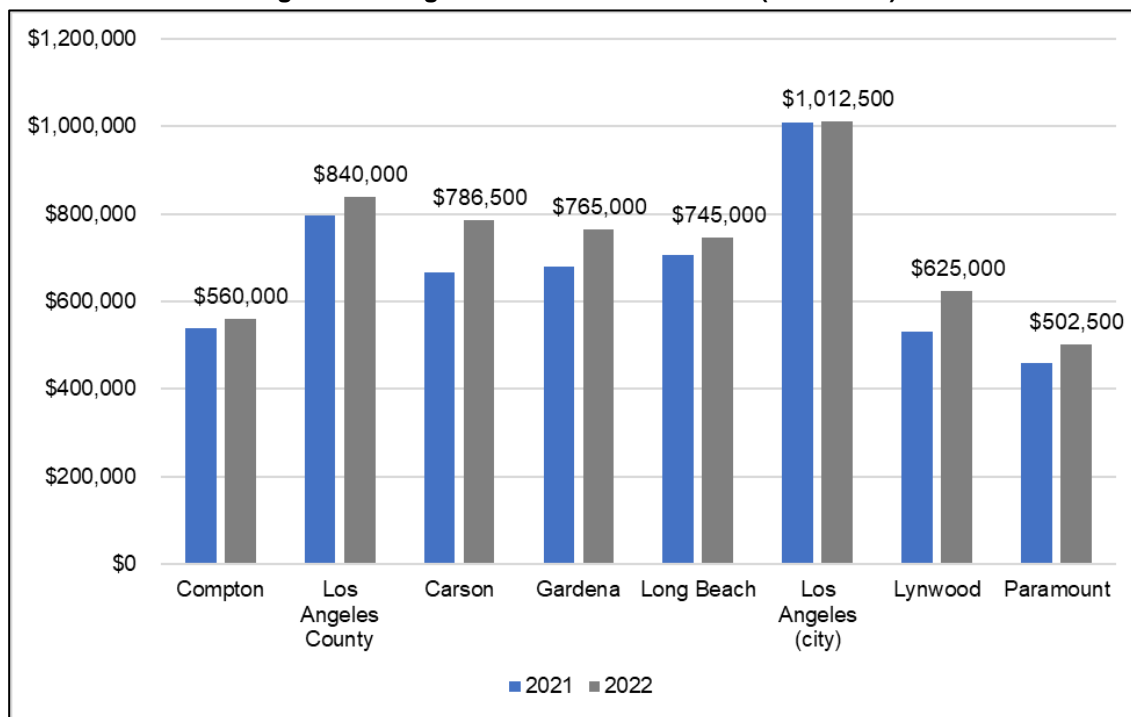
Figure 2-1 shows the median home prices for Compton, Los Angeles County, and neighboring jurisdictions. The median home price in Compton is comparable to Lynwood and Paramount but lower than most other adjacent jurisdictions and the county. The median home price in all the selected jurisdictions, including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

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.

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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
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. 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.

~~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.~~

Housing Accommodations

~~**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.

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. Therefore, 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~~~~Table 2-23~~~~Table 2-23~~~~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~~~~Table 2-24~~~~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.

~~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.~~

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

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 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.

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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- **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 143, 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 48, 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 911 will remove unreasonable constraints to housing for persons with disabilities and/or persons experiencing homelessness. The City will also implement a Homelessness Plan (Program 135) to assist persons experiencing homelessness including those with mental health or substance abuse disabilities. Additionally, the City will implement Neighborhood Improvements (Program 146), 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 2-26Table 2-26Table 2-26Table 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 2-20Table 2-20Table 2-20Table 2-20 previously, large

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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 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

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
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

Table 2-28: Affordable Housing for Families

Housing Development	Address	Units
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~~~~Table 2-29~~~~Table 2-29~~~~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 24, Accessory Dwelling Units, Program 35, Housing Choice Voucher Program, Program 57, First-Time Homebuyers Program, and Program 79, 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 46) 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.F2.F2.FF~~, Housing NeedsHousing NeedsHousing NeedsHousing Needs, previously, ELI households are more likely to experience housing problems including cost burden. As shown in ~~Table 2-30~~~~Table 2-30~~~~Table 2-30~~~~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

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~~Table 2-28~~~~Table 2-28~~~~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 810, 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 ~~79~~³⁵, Extremely Low Income and Special Needs Households. Program 35, 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~~Table 2-31~~~~Table 2-31~~~~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](#)~~Table 2-32~~[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 2-333333: 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 2-34343433: 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 68. Additionally, persons experiencing or at risk of experiencing

homelessness may benefit from the Family Self-Sufficiency Program (Program 46) and Homelessness Plan (Program 135). Program 135 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~~~~Table 2-35~~~~Table 2-35~~~~Table 2-34~~ 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 35 34 : 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~~~~Table 2-36~~~~Table 2-36~~~~Table 2-35~~, 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~~~~36~~~~36~~~~35~~: 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](#)~~Table 2-37~~~~Table 2-37~~~~Table 2-36~~. This translates into approximately \$4.5 million annually or \$89.7 million over a 20-year period.

Table 2- 37 37 36 : 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](#)~~Table 2-38~~~~Table 2-38~~~~Table 2-37~~. 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 38 37 : 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 810, 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>January-June 2023</u>		
Fee Category	Fee Amount	
Planning and Application Fees	Single-Family	Multi-Family
<u>Conditional Use Permit (per application/for each request)</u> Annexation	<u>\$10,917</u> \$5,000	<u>\$10,917</u> \$5,000
<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>
<u>Variance</u>	<u>\$12,979</u>	<u>\$12,979</u>
<u>Conditional Use Permit</u>	<u>\$10,917</u>	<u>\$10,917</u>
<u>General Plan Amendment</u>	<u>\$12,736</u>	<u>\$12,736</u>
<u>Zone Change</u>	<u>\$12,736</u>	<u>\$12,736</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> Lot Line Adjustment	<u>\$2,141</u> <u>\$3,515</u>	<u>\$3,515</u> <u>\$2,141</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>

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

Fee Category	Fee Amount	
Environmental		
Initial Study, Negative Declaration, EIR	\$9,825	\$9,825
Exemption	\$632	\$632
Impact Fees		
Fire	\$385 per unit	\$306 per unit
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	\$830 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.

The City is in the process of drafting a Cost of Services Study for Compton planning fees. The new planning fee study is expected to become effective in 2025, as early as January.

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

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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
- 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

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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 <i>Source: City of Compton Community Development Department</i>					

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

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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.

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

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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. As of 2024, supportive housing is approved by-right in all residential zones. However, the 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 as exist 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 dua	29 dua
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
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~~~~Table 3-4~~~~Table 3-4~~~~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.

Densities 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

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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), 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. Small projects are typically developments ranging from single-family homes to fourplexes. Medium developments are typically four to 30 units and large projects are typically 30 or more units. 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 an 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
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 3-88: 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	--

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<u>Variance</u>	<u>Section 3.1.11 (Variance)</u>	<u>Recommend</u>	<u>Decision</u>	<u>Appeal</u>
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. There are no phasing requirements under the Specific Plan. The Plan is expected to be built out over 10 to 20 years depending on developer interest.

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. In recent years, factors that contribute to the approval timing include inexperienced developers, plan revisions, and construction labor shortages.

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

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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 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.

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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 3-998: 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 78-104 units over 5 years:

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- 2018 – 06 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 15-20 ADUs for the remaining six years of this RHNA period (2023-2029) for a total of 90-120 ADUs. Overall, 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 previously 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. ~~Ten~~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	168	16	393	651
Remaining RHNA	168	9(42) surplus	115	124	353

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~~~~Table 4-5~~~~Table 4-5~~~~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 124 years ago (20120) 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. Incentives to develop residential uses are outlined in Programs 1 and 2, as well as through Zoning Code Amendments outlined in Program 11. 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.

In the Compton Station SP area, the RU district has limited options for stand-alone non-residential uses such as small retail (<2500 sq ft), day care, schools, and government facilities. The other districts represented in the site inventory allow a wider range of non-residential uses. Outside the Compton Station SP, stand-alone non-residential is allowed due to the City's need for all development and revitalization. However, there is a current demand for housing in Compton, as shown by the approved and pipeline projects outlined in this Housing Element that are all 100 percent residential.

Current demand for housing is high. This trend is expected to continue through the end of the planning period. By allowing non-residential uses, the City is aims to create a more balanced, economically self-sustaining community that meets the needs of its residents. Outreach to residents conducted for this Housing Element identified lack of places to shop and find work at as major issues. The City's Environmental Justice Element, currently being drafted, states: "in Compton, a substantial portion of the city meets the USDA's criteria for both a low-income area and a food desert (more than half a mile from a supermarket)." While residential units are projected to be the main source of development during the planning period, the City allows non-residential uses to ensure current residents are adequately served.

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.
- 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-~~2221~~: 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-~~3332~~: 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

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- 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 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

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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.

The water supply assessment prepared for the SCAG outlines projected City water demand and supply through 2030. In 2030 Compton is projected to use 10,389,195 gallon of water. Records show that annual per capita demand has generally decreased. This decrease may be attributed to the water conservation efforts by residents and businesses along with implementation of long term water use efficiency measures, as well as climatic and economic factors. The implementation of long term water use efficiency measures is credited with reducing per capita use, averaging 93.8 gallons per capita per day. Based on demonstrated reliability of water resources available to Compton from groundwater and recycled water supplies, sufficient water supplies are anticipated to accommodate future water demands.

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 its 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](#)~~Table 4-5~~~~Table 4-5~~~~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
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%

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 for all rezone sites to accommodate lower income RHNA. (For what zones?)
- 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

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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, ~~and funding, when available, for off-site improvements and any required environmental cleanup.~~

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

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 annually. If pipeline projects identified to meet the RHNA are not developed or trending to be developed within the planning period, by the end of 2027, 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.

2.4. 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.

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, and currently available preapproved plans (<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, within six months, if deemed necessary by HCD, as a result of the currently ongoing review of the City's ADU regulations by HCD.
 - Develop pre-approved ADU plans ~~or~~ 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 within six months. by July 2028.

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

3.5. 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.

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 ~~2024~~2025, the Building Department to include HCV program information brochures with building permit application materials. ~~in ADU application packet.~~

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

4.6. 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.

5.7. 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 ~~re~~instate the program by the end of 20242025.
- 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.

6.8. 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).
- Provide information on local, state, and federal resources for home improvements through the Code Enforcement program.

Quantified Objectives: 8 households assisted on an annual basis.

7.9. 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 2024/2025, develop-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 annually over eight years.

8.10. 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.

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 204-1,345 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).

9.11. 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 considering to remove the CUP requirement for all small multi-family housing projects or affordable housing projects with 50 percent affordable units.
~~may be considered subjective.~~
- **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 interim interventions such as navigation centers, bridge housing, and respite and recuperative care. 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. Make updates to the Zoning Code related to emergency shelters as part of the General Plan/Zoning Code update in February 2025.
- **Low Barrier Navigation Centers (LBNC):** Amend the Zoning Code to permit LBNC as a use by right in areas zoned ~~industrial mixed-use~~ 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 requiring only surface parking for

~~affordable units~~ remove the requirement for covered or 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 develop 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:** ~~Remove~~ Reduce of 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. Zoning and permit procedures will be amended to permit these housing types in all zones allowing residential use with objective standards to facilitate approval certainty similar to other residential uses.
- By March 2025, adopt an updated planning fee schedule consistent with the Cost of Services Study being developed as of September 2024.

Quantified Objectives: Comply with applicable state requirements.

~~10-12.~~ 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 February 2024—2025,~~ in line with the General Plan/Zoning Code Update.

Quantified Objectives: Updated permitting procedures.

~~11-13.~~ 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

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Implementation Schedule: Complete by ~~the end of 2024~~ February 2025, in line with the General Plan/Zoning Code Update

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.

~~12.14.~~ 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.

~~13.15.~~ 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:
 - 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.

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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.

~~14-16.~~ **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~~5~~, 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~~5~~, update the City's sewer and water master plans to implement the proposed General Plan.

Quantified Objectives: Not applicable

D. ~~Q~~UANTIFIED ~~H~~HOUSING ~~O~~BJECTIVES

~~Table 5-2~~~~Table 5-2~~~~Table 5-2~~~~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	402 <u>672</u>
Very Low	118	16	402 <u>673</u>
Low	121	32	0
Moderate	131	0	0
Above Moderate	517	0	0
Total	1,004	32	204<u>1,345</u>

E. ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

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).

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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 142: Fair Housing Program	Distribute educational materials and produce public service announcements. Meet with the Fair Housing Foundation for updates on issues and strategies.	Once-per-year 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	Why 1000? And we have no control over how many residents they assist. 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 64: 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 86: 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 164: 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. There is no one bad area. There is equal need citywide.
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>42</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>53</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 2024 2025		
	<u>Explore language accessibility of the HCV program and offer a Spanish translation for HCV outreach efforts and informational postings.</u>			
Program <u>75</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>97</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>annually 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>134</u> : Reasonable Accommodation Program	Adopt a Reasonable Accommodation Ordinance.	By end of 2025	N/A	
<u>What is this? December.</u> Tenant Protection and Anti-Displacement				
Program <u>108</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>153</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		

To what?

APPENDIX A **AFFIRMATIVELY FURTHERING FAIR HOUSING**

2021-2029 **HOUSING ELEMENT** **UPDATE**

City of Compton
Community Development Department



Public Review Draft
September 2024





Appendix A: Affirmatively Furthering Fair Housing

CITY OF COMPTON

2021-2029 Housing Element Update

City of Compton Community Development Department

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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)

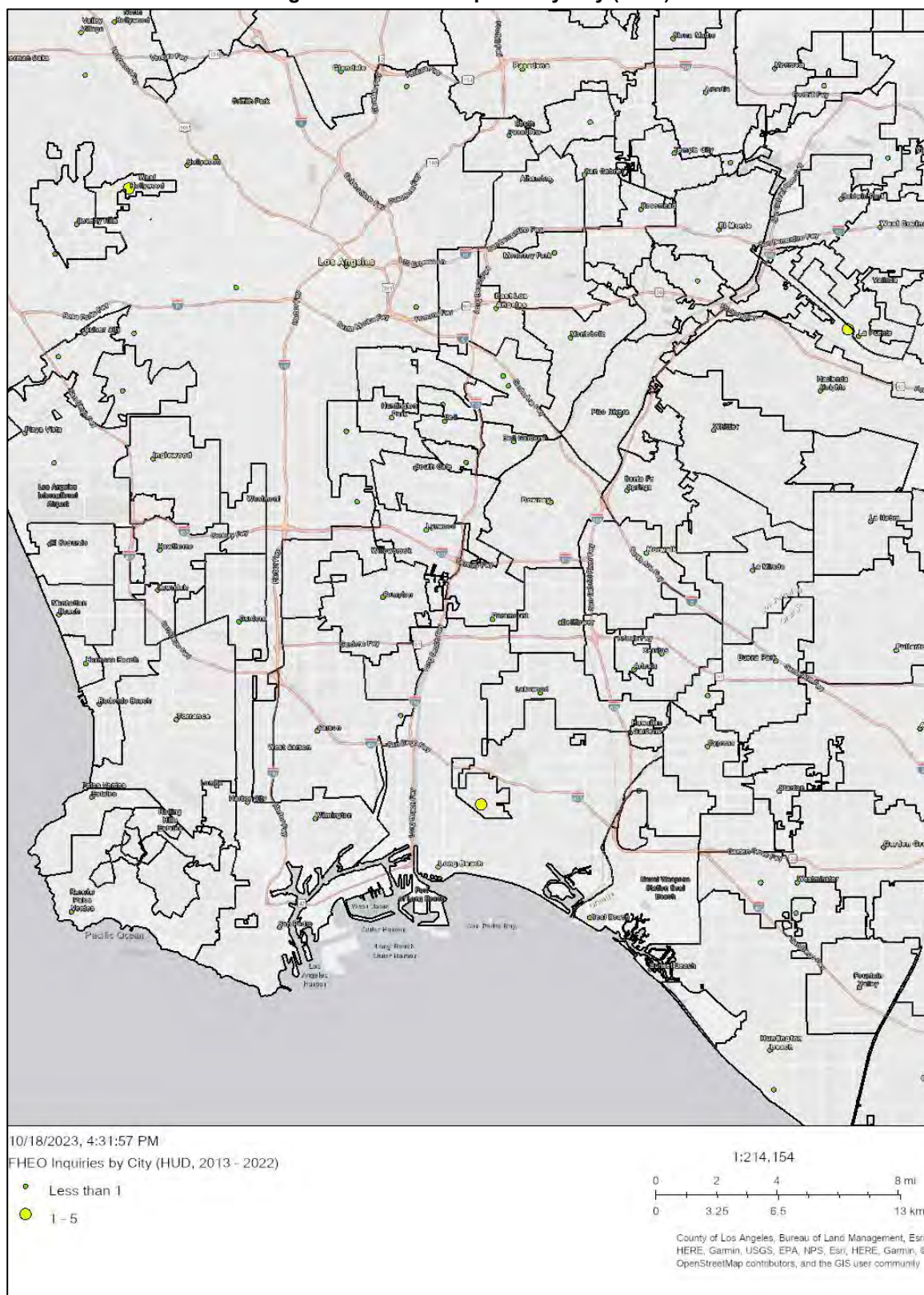
In September and November 2022, the City facilitated the following six focus groups: Housing Advocacy, Family Advocacy, Education and Youth, Resident and Block Captains, Business and Commerce, and Faith-Based Organizations. The City held three working group meetings between September 2022 and August 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](#) ~~Table A-4~~ 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.

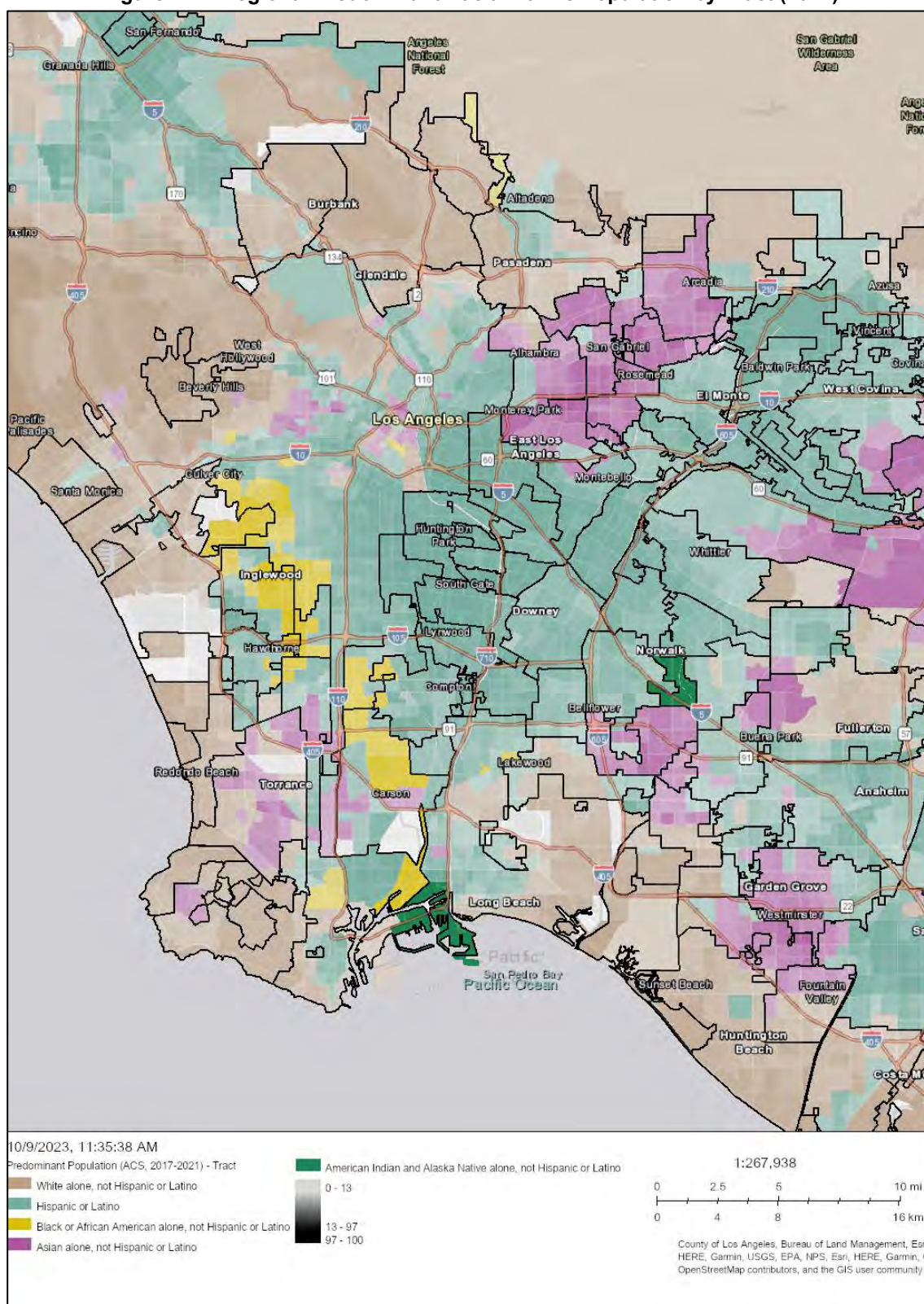
Figure A-2 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. 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.

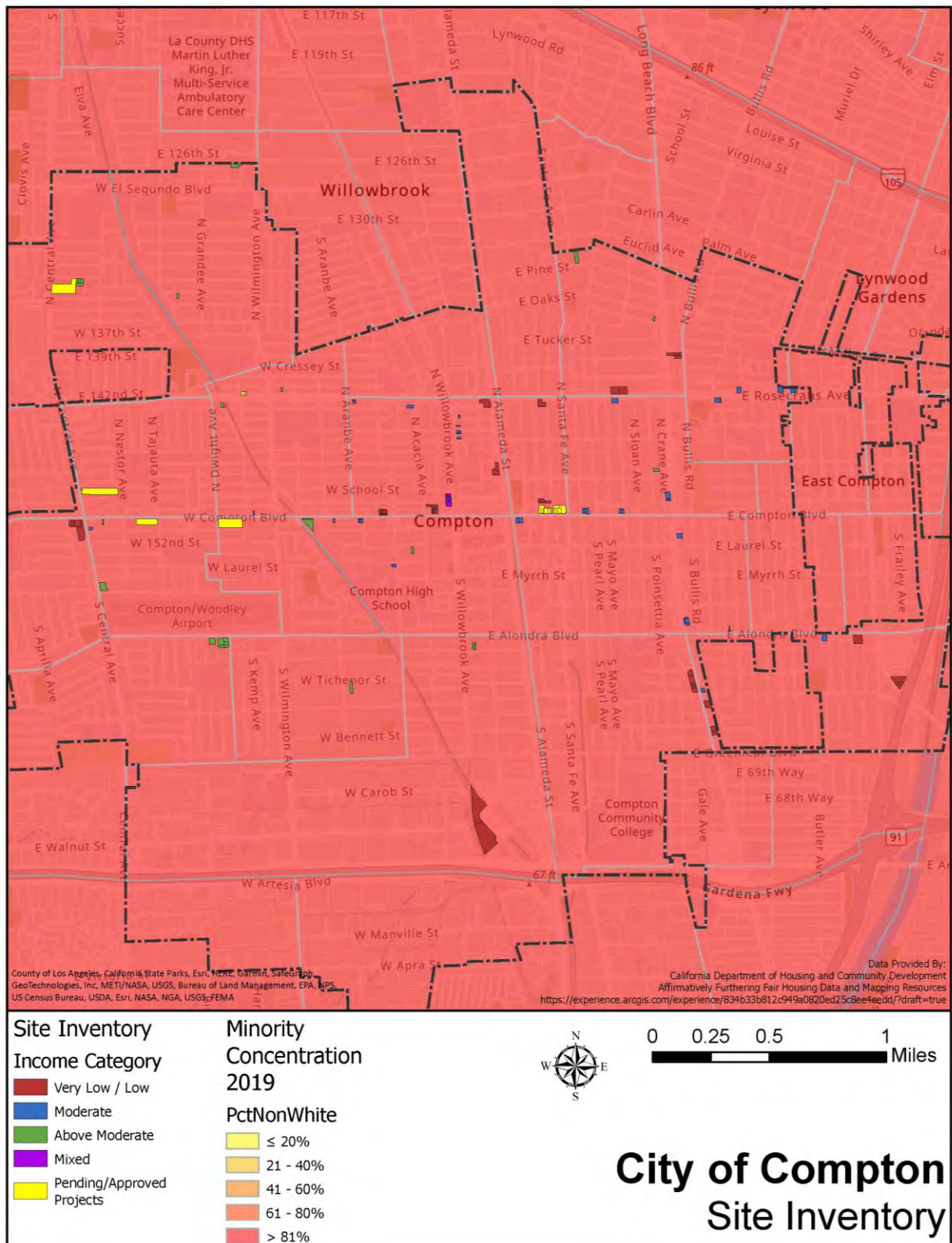
Table A–2: Change in Racial/Ethnic Composition – Compton (2011-2021)		
Race/Ethnicity	2011	2021
White alone	1.1%	1.0%
Black or African American alone	30.8%	26.7%
American Indian and Alaska Native alone	0.1%	0.1%
Asian alone	0.3%	0.9%
Native Hawaiian and Other Pacific Islander alone	0.6%	0.1%
Some other 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

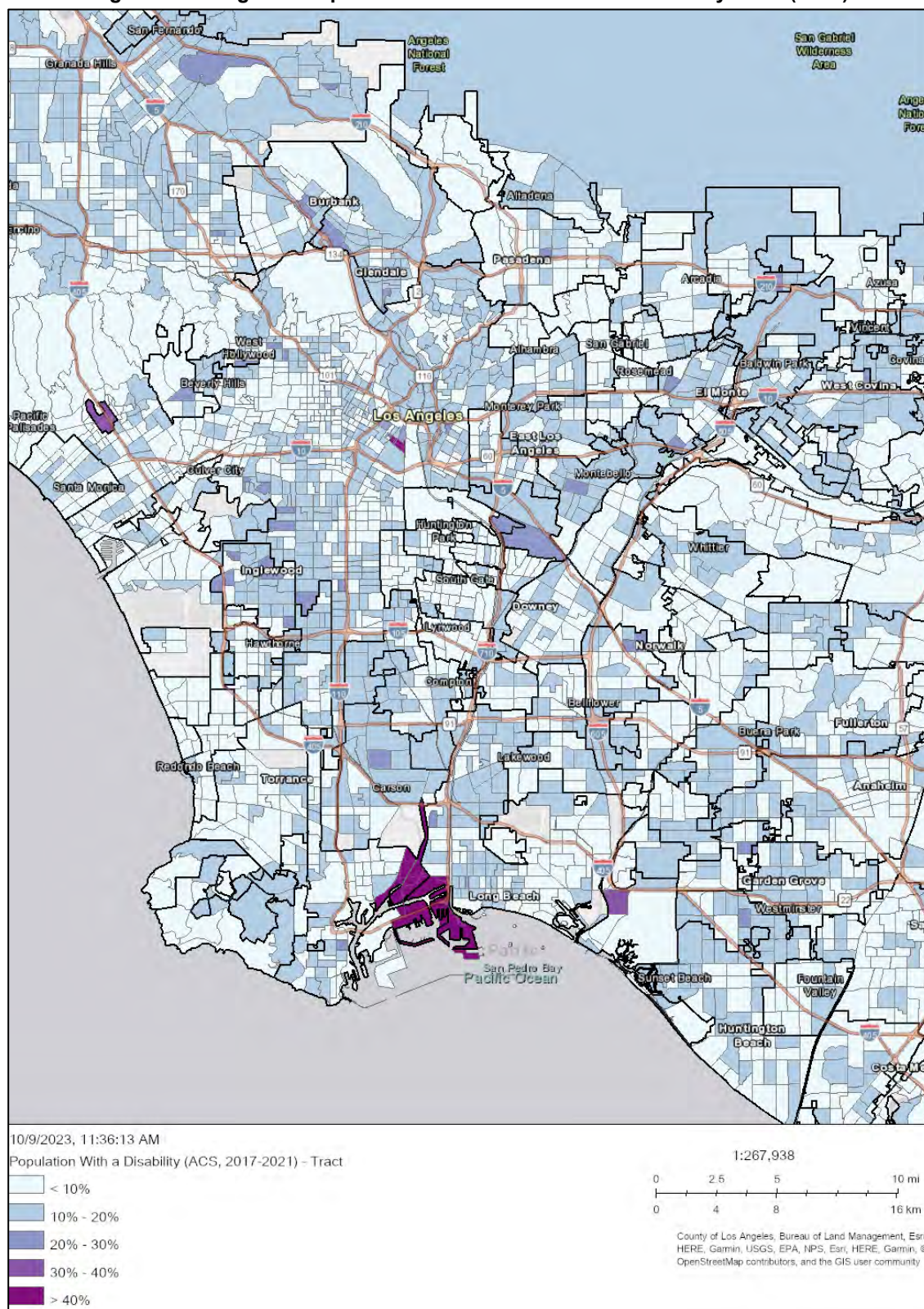
Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

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~~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)

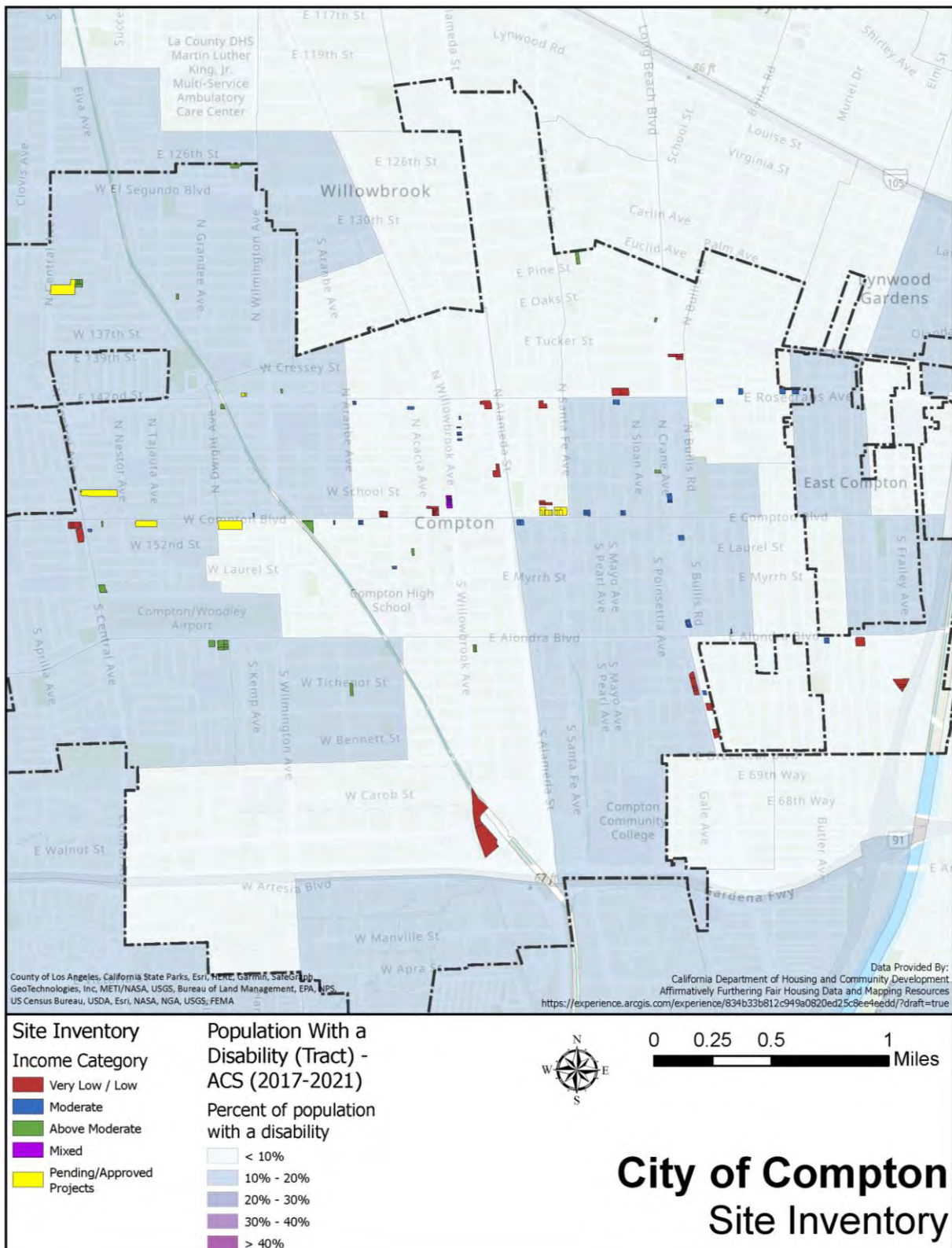
Additional accessibility improvements planned during this Housing Element cycle are detailed in the Actions to Affirmatively Further Fair Housing section of the Housing Plan.

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.

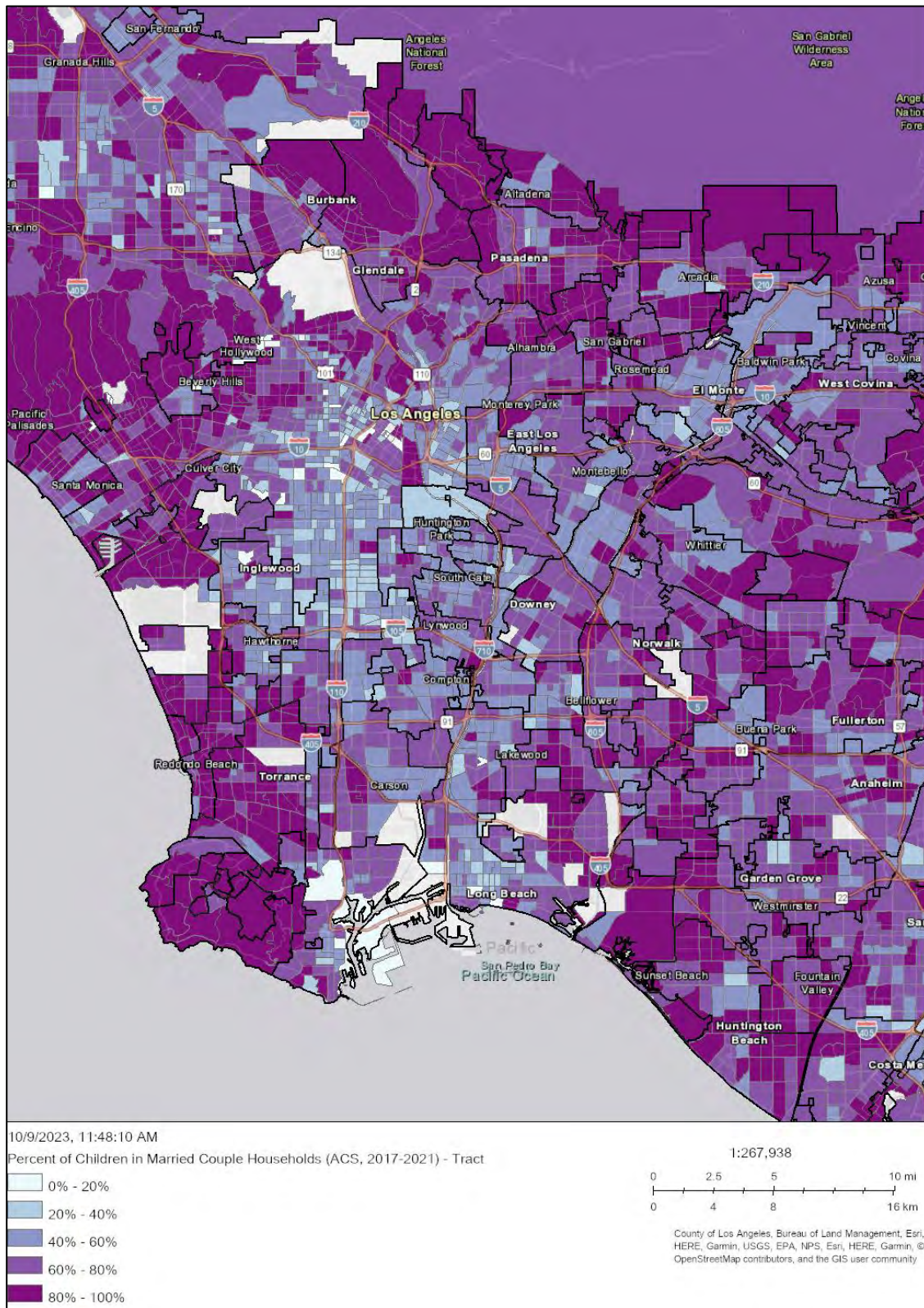
Figure A–7 shows the percent of children living in single-parent female-headed households by tract in LA County. Children in female-headed households are most concentrated in Inglewood, the City of Los Angeles, unincorporated Los Angeles County communities, and areas within Long Beach and Lakewood. In 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%

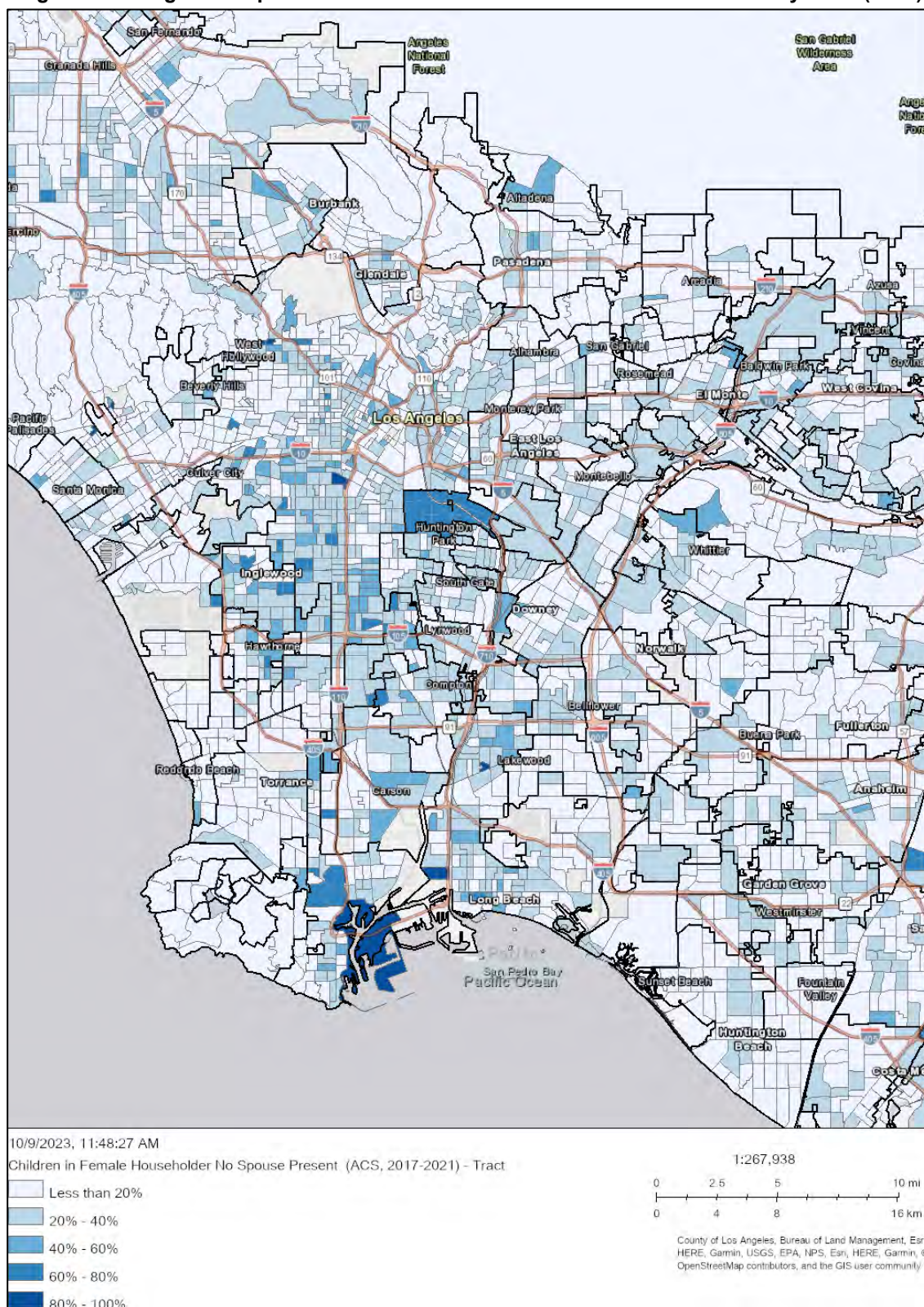
Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

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)

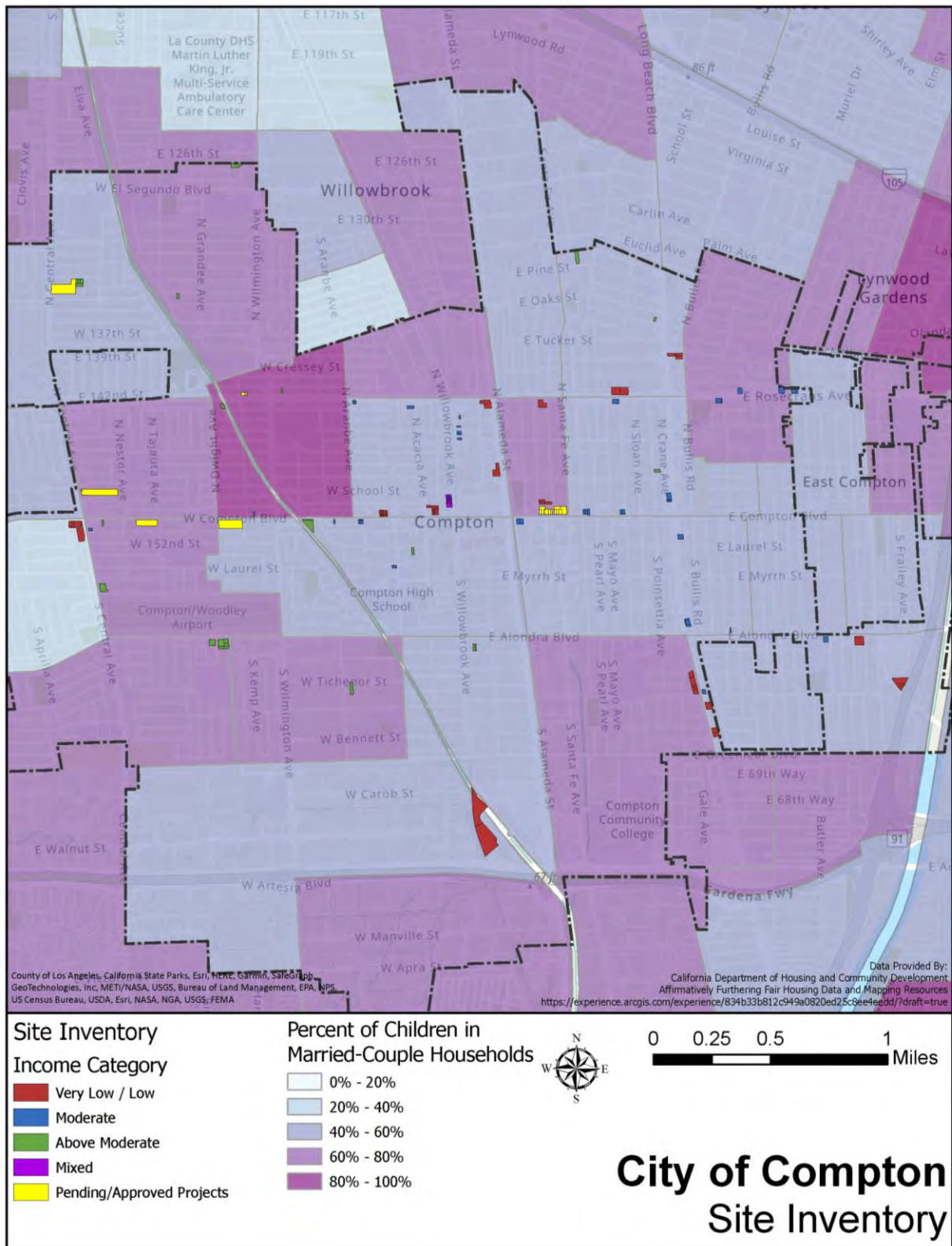


Figure A-9: Sites Inventory and Children in Female-Headed Households by Tract (2021)

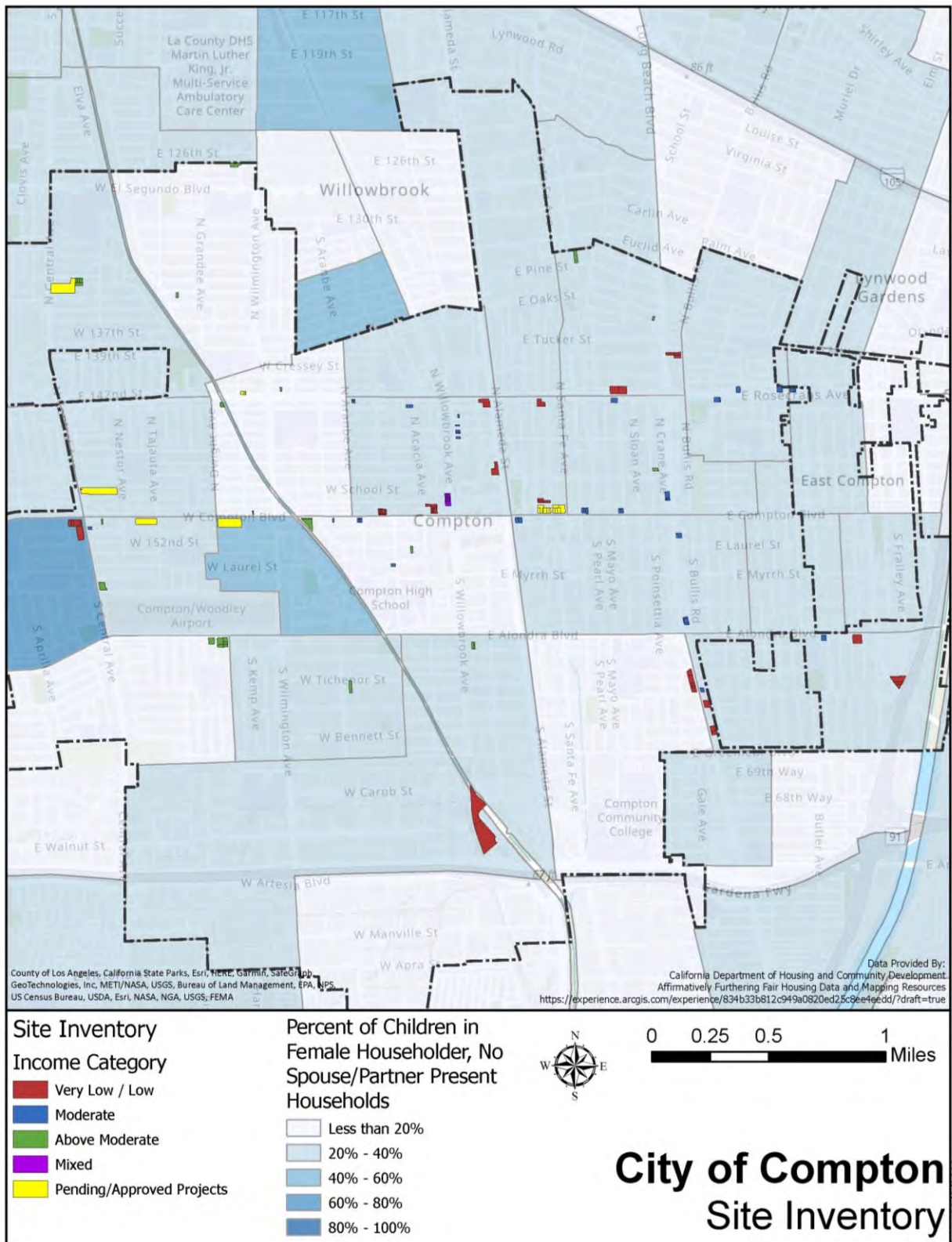
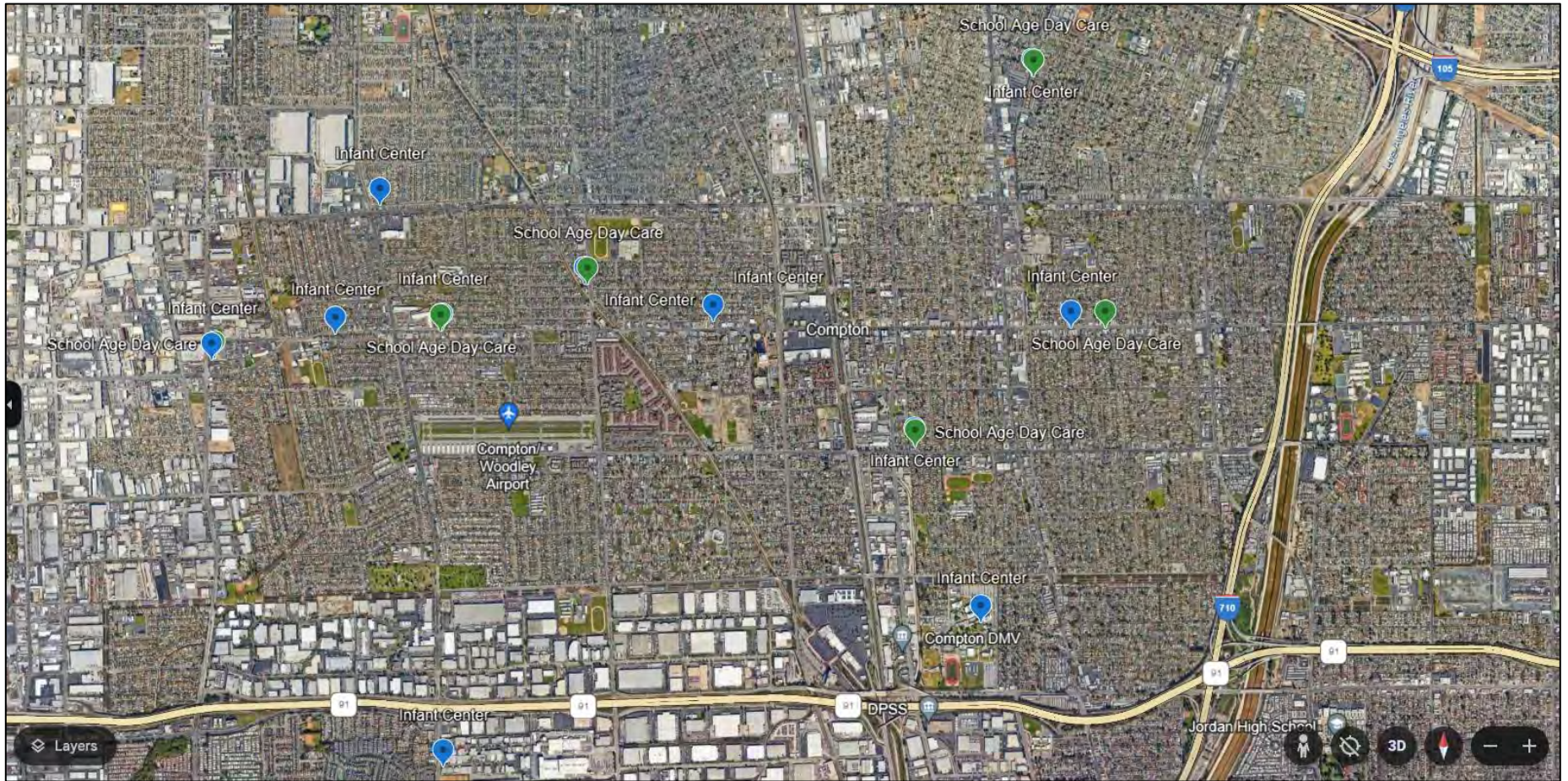


Figure A-10: Infant Centers and School Age Day Care Centers – Compton (2024)



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	--	--

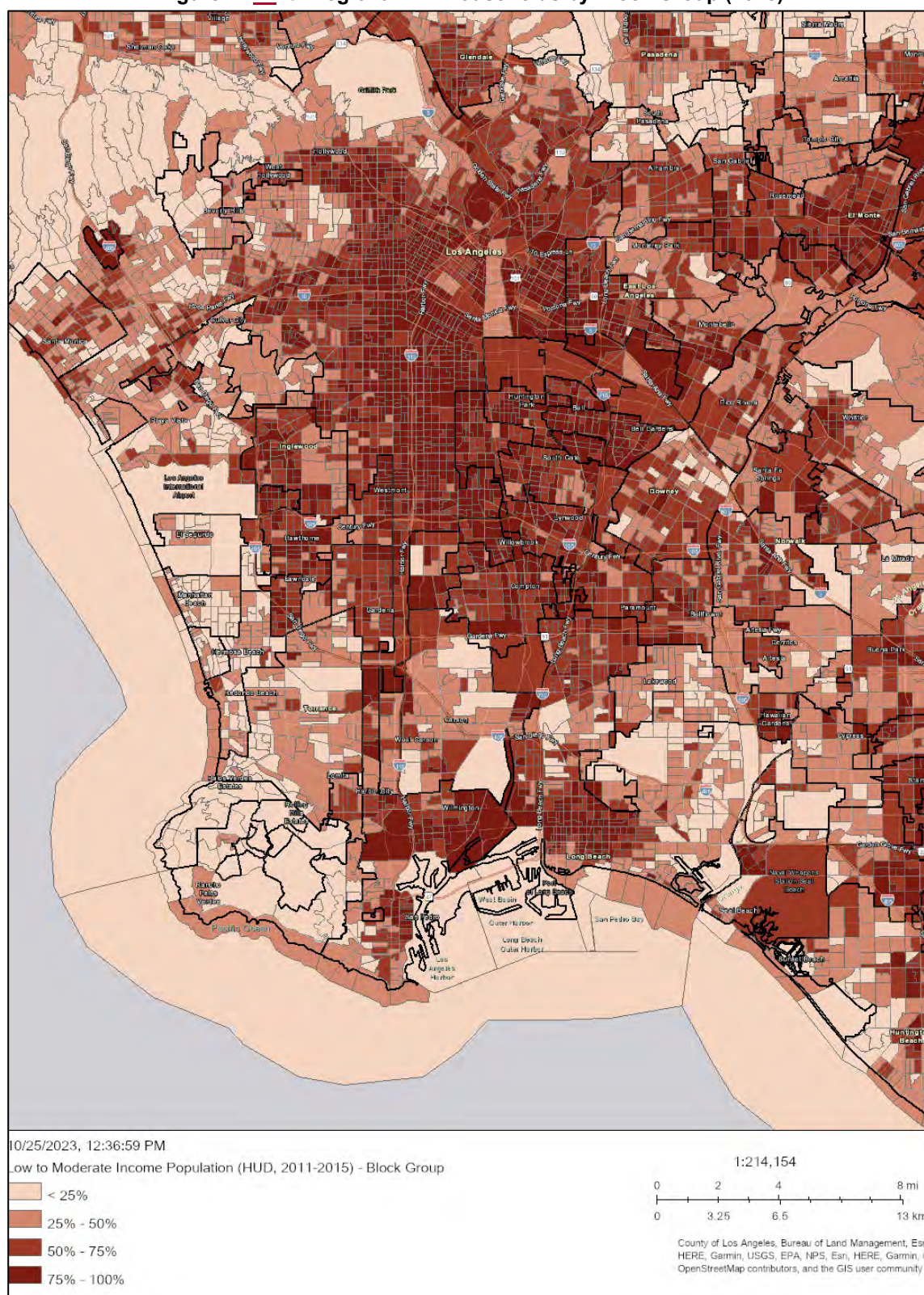
Regional Trend

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 ~~Figure A-10~~ 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-1140: 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](#)~~Figure A-14~~, 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.

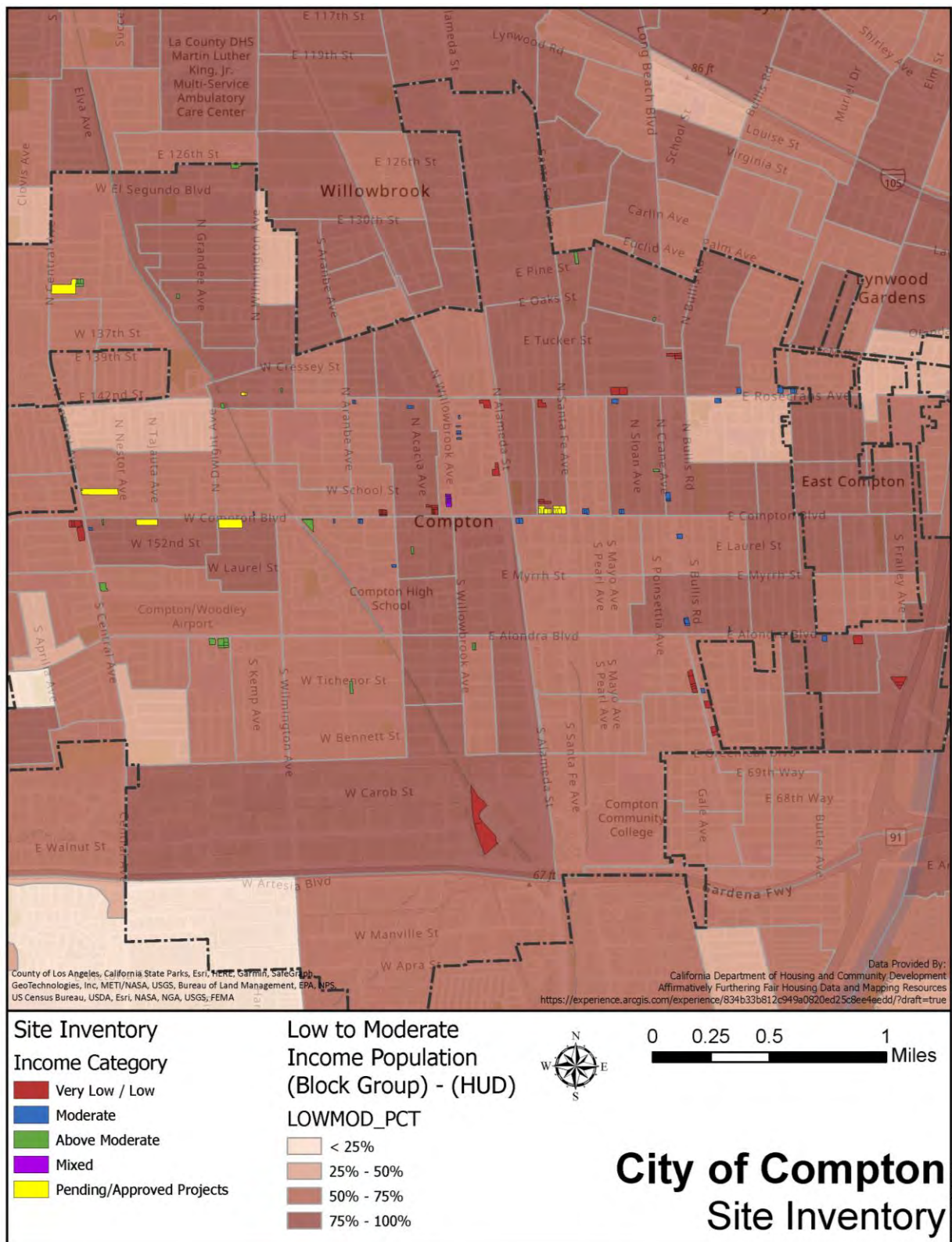
Housing Choice Voucher (HCV) recipients by tract, along with subsidized housing projects, are shown in [Figure A-13](#). Tract 5425.01 in the center of the City and tract 5421.06 on the eastern side of the City have the highest concentrations of HCV recipients in the City (34% and 23.7% of renter-occupied 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.

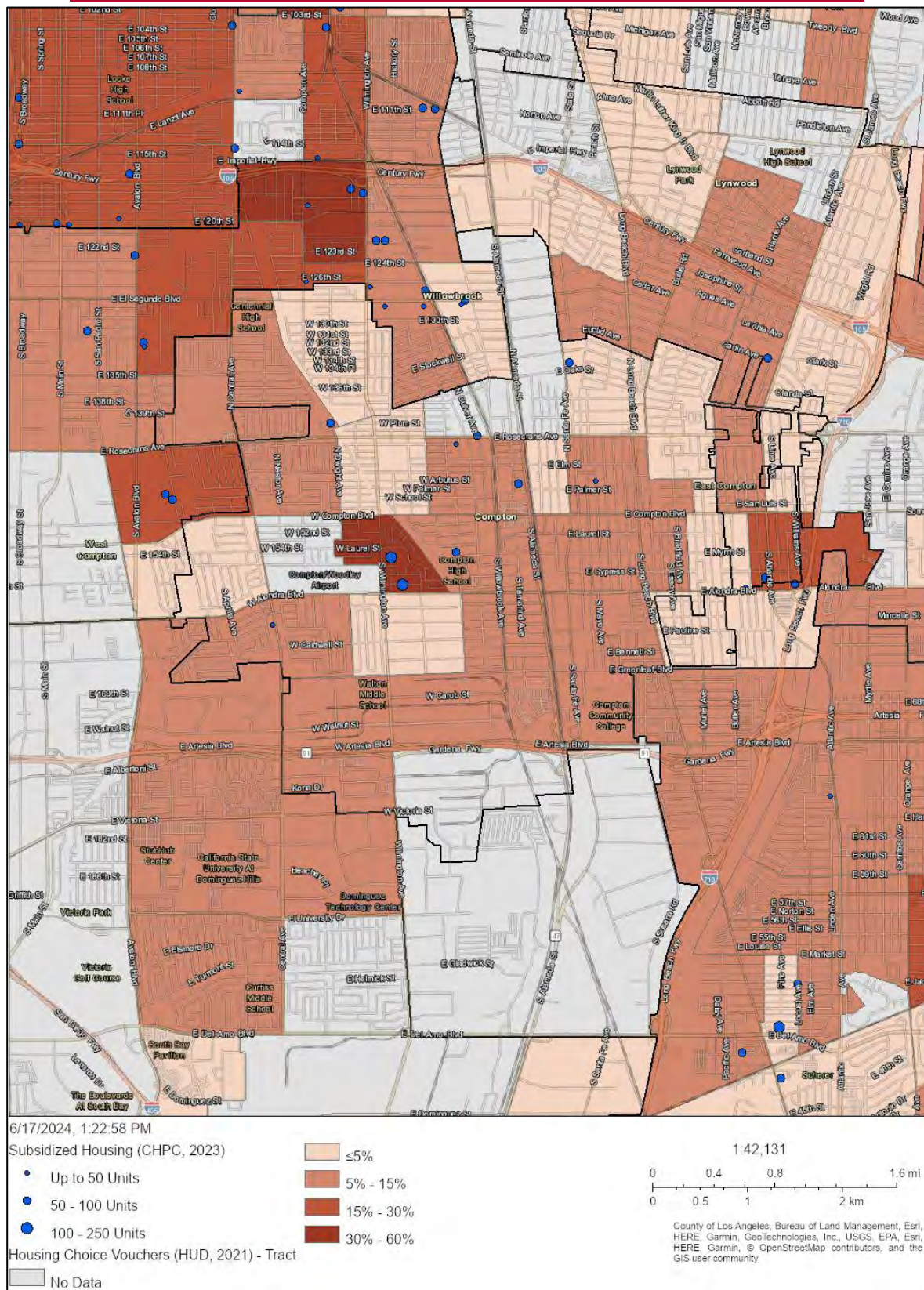
Table A-8: Sites Inventory by LMI Households

	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-1244: Sites Inventory and LMI Households by Block Group (2015)



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

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**

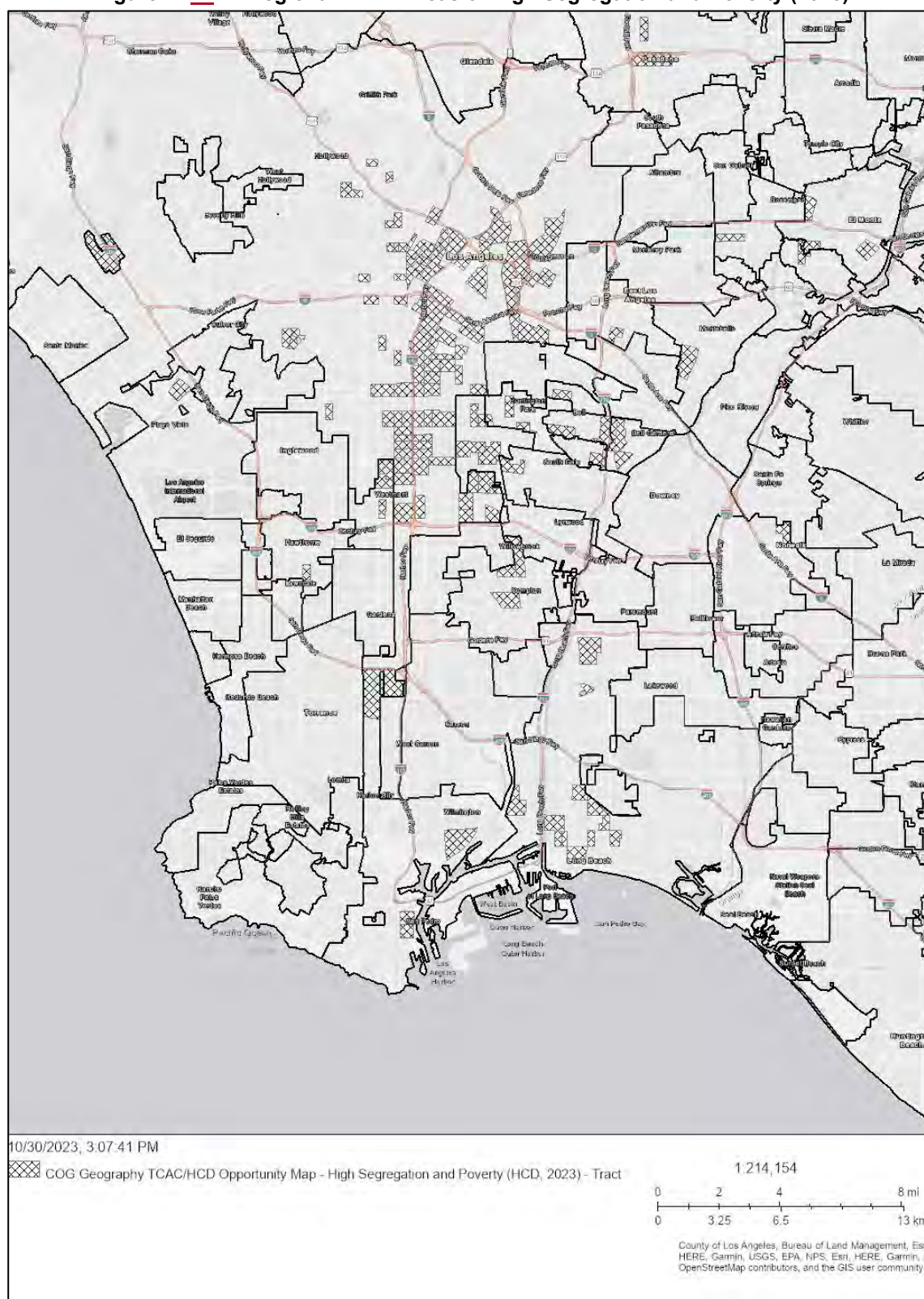
In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. 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~~**Figure A-12** 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-1412: 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](#)[Figure A-13](#)). [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). [According to the HCD Data Viewer 2.0, all areas of high segregation and poverty have Hispanic/Latino majority populations. More than 70 percent of the population in all three areas of high segregation and poverty are Hispanic/Latino.](#) [Figure A-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-59. 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-58, 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 20.](#)

⁶ UCB, Urban Displacement Project 2022.

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. 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 (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.

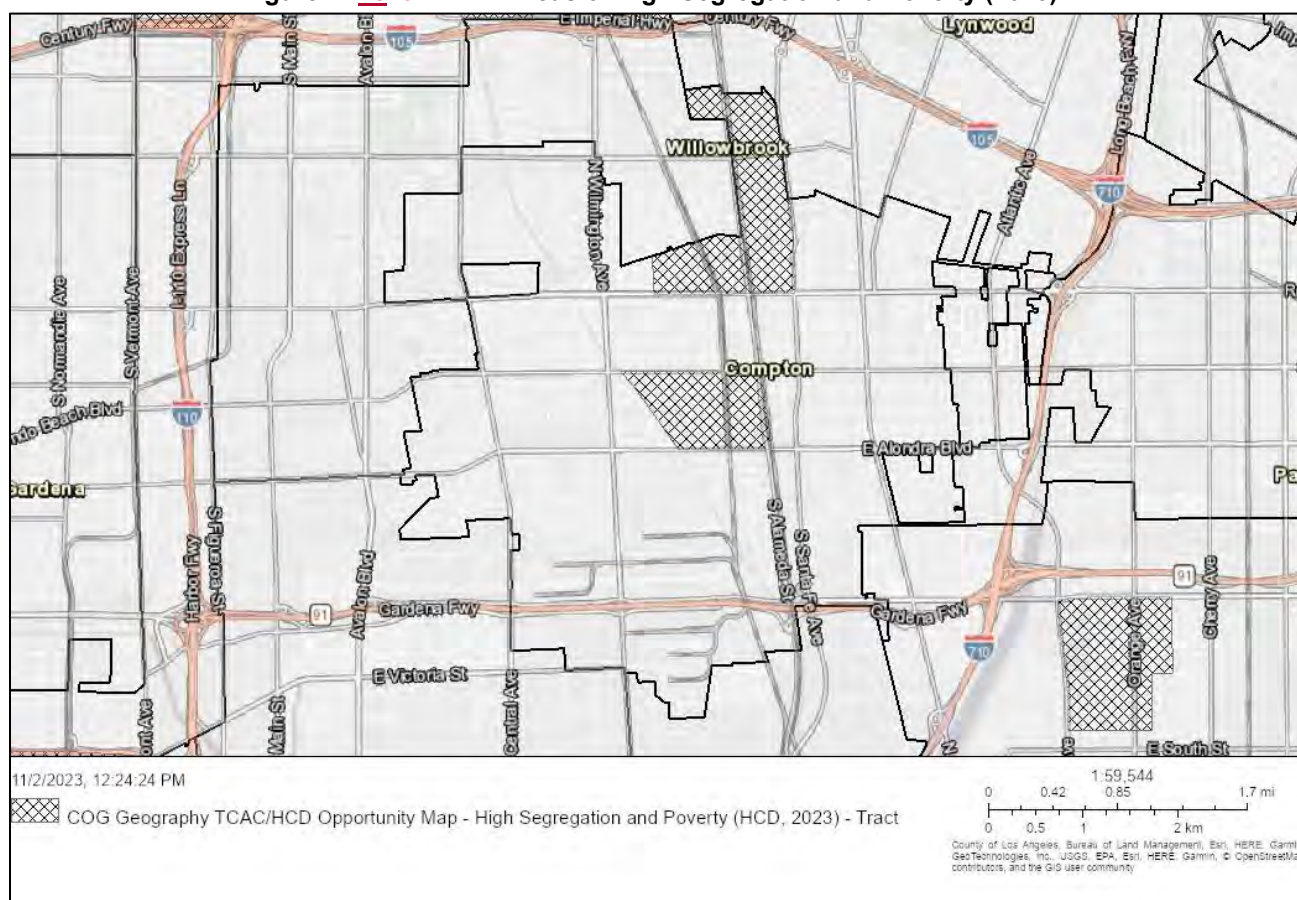
Areas of high segregation and poverty may also have reduced access to important community facilities such as supermarkets. Figure A–21 shows the percentage of the population residing less than 1/2 mile from a supermarket/large grocery store. Tracts 5426.01 and 5425.02 scored in the highest quartile for supermarket access, where more than 93 percent of the population resides within a half mile of a supermarket. In comparison, 70.3 percent of residents in tract 5416.03 live within a half mile of a supermarket. However, residents in the areas of high segregation and poverty generally have better access to supermarkets compared to other areas of Compton, particularly the west and south areas.

As shown in Figure A–22, tracts 5426.01 and 5425.02 are also comprised of larger proportions of multi-family units, whereas only 20 to 35 percent of the housing stock in tract 54.16.03 are structures with two or more units. There are several other tracts in Compton with proportions of multi-family units comparable to the percentages in the areas of high segregation and poverty.

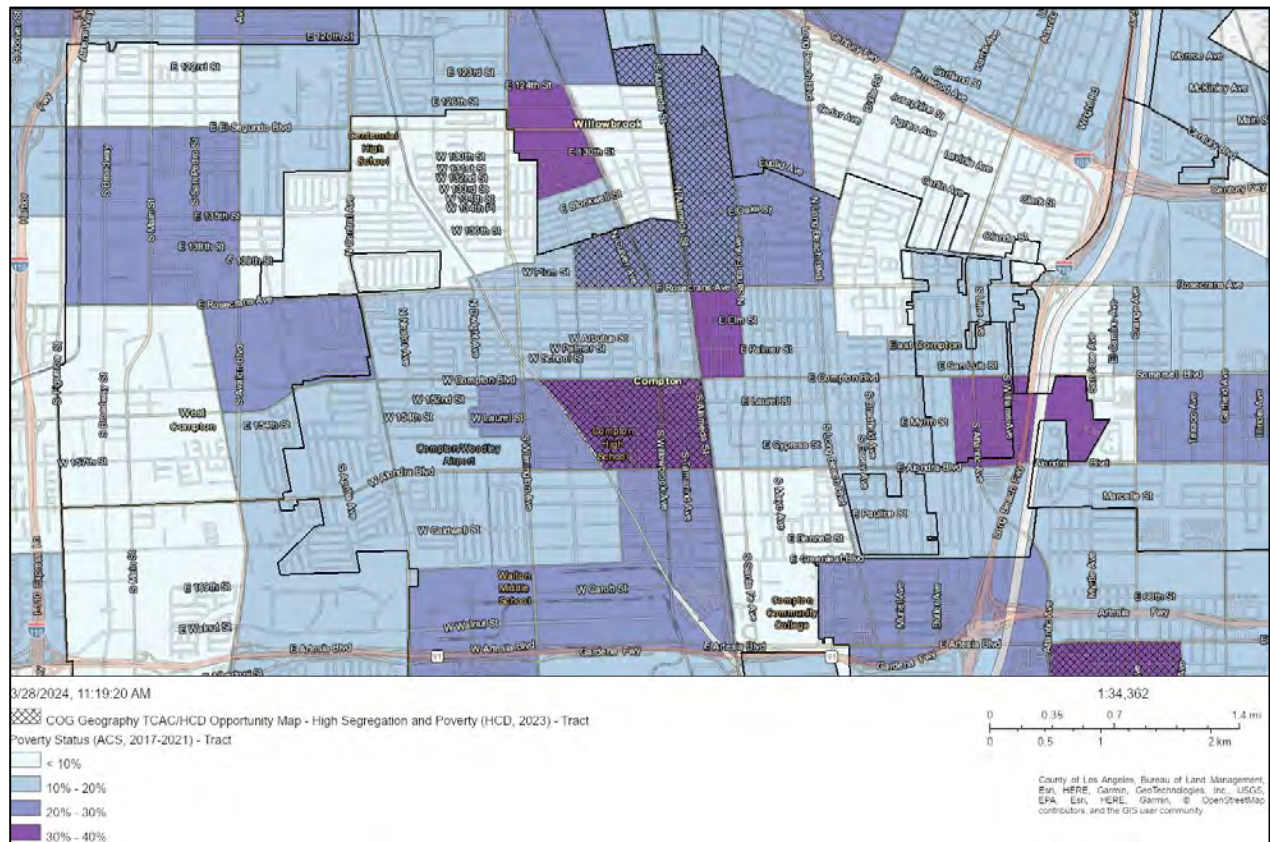
Overall, the areas of high segregation and poverty have demographic and housing populations indicative of the City as a whole, particularly the central and northern areas of Compton. While actions in this Housing Element do target these tracts identified as areas of high segregation and poverty, it is important to note that the trends defining these areas are not exclusive to these three tracts alone. Therefore, efforts will be made citywide to serve existing segregated populations.

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.

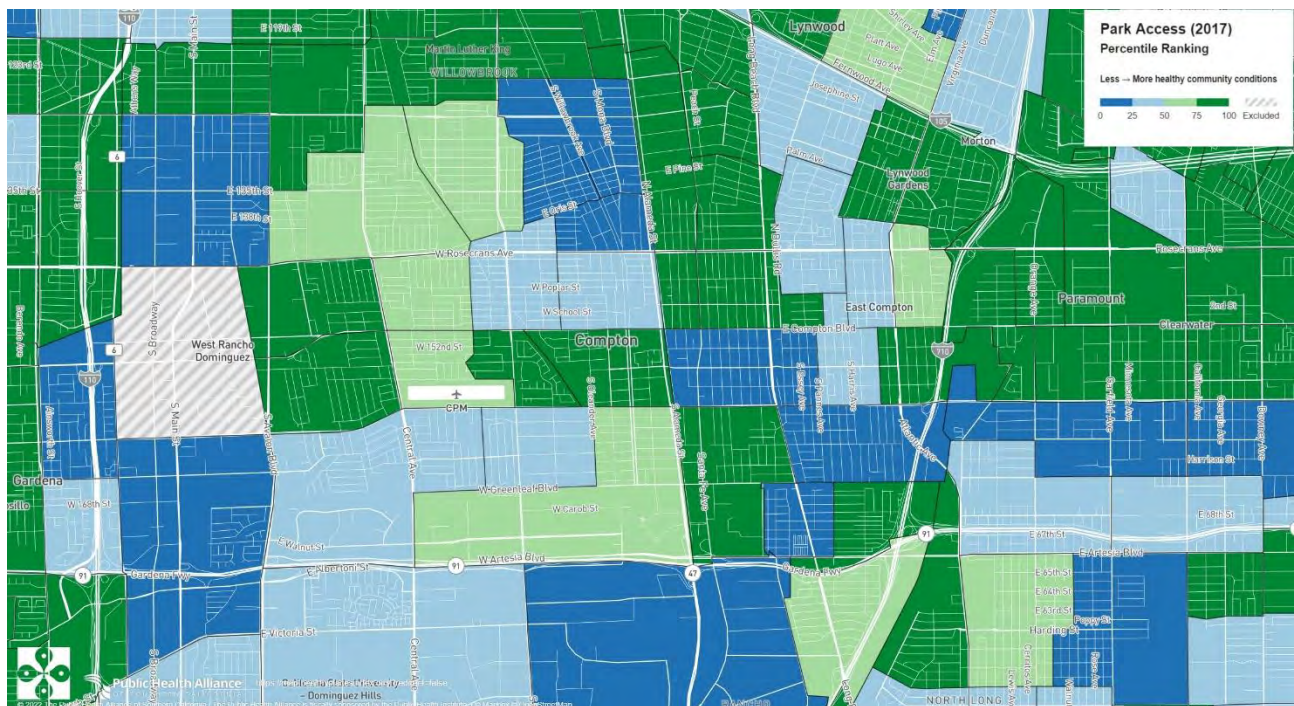
Figure A-1543: TCAC Areas of High Segregation and Poverty (2023)



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

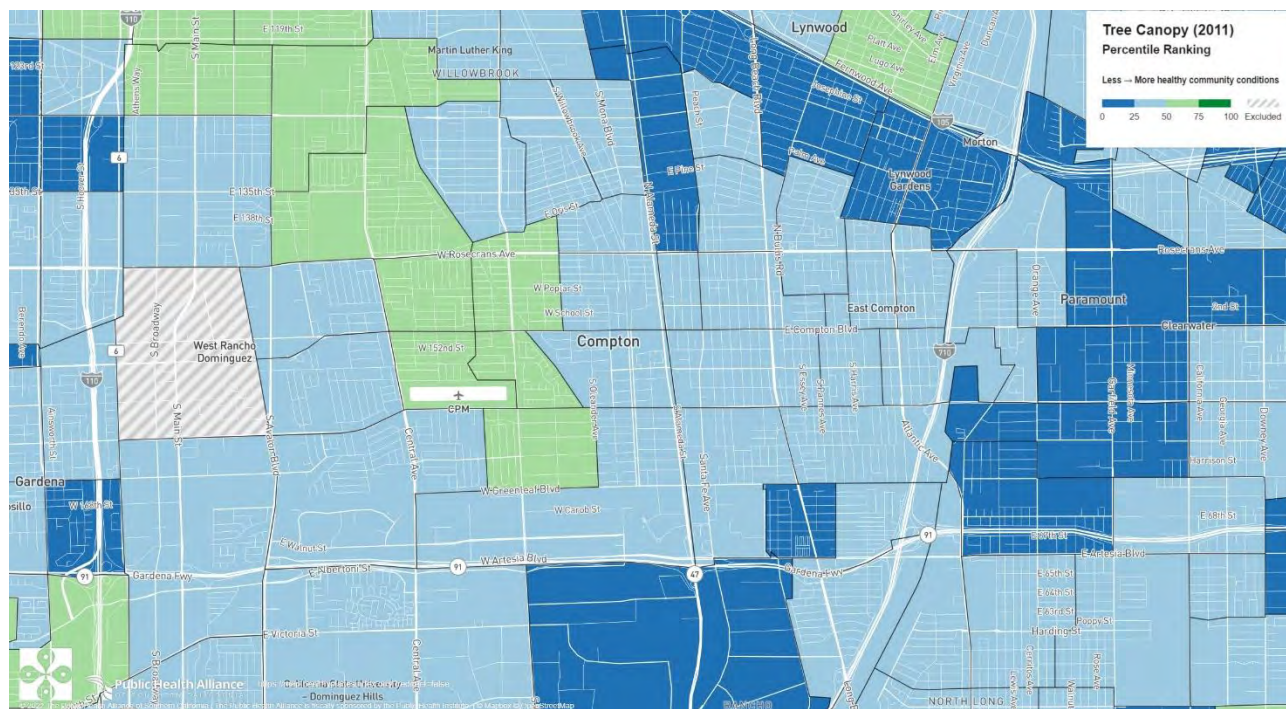
Figure A-16: TCAC Areas of High Segregation and Poverty and Poverty Status by Tract (2023, 2021)

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

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

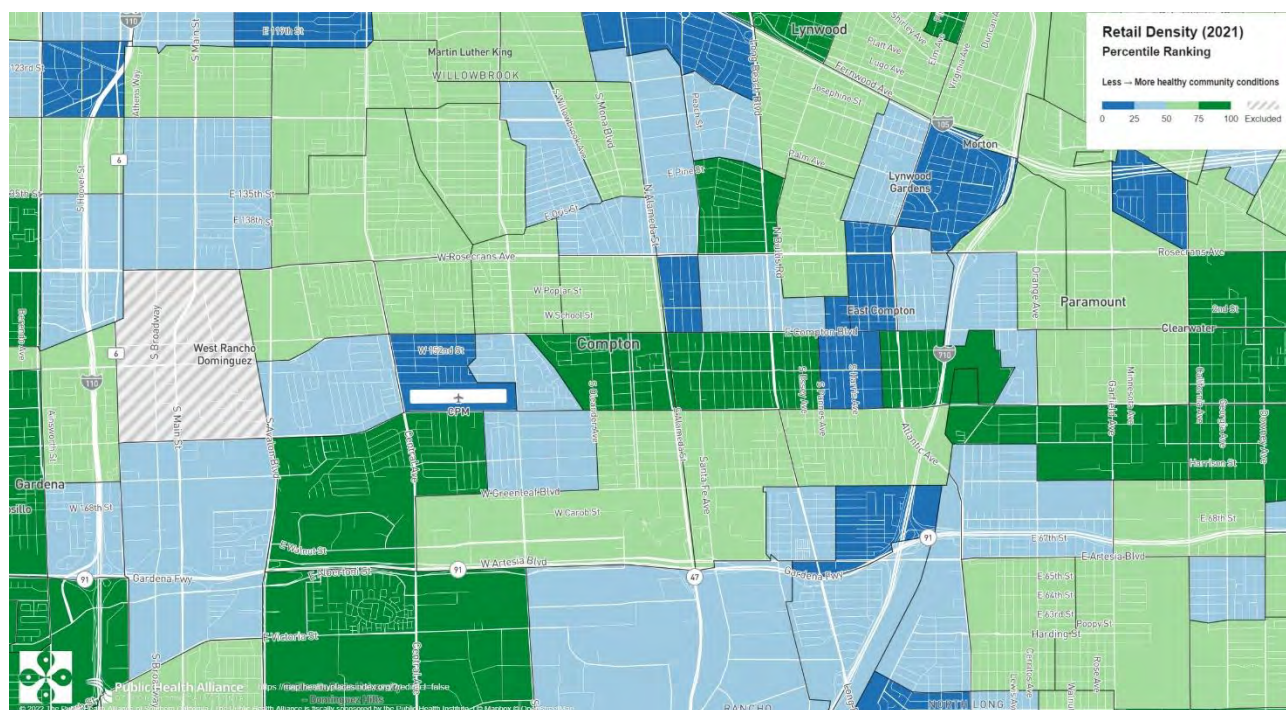
Source: Public Health Alliance of Southern California Healthy Places Index (California Department of Health, 2017), 2024.

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

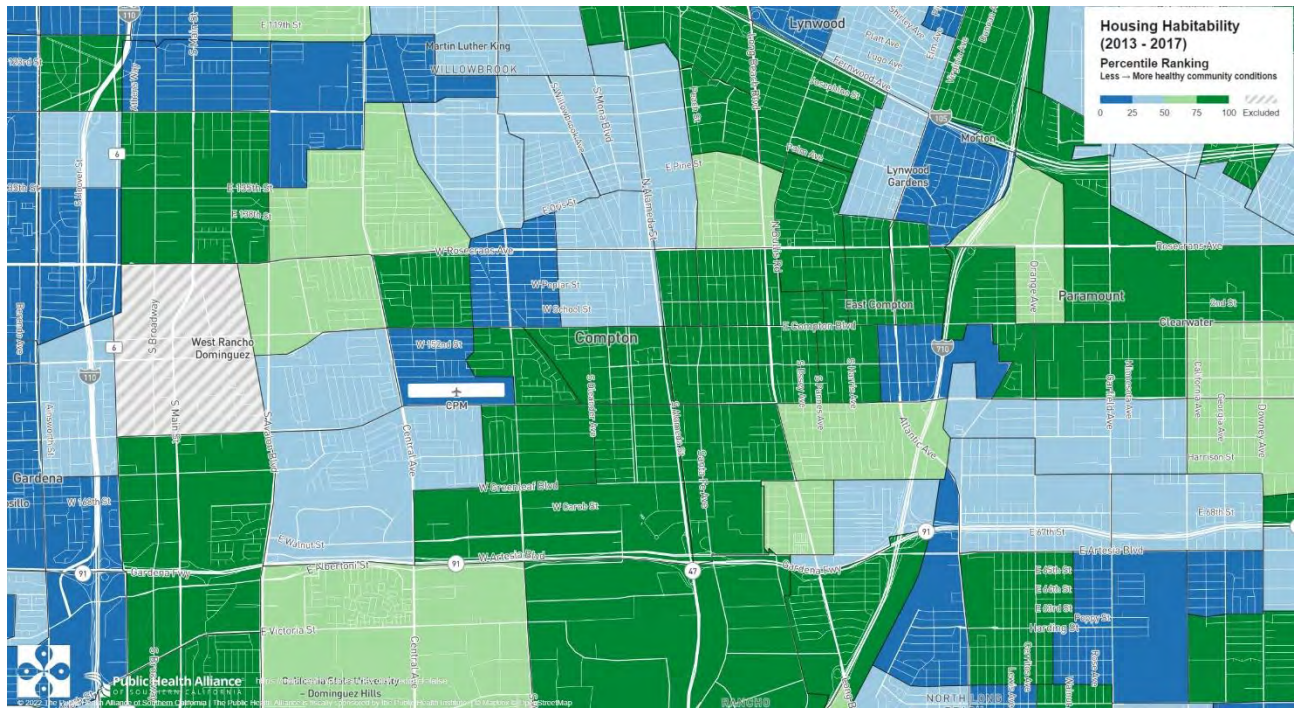


Source: Public Health Alliance of Southern California Healthy Places Index (CDPH/National Land Cover Database, 2011), 2024.

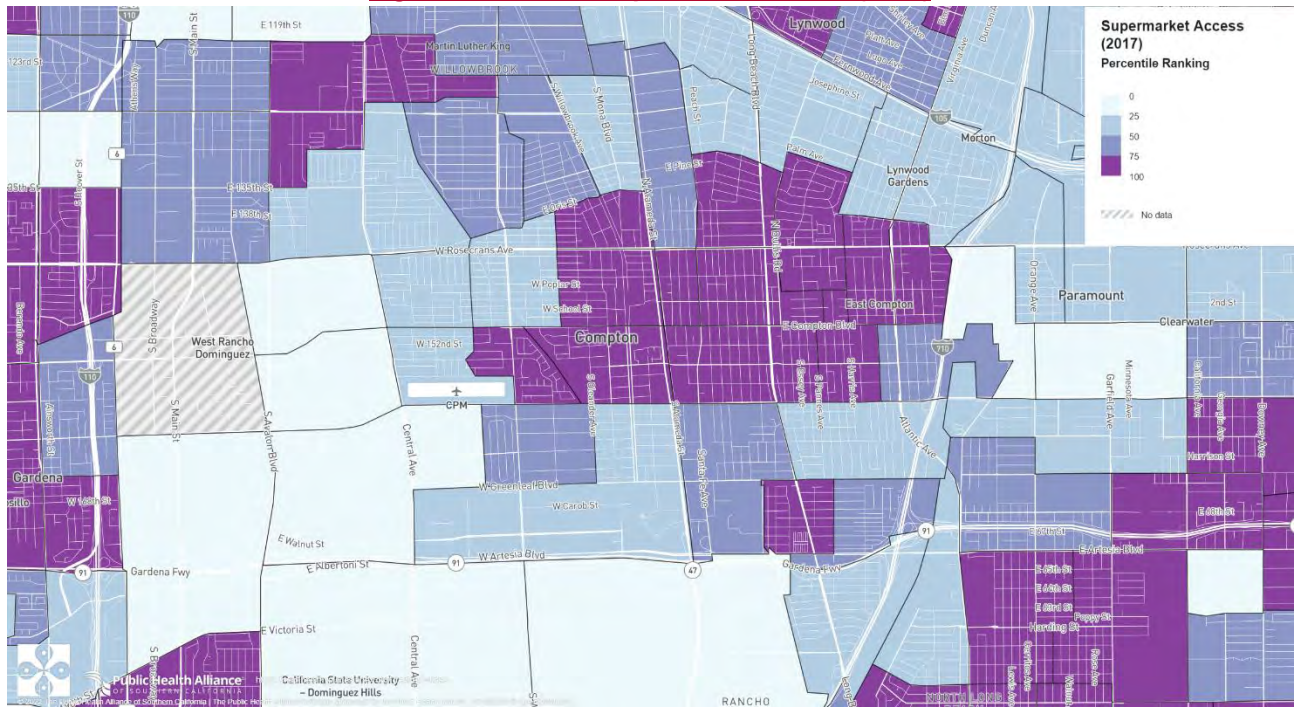
Figure A-19: HPI – Retail Density by Tract (2021)



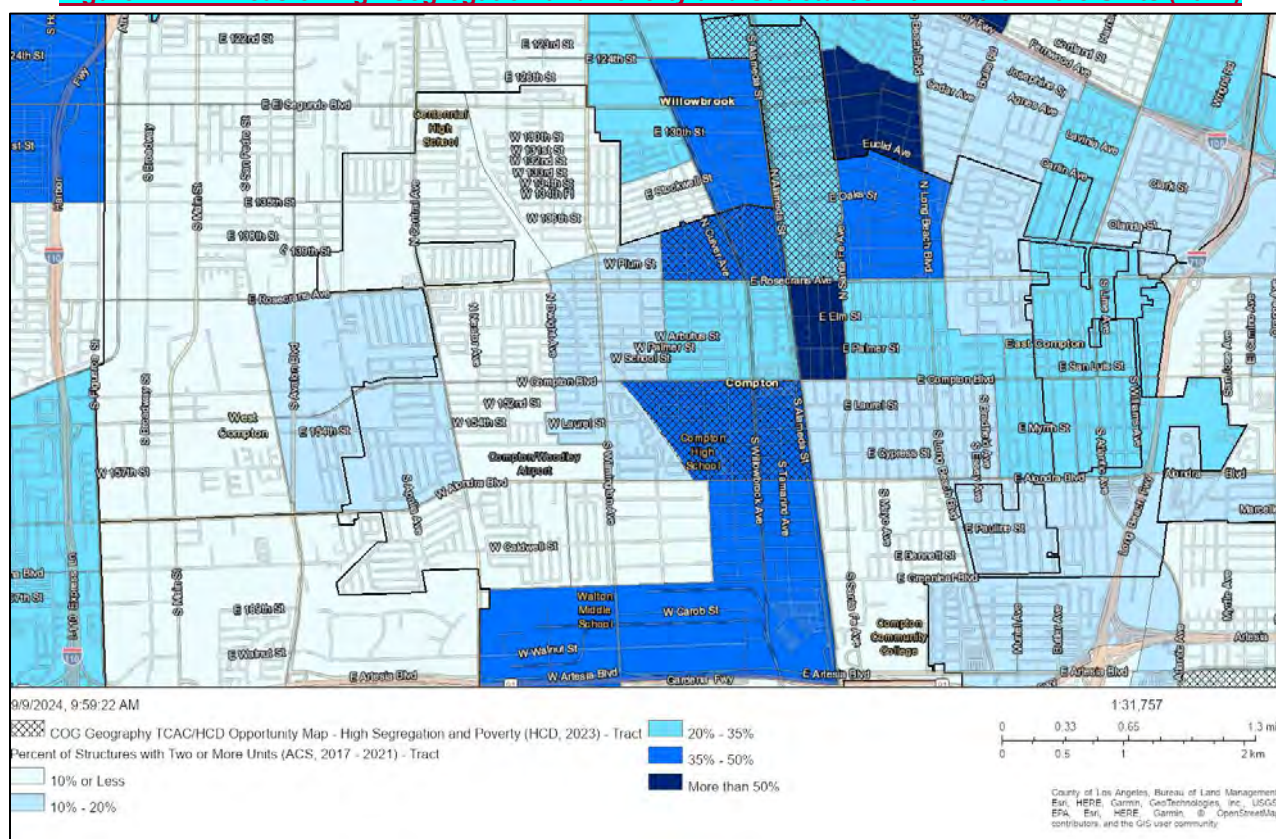
Source: Public Health Alliance of Southern California Healthy Places Index (US EPA Smart Location Database 3.0, 2021), 2024.

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.

Figure A-21: HPI – Supermarket Access (2017)

Source: Public Health Alliance of Southern California Healthy Places Index, 2024.

Figure A-22: Areas of High Segregation and Poverty and Structures with Two or More Units (2021)

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."

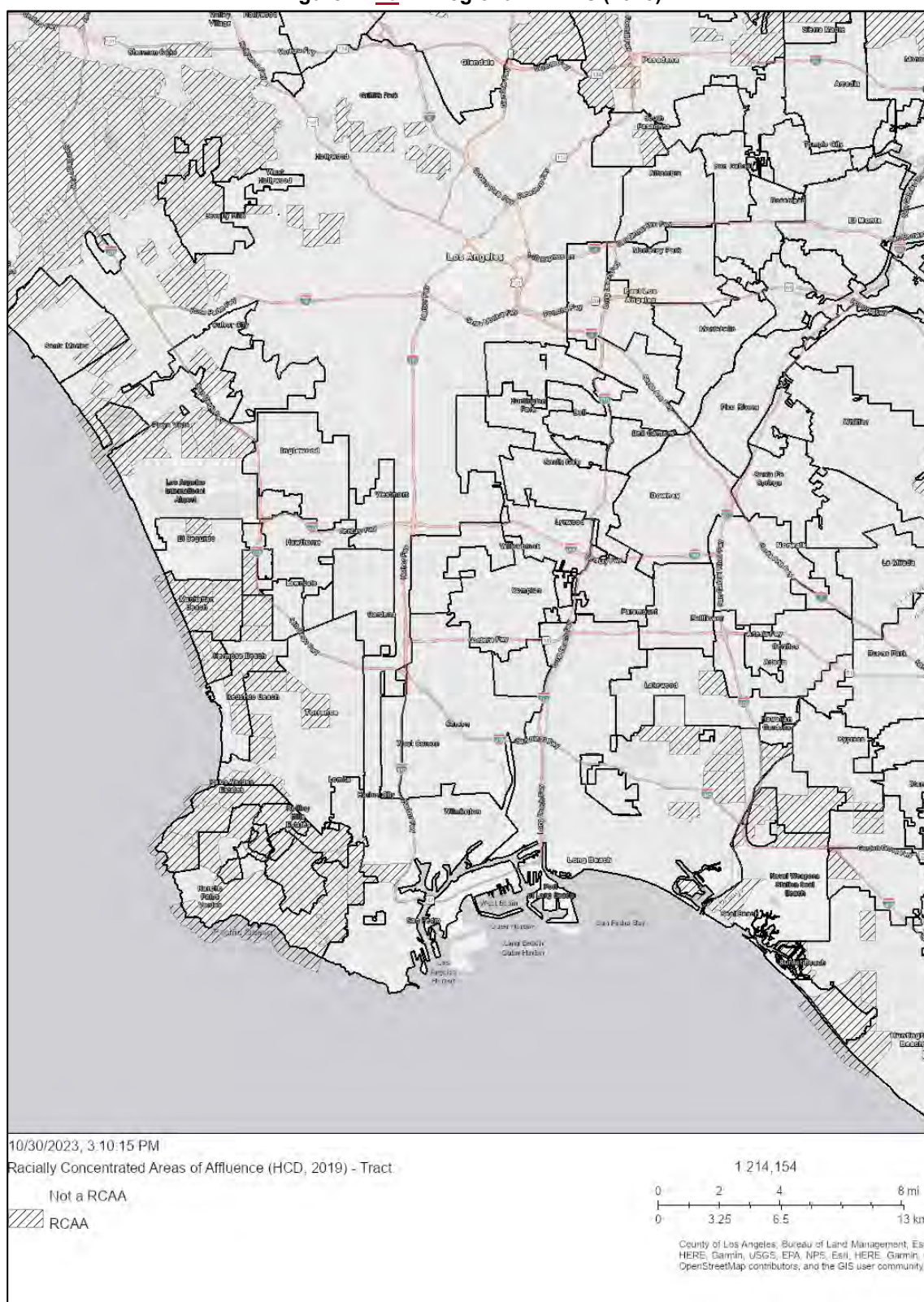
Regional Trend

As seen in ~~Figure A-23~~[Figure A-14](#), 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-2344: 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

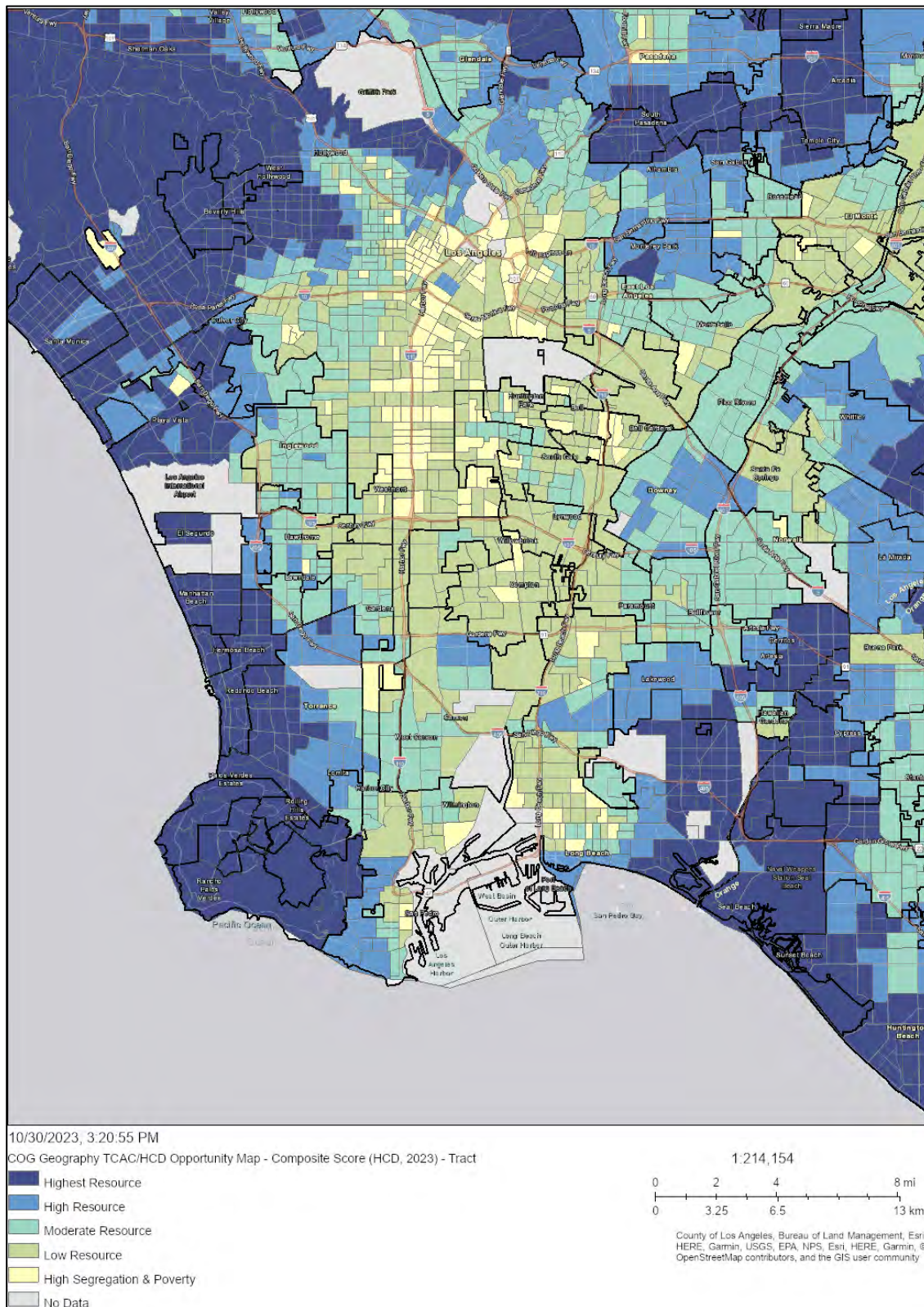
HUD Opportunity Indicator scores for Los Angeles County are shown in Table A–10. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic 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–24](#)~~Figure A–15~~, 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-2415: Regional TCAC Opportunity Area Scores by Tract (2023)



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

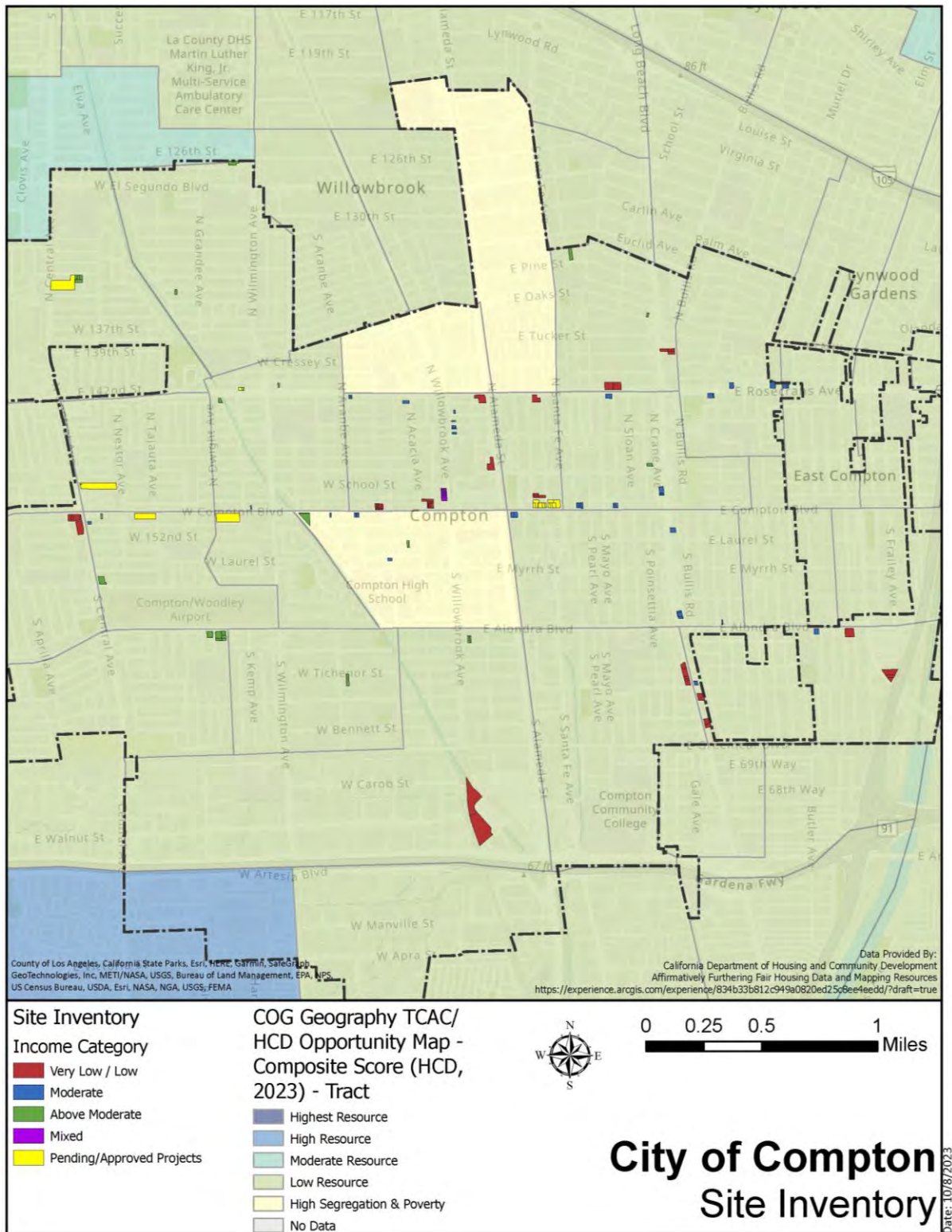
Local Trend and Sites Inventory

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-2546: Sites Inventory and TCAC Opportunity Area Scores by Tract (2023)



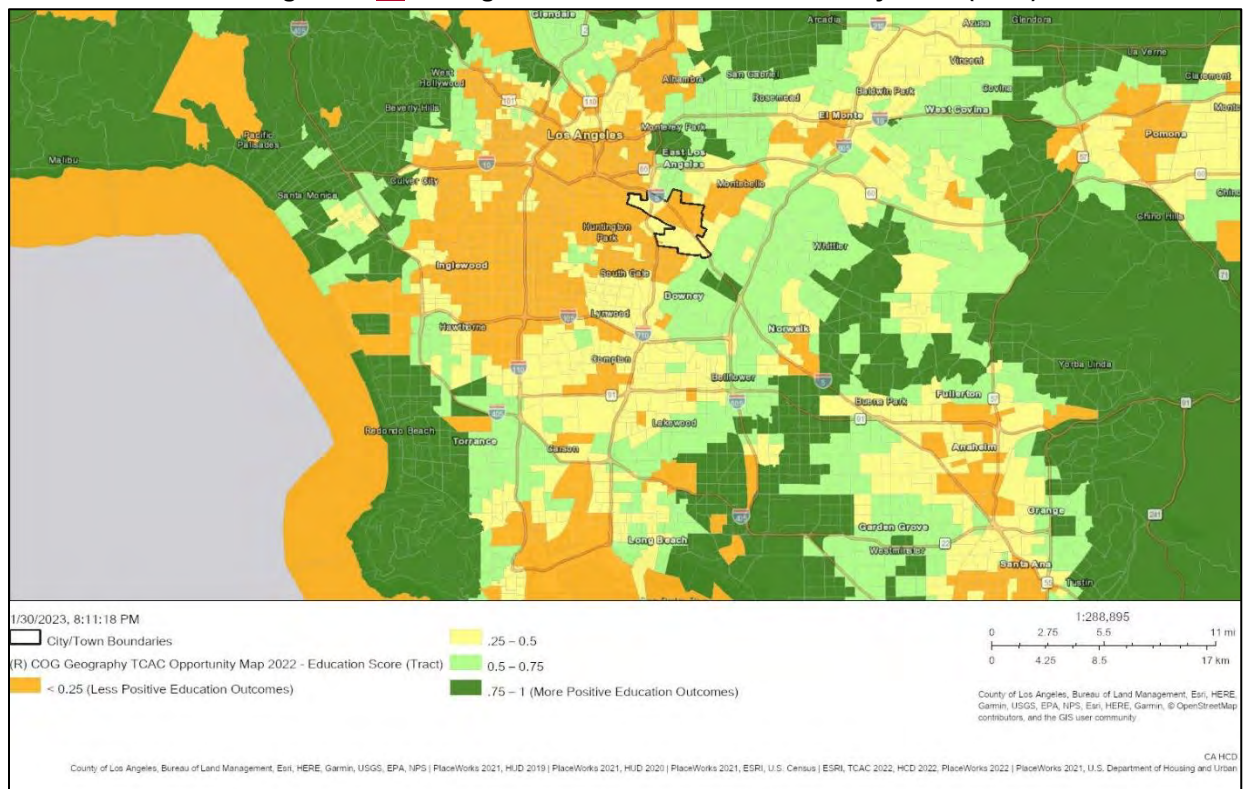
Educational

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-26](#)~~Figure A-17~~. 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-26~~17~~: 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.

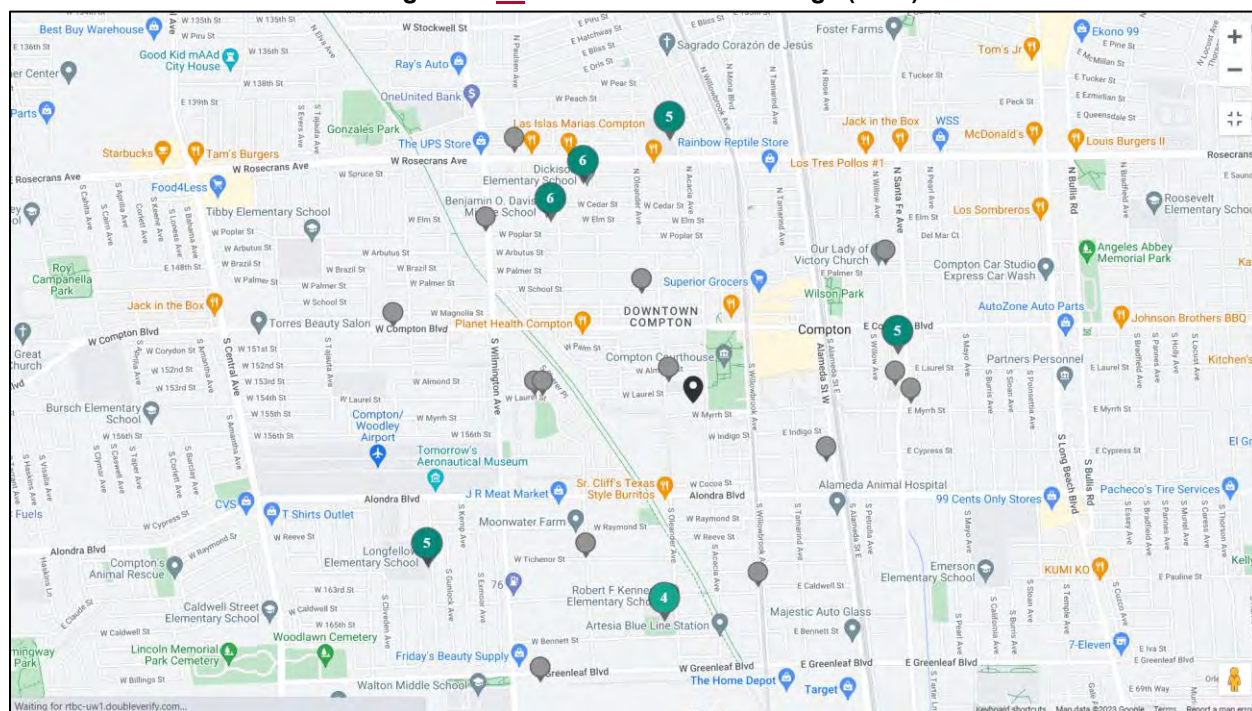
Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by 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-28 and Figure A-29). 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>

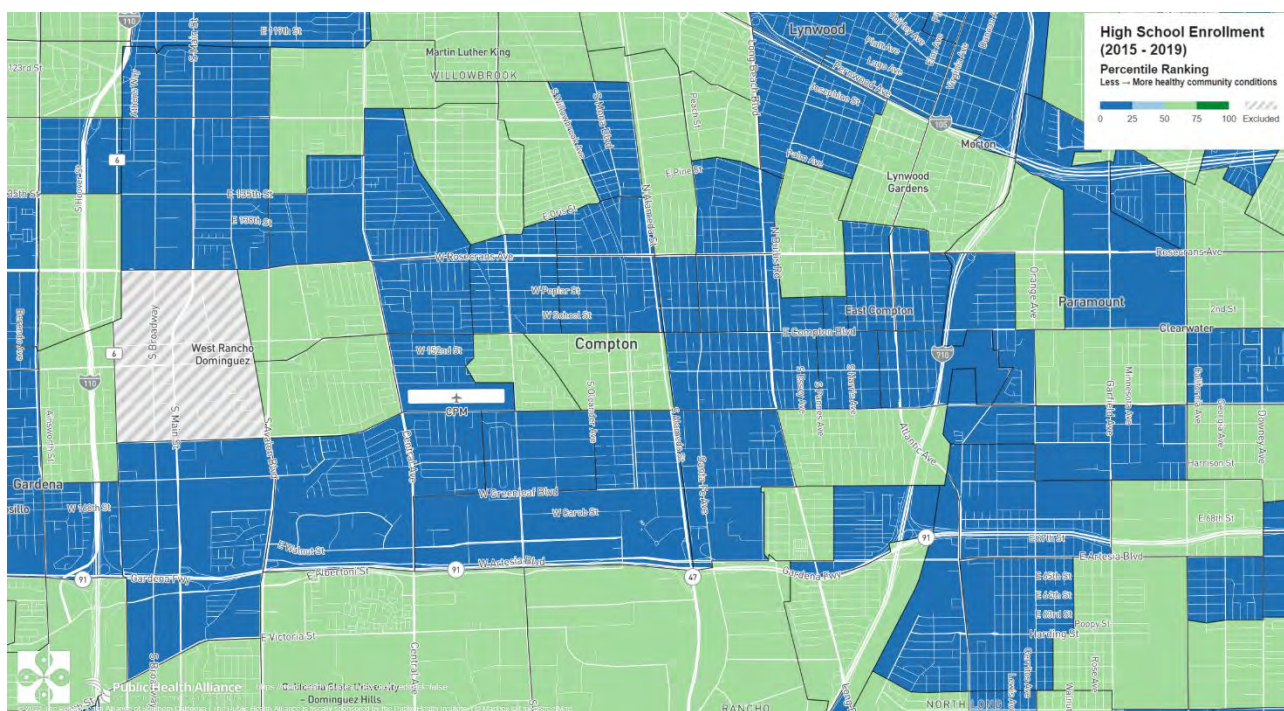
Source: California Department of Education (CDE) DataQuest, accessed June 2024.

Figure A-2718: Great Schools Ratings (2023)



Source: GreatSchools.org, accessed October 2023.

Figure A-28: Healthy Places Index – High School Enrollment



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

Preschool Enrollment (2015 - 2019)
Percentile Ranking
Less - More healthy community conditions

0 25 50 75 100 Excluded

Map of Compton, California, showing preschool enrollment by census tract for 2015-2019. The map uses a color scale from blue (low enrollment) to green (high enrollment). A legend in the top right corner indicates the percentile ranking: 0 (blue), 25 (light blue), 50 (light green), 75 (medium green), 100 (dark green), and Excluded (hatched). The map shows various streets and neighborhood names like Lynwood, Compton, and Gardena. A scale bar and a north arrow are also present.

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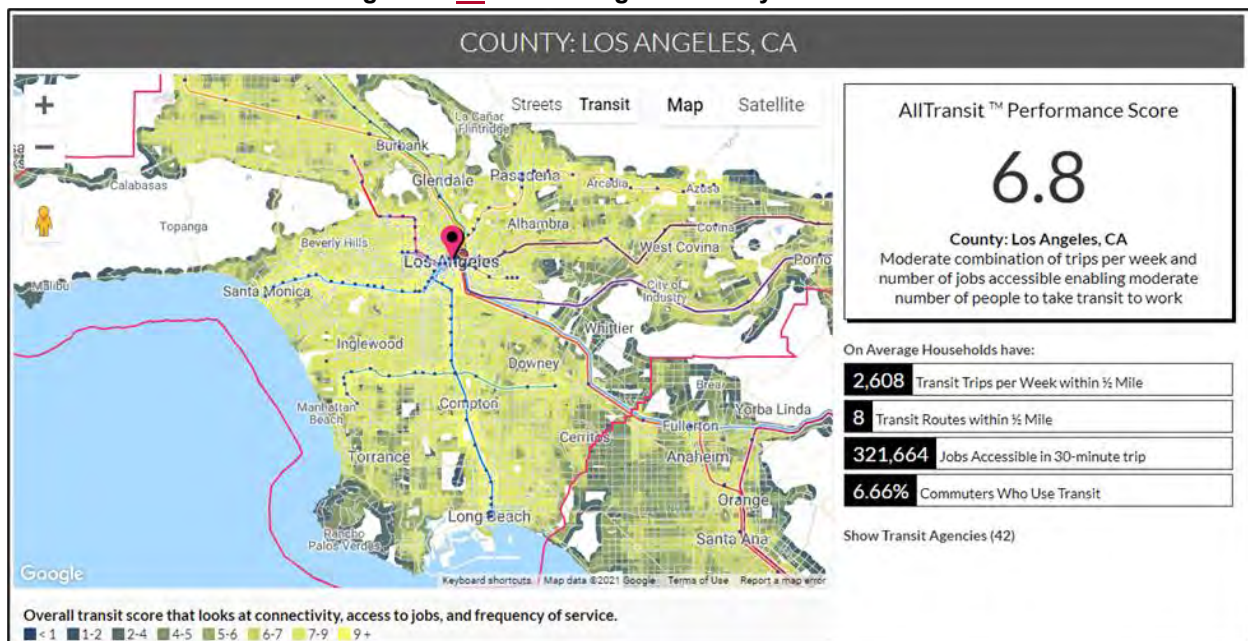
Transportation

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-30](#)[Figure A-19](#). 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-31](#).

Figure A-3049: Los Angeles County Transit Metrics



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

Metro Rail & Busway

metro.net

Map Legend:

- Rail Station** (Blue square)
- Transfer Station** (Blue square with 'T')
- Busway Station** (Blue square with 'B')
- Gateway Street Service** (Blue line)

Metro Rail

- A Line (Blue)**: Downtown LA to Long Beach
- B Line (Red)**: North Hollywood to Union Station
- C Line (Green)**: Redondo Beach to Norwalk
- D Line (Purple)**: Wilshire/Western to Union Station
- E Line (Expo)**: Downtown LA to Santa Monica
- K Line**: Expo/USC to Westchester/Veterans
- L Line (Gold)**: East LA Civic Ctr to Agnes

Metro Busway

- G Line (Orange)**: Chatsworth to North Hollywood
- J Line (Silver)**: San Pedro to El Monte

Regional Rail

- Amtrak**: Amtrak logo
- Metrolink**: Metrolink logo
- Airport Shuttle**: Airport Shuttle logo

LAX FlyAway: LAX FlyAway logo

LAX Shuttle (free): LAX Shuttle (free) logo

Station closure: Station closure logo

Oct 2022 - Subject to Change

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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-32Figure A-29). 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.

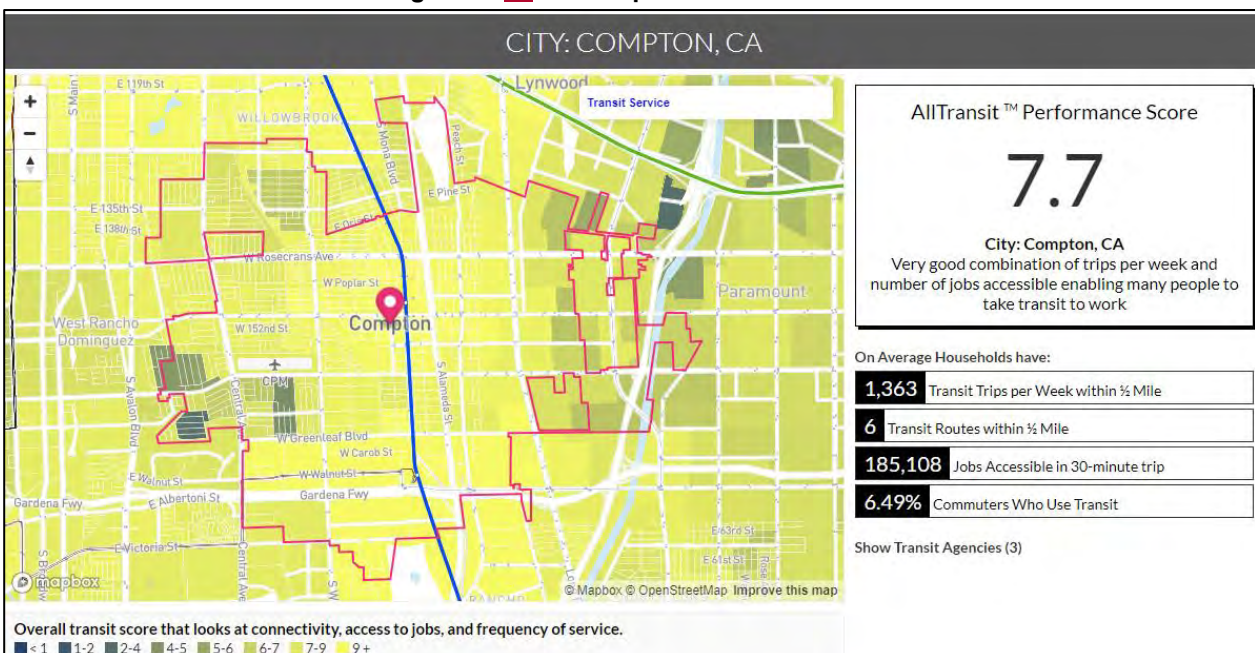
The Metro Blue Line, shown in Figure A-31 and Figure A-33, serves the City of Compton. The Compton and Artesia stations are located in the City. The Blue Line runs parallel to Willowbrook Avenue. The Metro Busway J line also runs between Compton and Gardena with two stops, Rosecrans and Harbor Gateway, 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-34.

The Compton Renaissance, five transit (bus) routes, also serves the City. The five Compton Renaissance transit routes are shown in Figure A-35 through Figure A-39. 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.

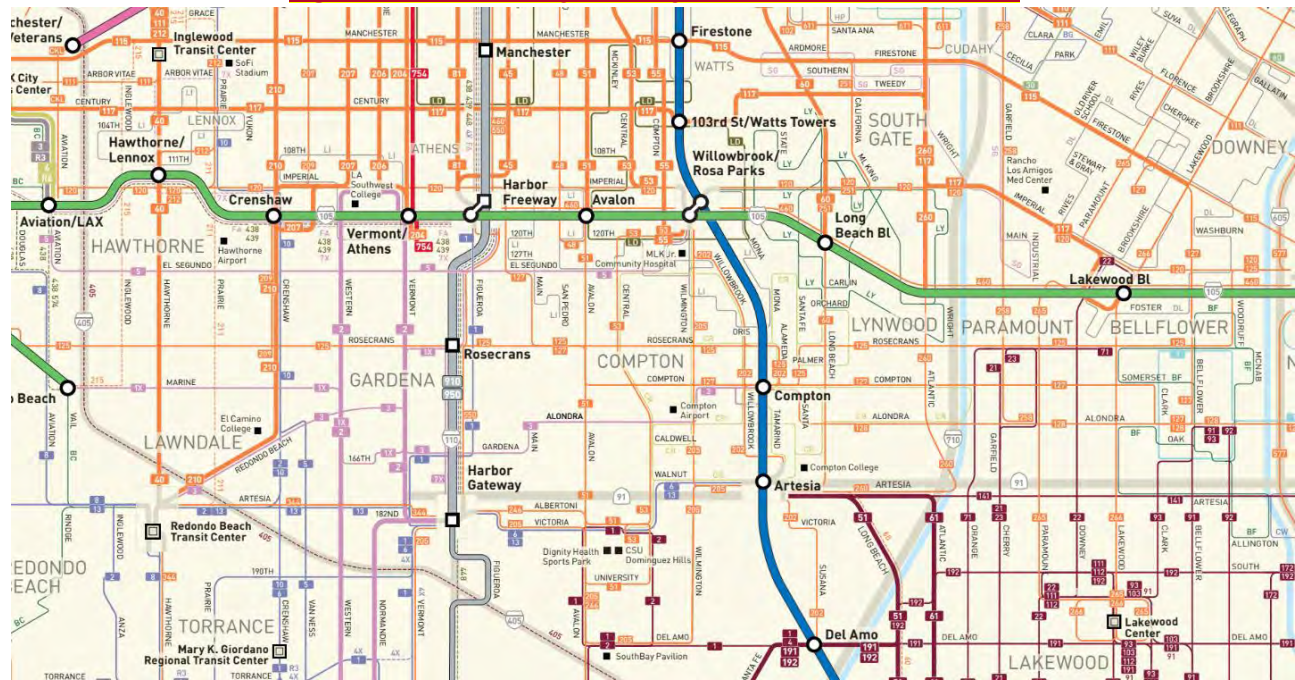
Based on the HPI index, residents in tracts along Alameda Street and in the central area of Compton are more likely to commute to work by transit, walking, or cycling (Figure A-40). Compton tracts generally have higher proportions of commuting residents compared to jurisdictions south and east of the 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-41). However, automobile access in Compton tracts is generally higher than tracts in and around the Downtown Los Angeles area.

Figure A-3220: Compton Transit Metrics



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

Figure A-33: South Bay/Gateway Cities Bus and Rail Service

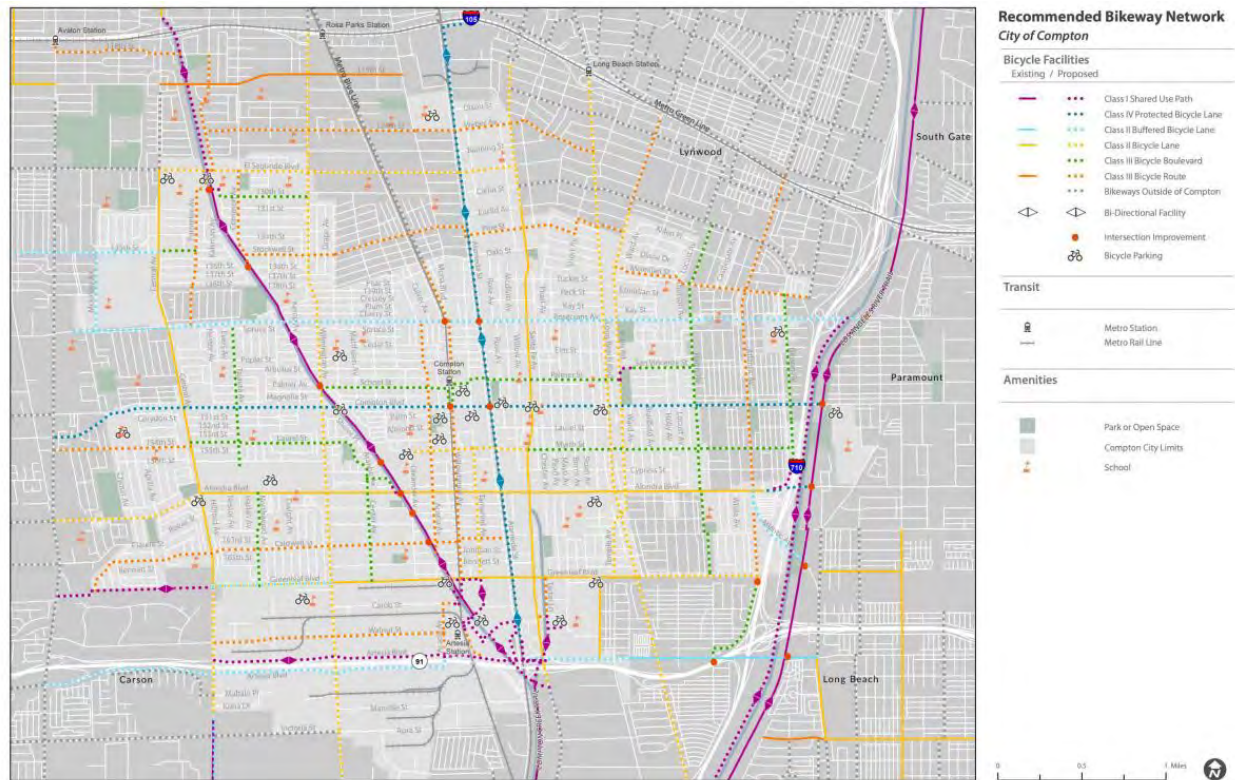


Source: Los Angeles Metro – South Bay/Gateway Cities Bus & Rail Service.

[https://www.dropbox.com/scl/fi/8uwtj9ab3rhmr56h64wk6/24-](https://www.dropbox.com/scl/fi/8uwtj9ab3rhmr56h64wk6/24-1873_web_MSysMap3_SoBayGateway_35x17_DCR.pdf?rlkey=n4rqgazh3ko2yiaib7ya9660k&e=1&dl=0)

[1873_web_MSysMap3_SoBayGateway_35x17_DCR.pdf?rlkey=n4rqgazh3ko2yiaib7ya9660k&e=1&dl=0](https://www.dropbox.com/scl/fi/8uwtj9ab3rhmr56h64wk6/24-1873_web_MSysMap3_SoBayGateway_35x17_DCR.pdf?rlkey=n4rqgazh3ko2yiaib7ya9660k&e=1&dl=0). Accessed June 2024.

Figure A-34: Recommended Bikeway Network – Bicycle Master Plan (2015)



Source: City of Compton Bicycle Master Plan, 2015.

Figure A-35: Compton Renaissance Route 1**Figure A-36: Compton Renaissance Route 2**

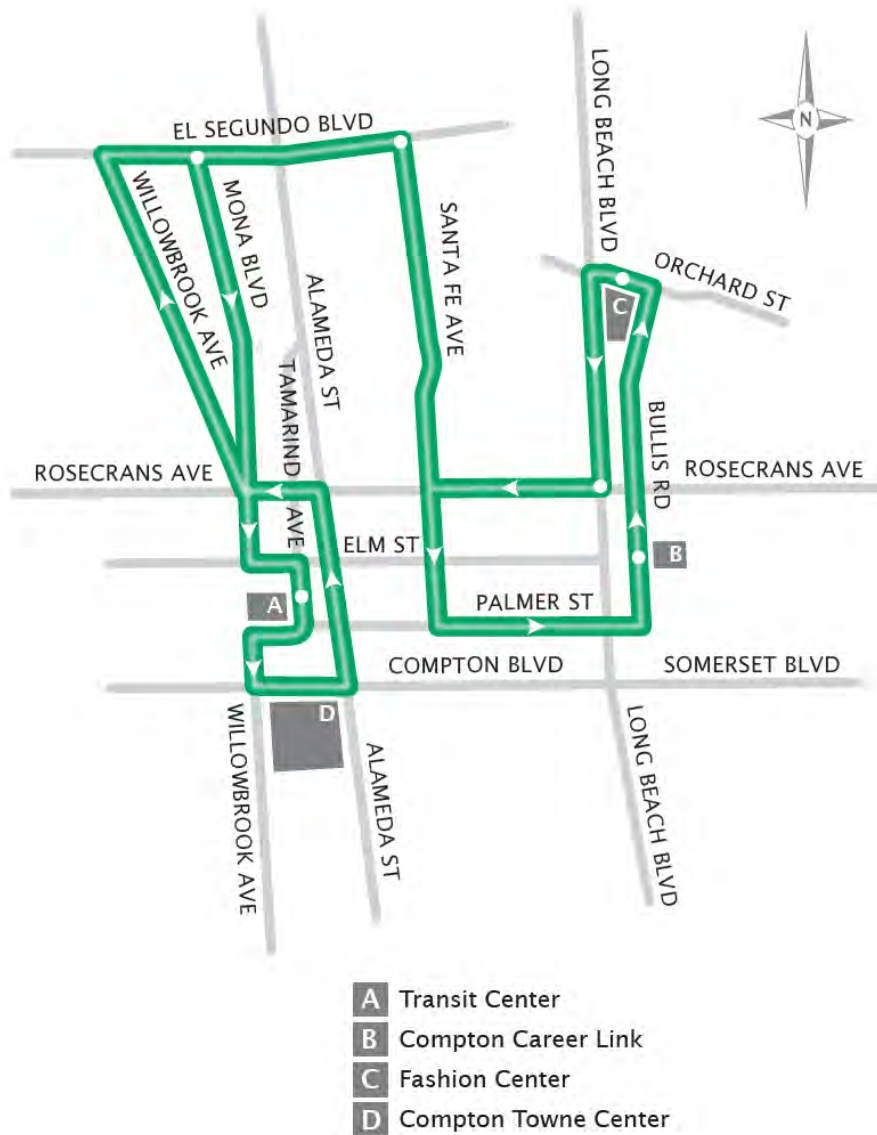
Figure A-37: Compton Renaissance Route 3

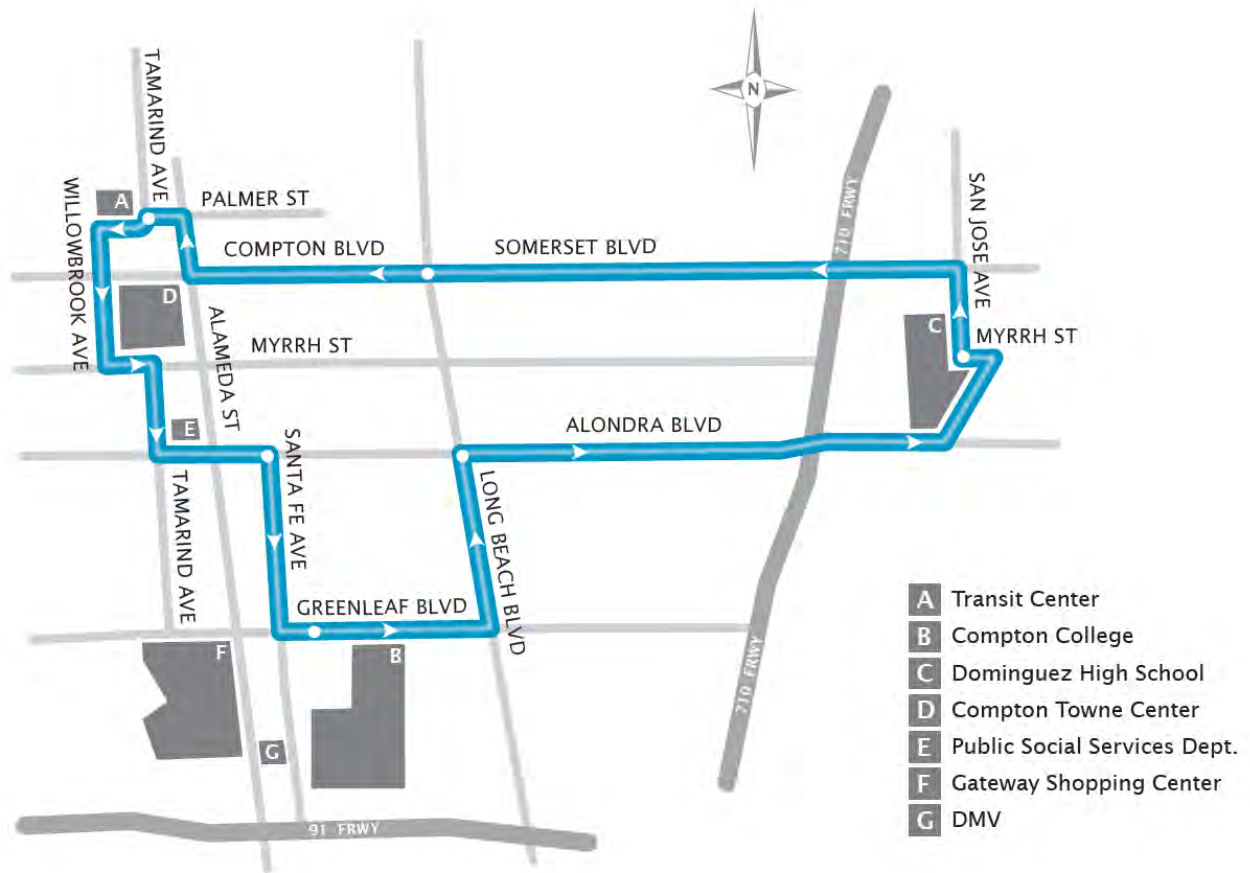
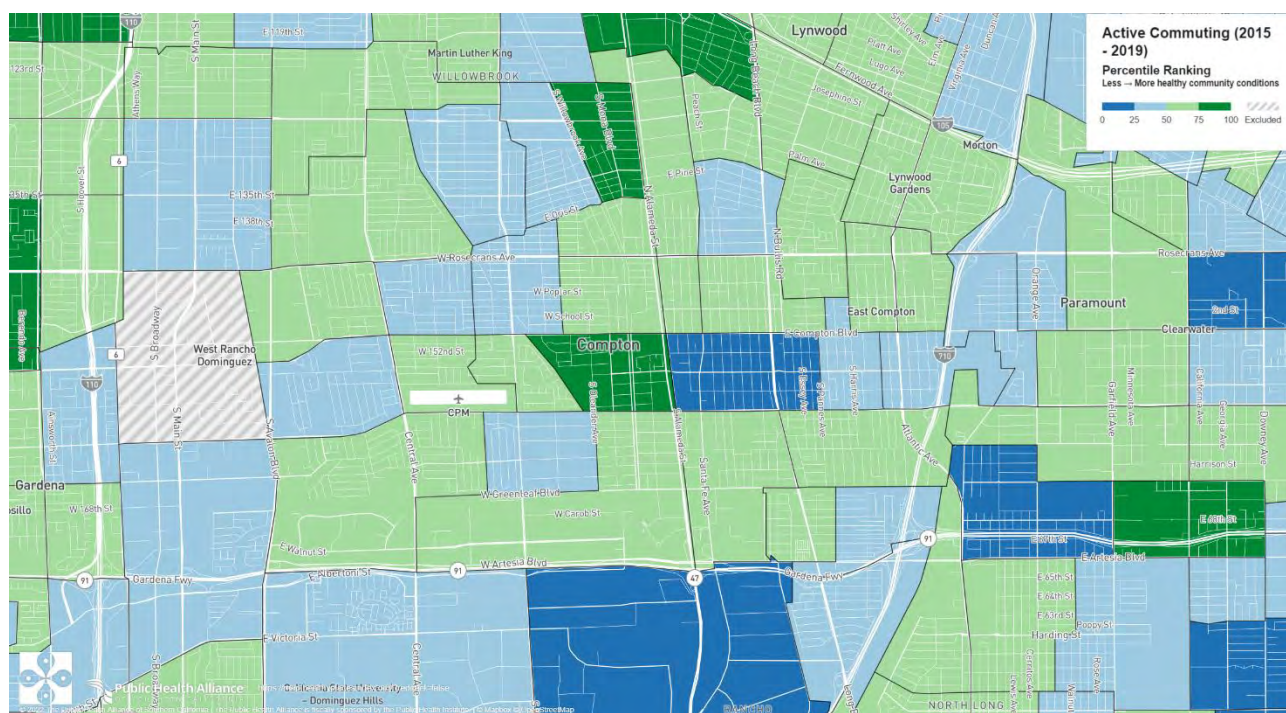
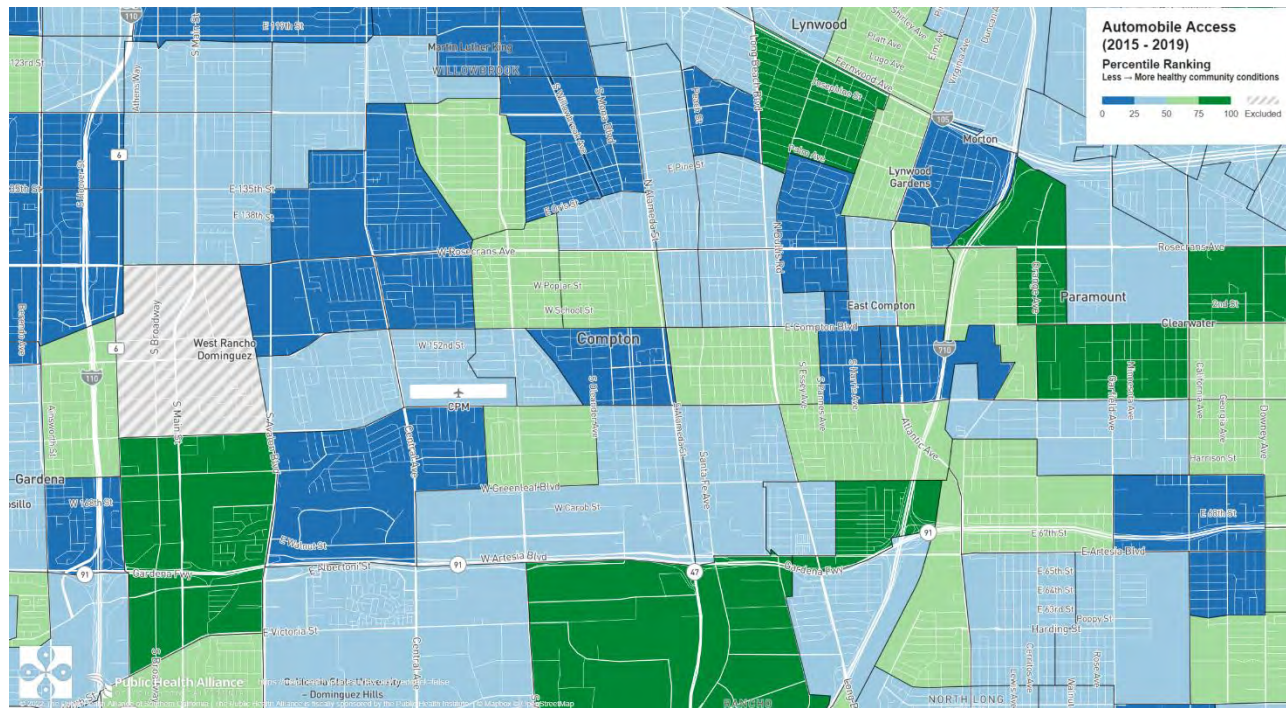
Figure A-38: Compton Renaissance Route 4

Figure A-39: Compton Renaissance Route 5

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

Figure A-40: HPI – Active Commuting

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

Figure A-41: HPI – Automobile Access

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

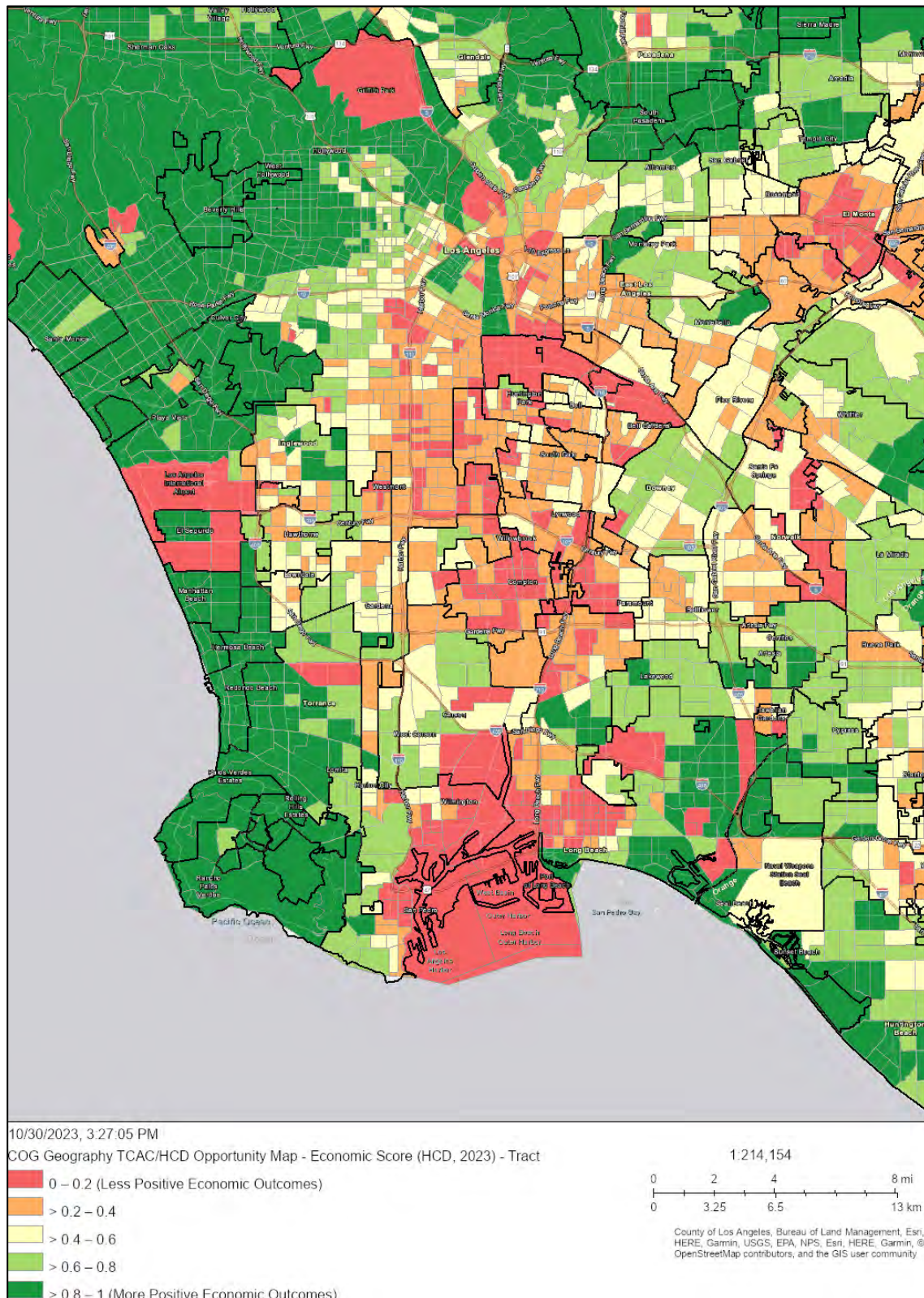
Economic

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–42~~~~Figure A–21~~ 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-4224: Regional TCAC Economic Scores by Tract (2023)



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

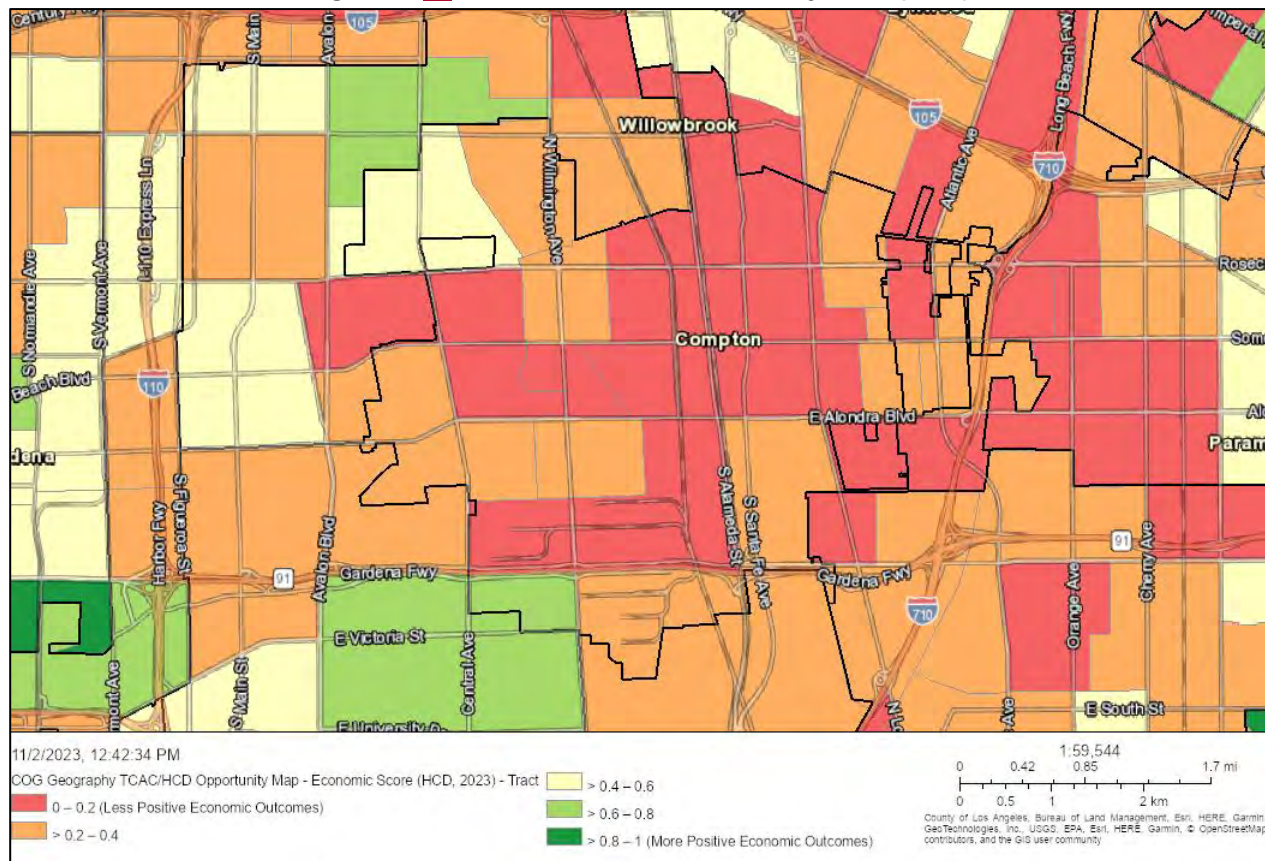
Local Trend

Compton TCAC economic scores are presented in [Figure A-43](#)[Figure A-22](#). 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-44 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-44).

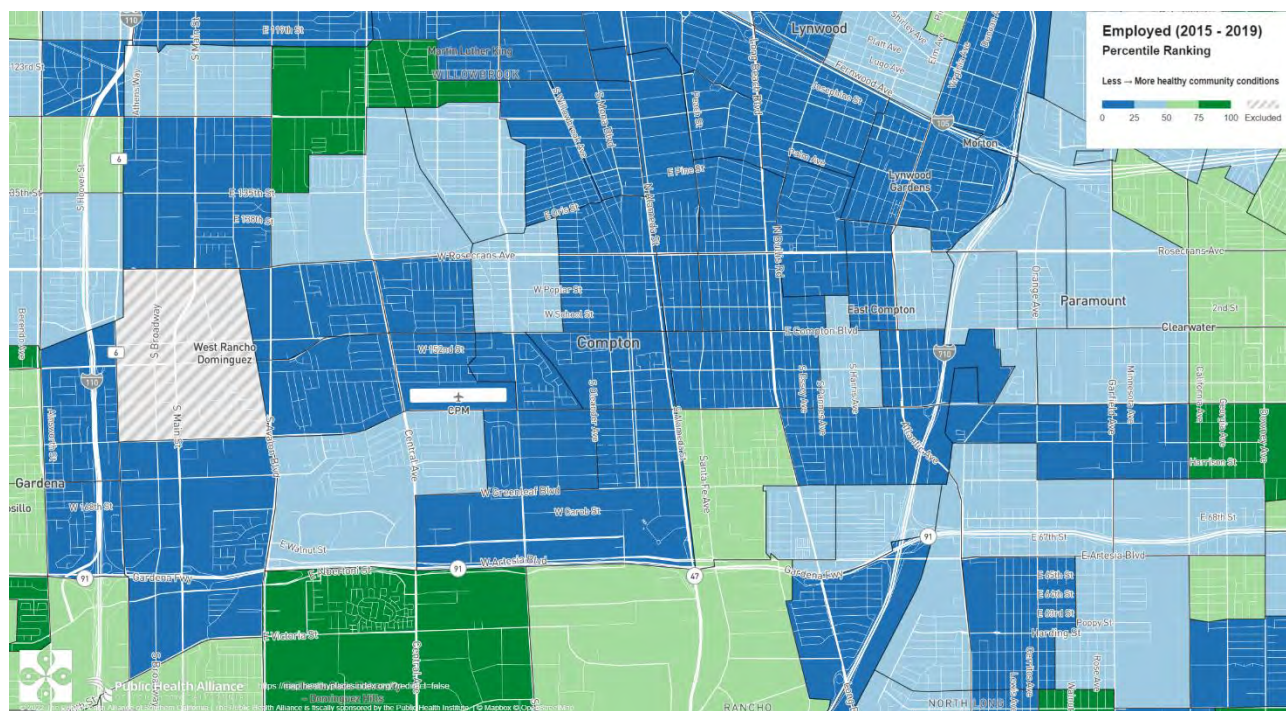
According to the 2022 5-year ACS, 95.4 percent of households have one or more types of computing devices compared to 93.2 percent in Compton. Additionally, 90.3 percent of households have an internet subscription in the County compared to only 79 percent in Compton. As discussed previously, Compton has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

Figure A-4322: TCAC Economic Scores by Tract (2023)



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

Figure A-44: HPI – Employed



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

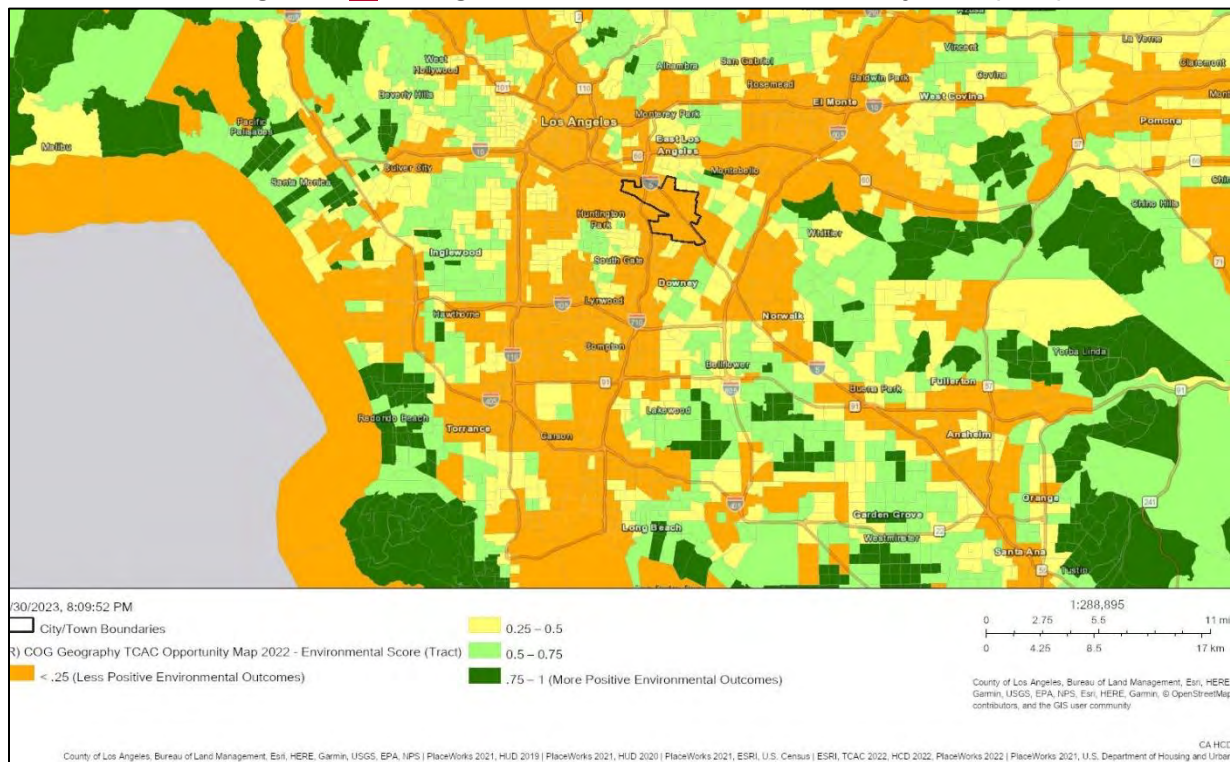
Environmental

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–45 Figure A–23). 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–4523: Regional TCAC Environmental Scores by Tract (2022)

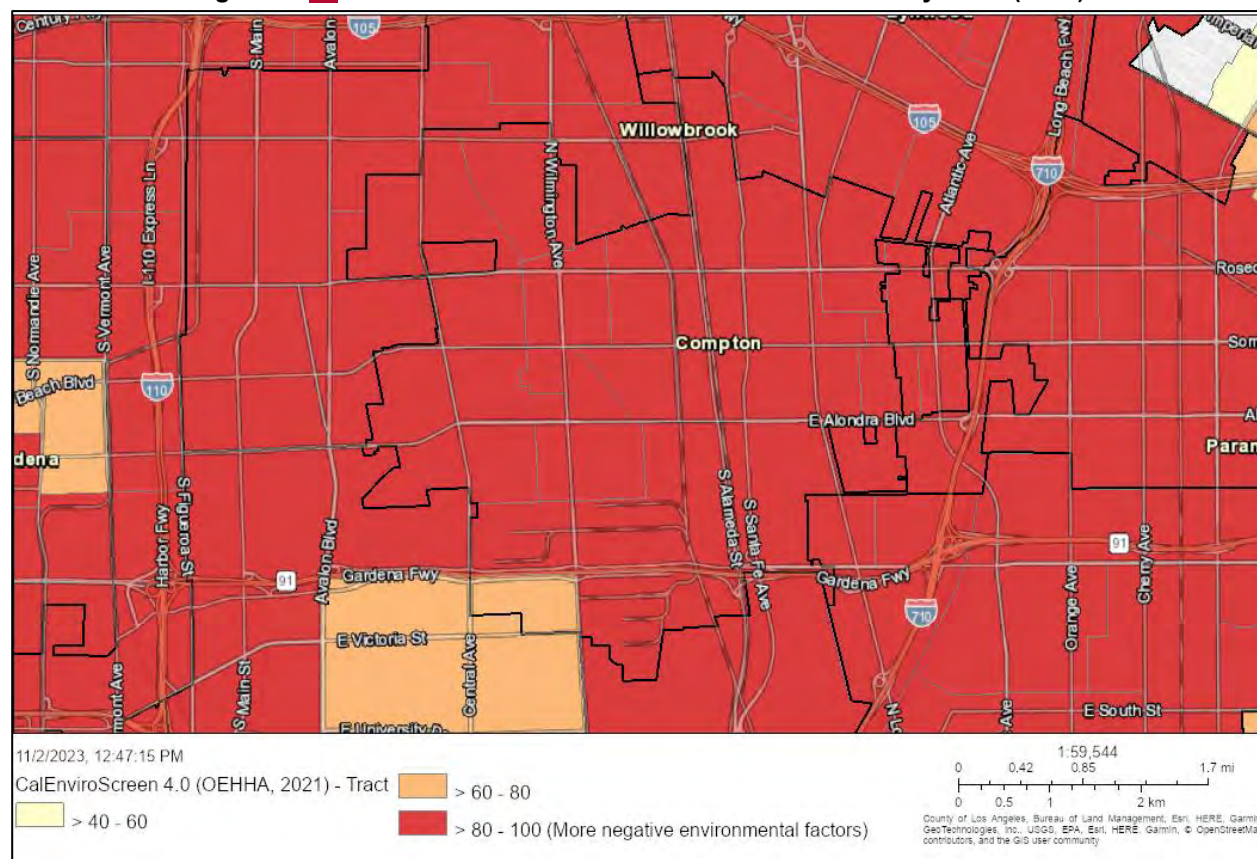


Source: HCD AFFH Data Viewer 2.0 (HCD 2022), 2023.

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-4624: 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~~~~Table A-12~~). 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).

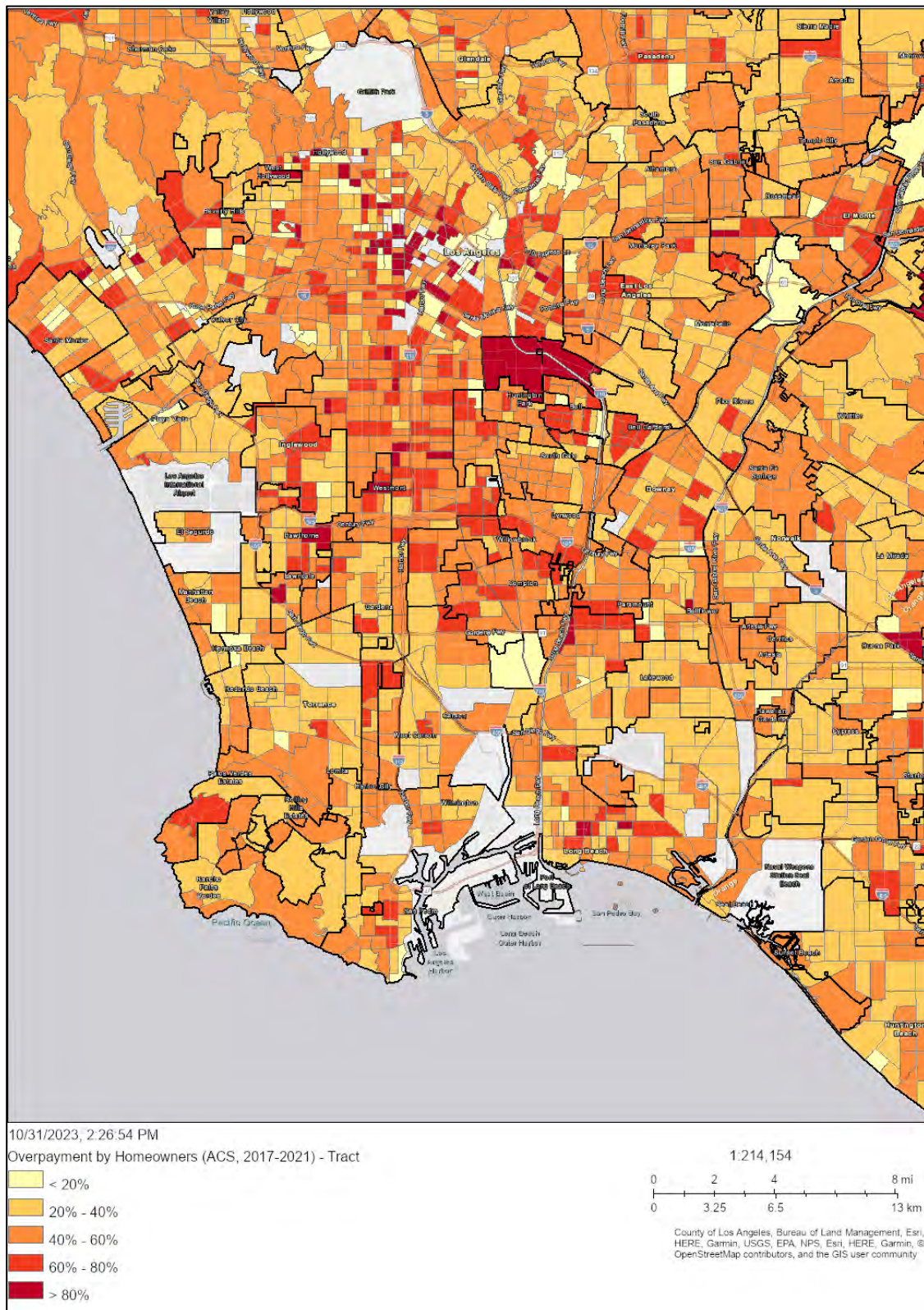
~~Figure A-47~~~~Figure A-25~~ and ~~Figure A-48~~~~Figure A-26~~ show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central 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~~~~42~~: 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%

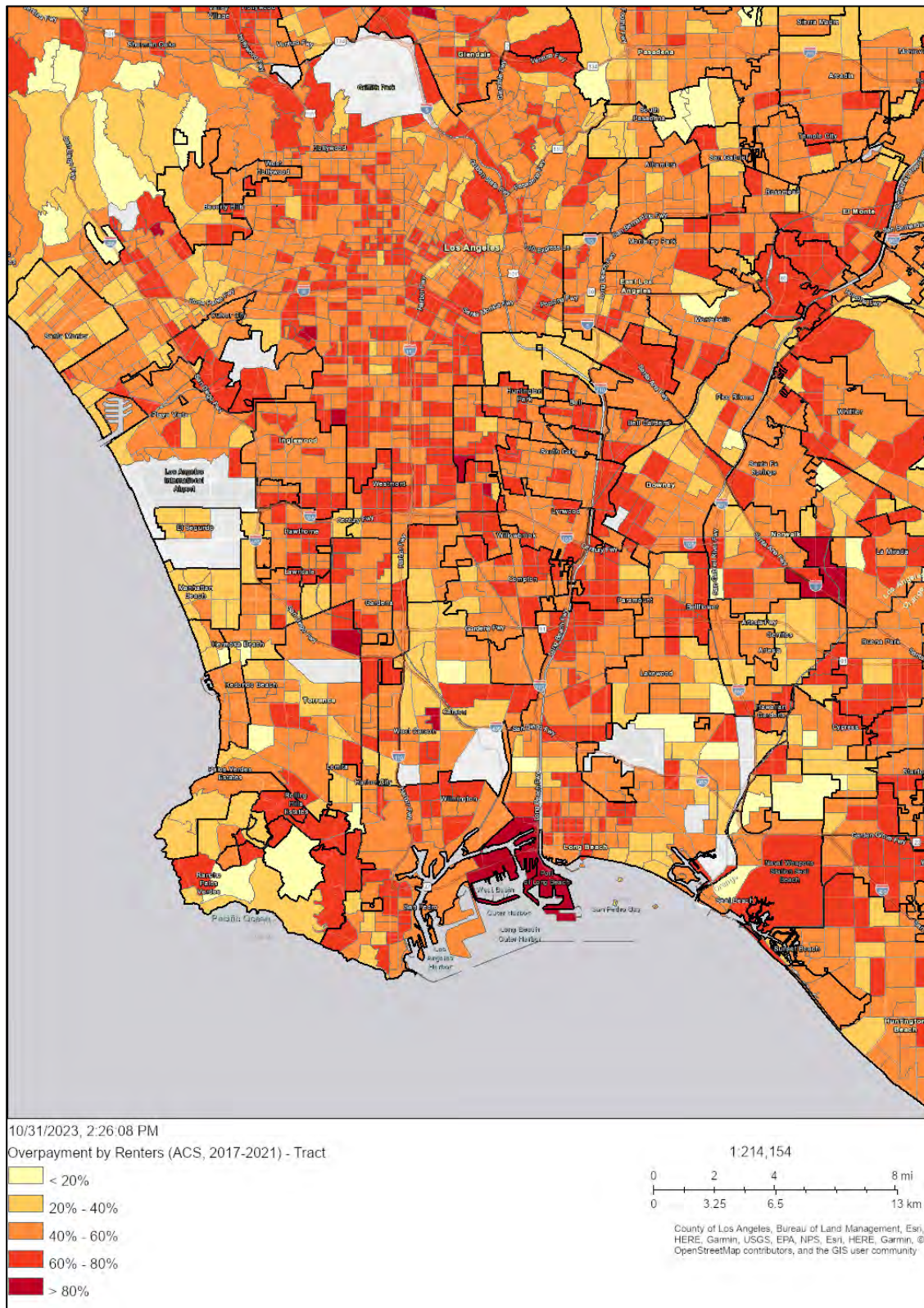
Source: HUD CHAS Data based on 2015-2019 ACS.

Figure A-4725: Regional Cost Burdened Owners by Tract (2021)



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

Figure A-4826: 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-49](#)[Figure A-27](#) and [Figure A-50](#)[Figure A-28](#), 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 and moderate income units, and 57 percent of above moderate income units ([Table A-15](#)[Table A-14](#)). 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](#)[Table A-15](#)). 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-143: 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-154: 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-1645: 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-4927: Sites Inventory and Cost Burdened Owners by Tract (2021)

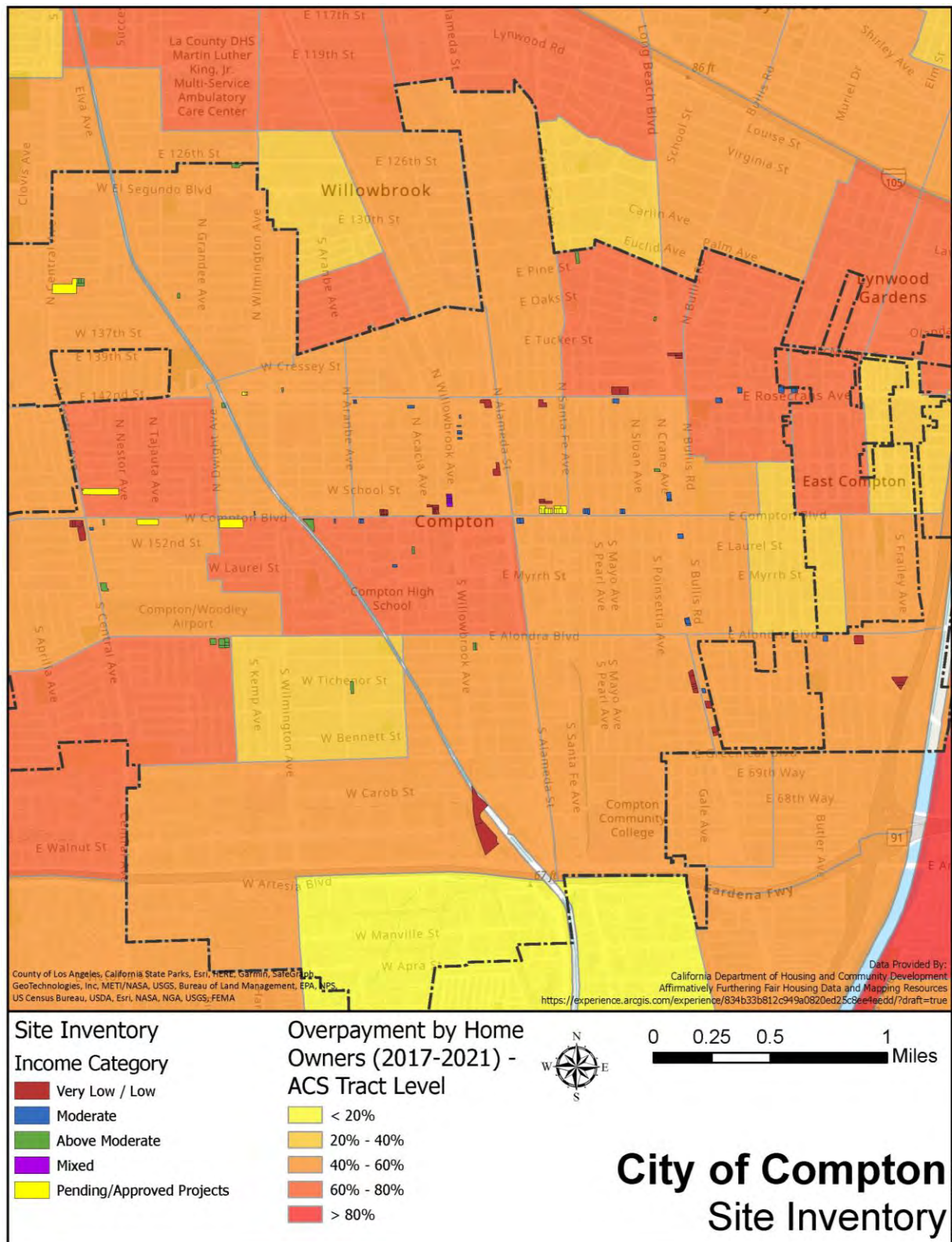
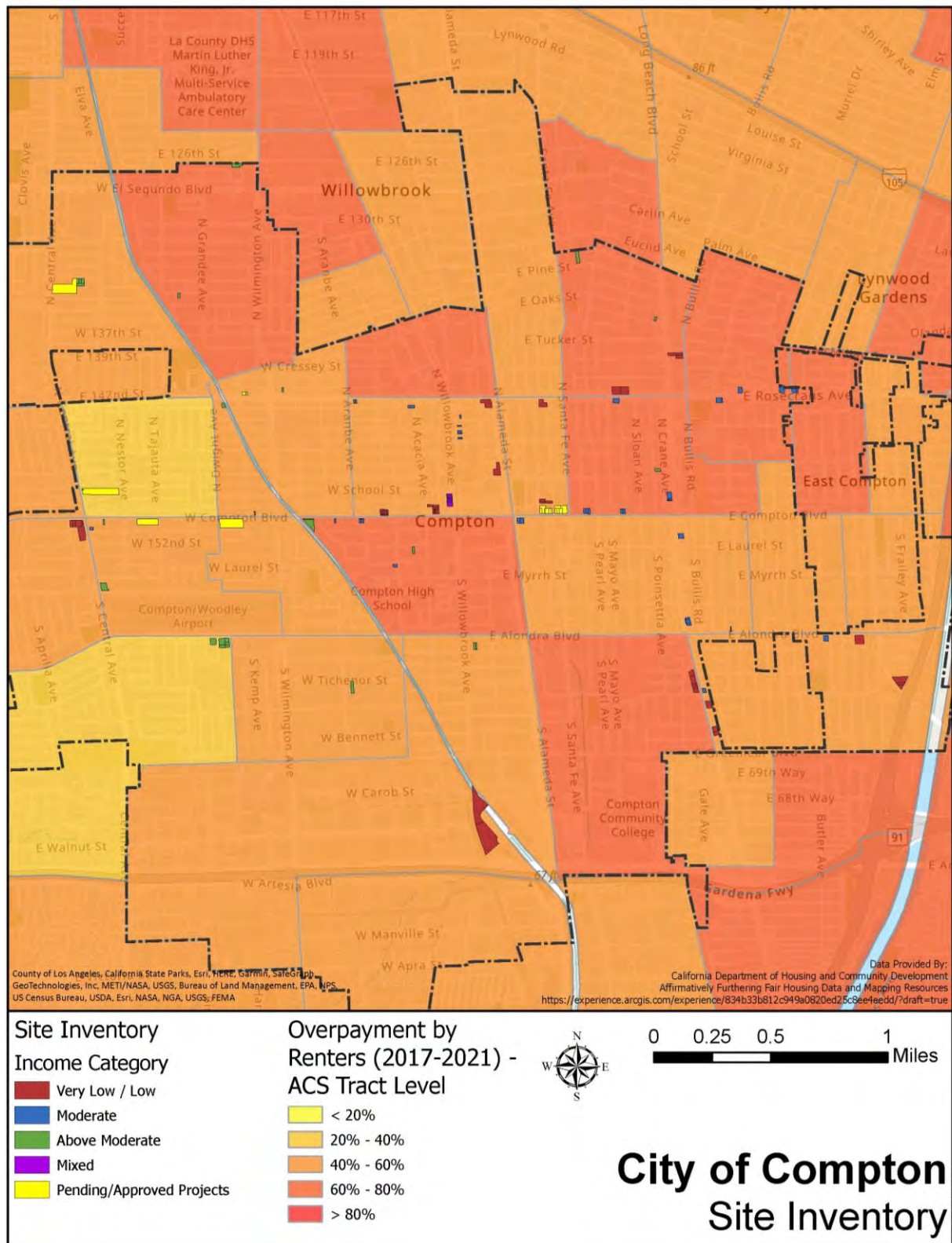


Figure A-5028: Sites Inventory and Cost Burdened Renters by Tract (2021)



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](#)~~Table A-16~~). 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~~46: 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

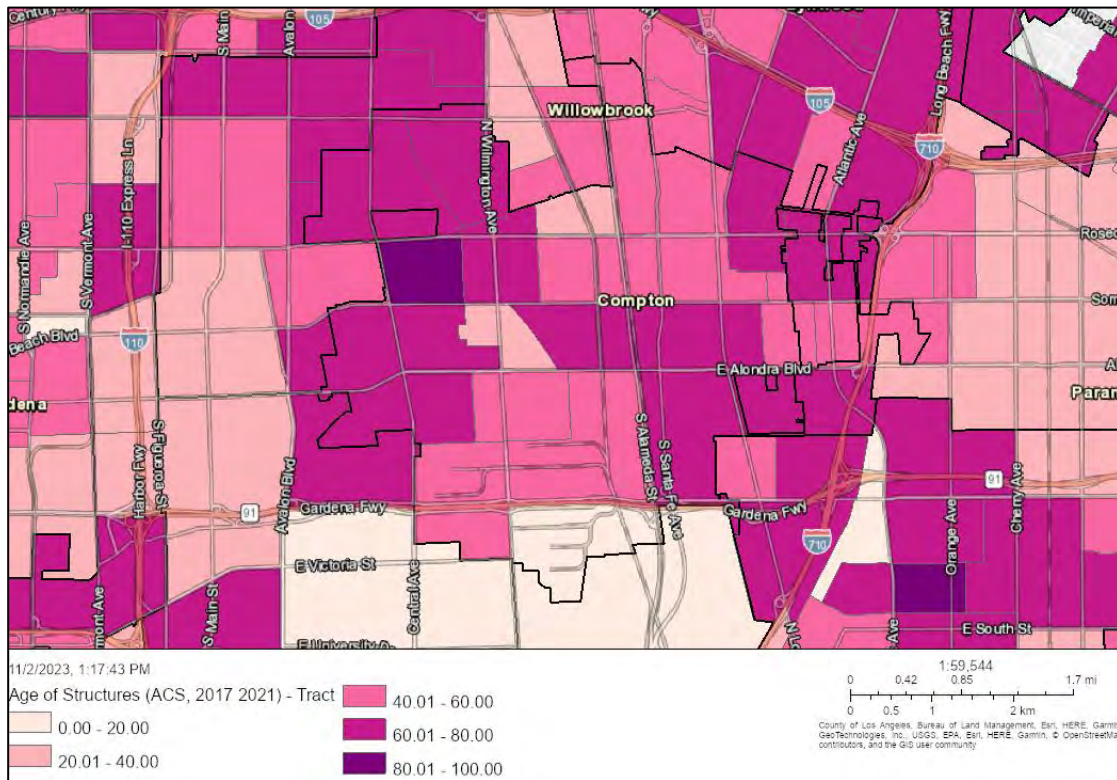
Source: 2016-2020 ACS.

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

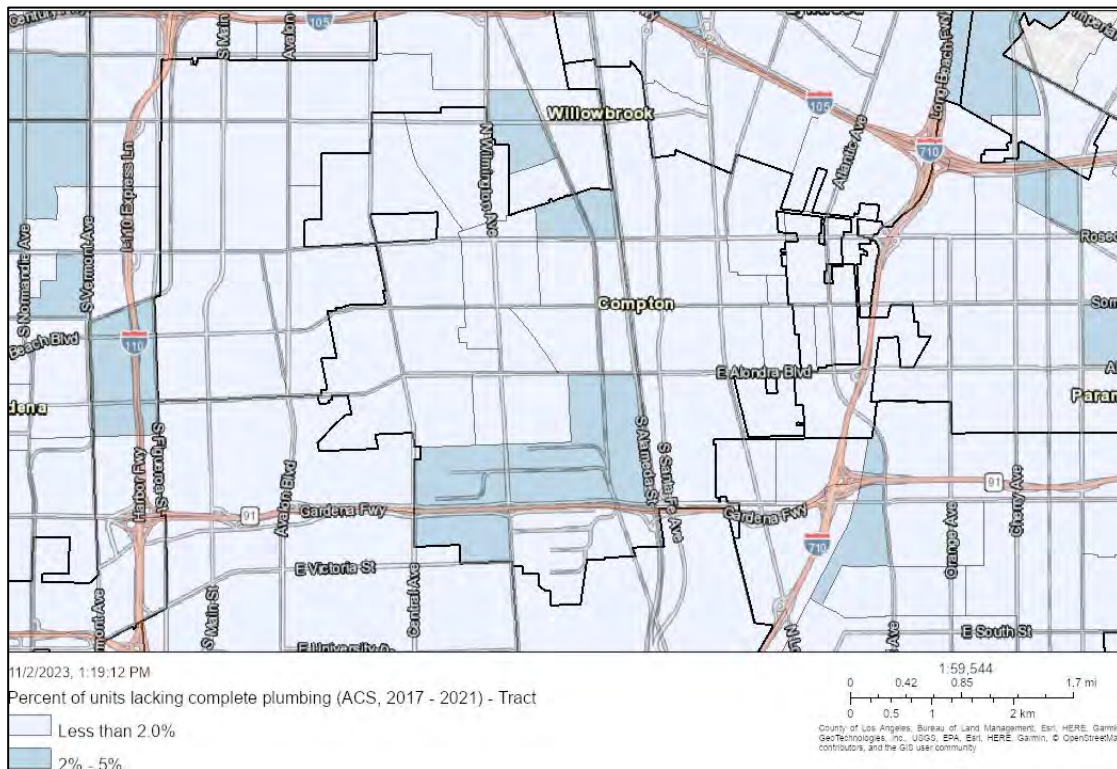
As discussed above, aging housing units are more likely to be in need of rehabilitation. Tracts with larger proportions of aging housing units are generally not concentrated in a single area of the City ([Figure A-51](#)~~Figure A-29~~). The northwestern tracts tend to have slightly larger proportions 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-5129: Age of Housing Units by Tract (2021)



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

Figure A-5230: 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~~~~Table A-17~~). 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).

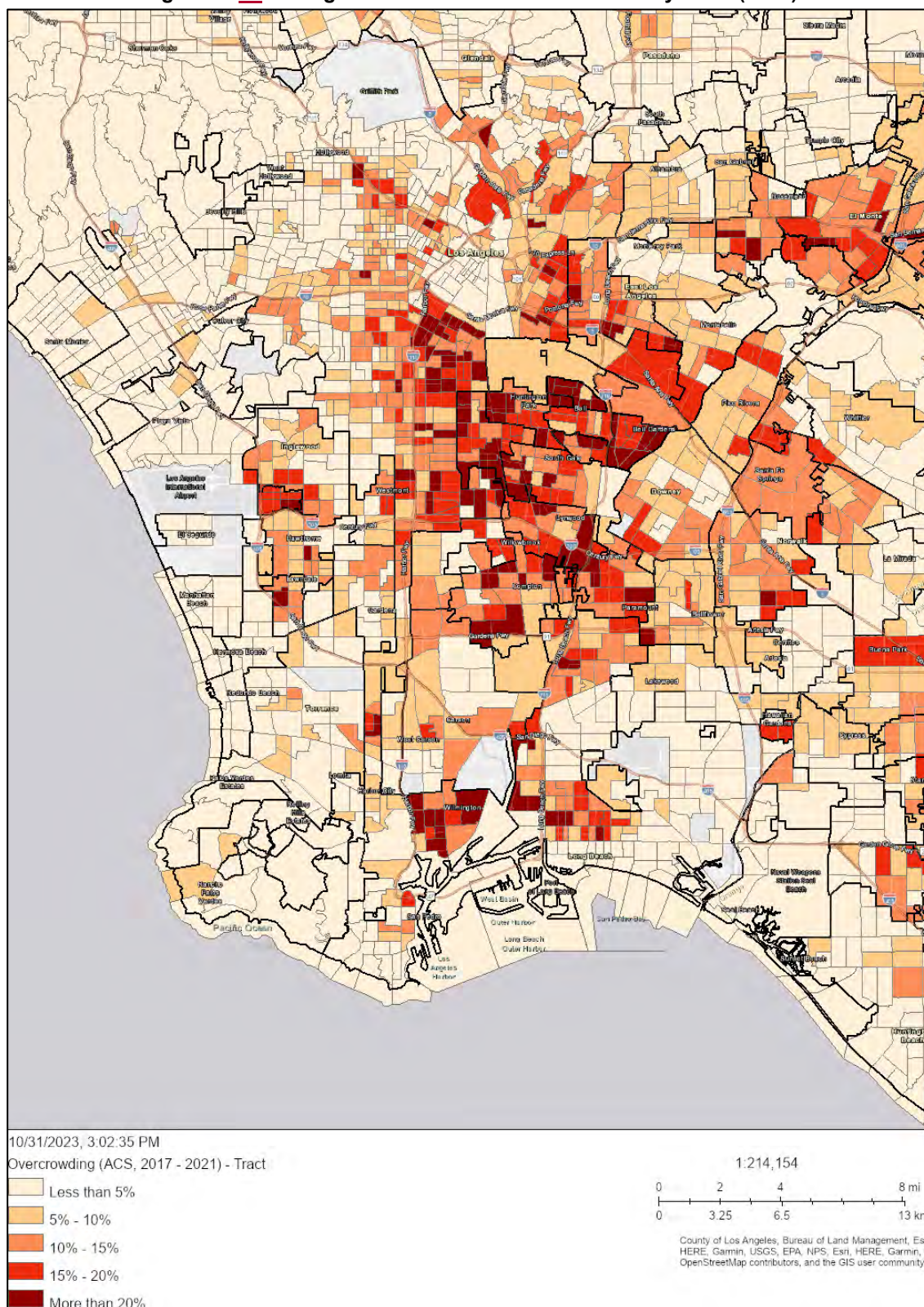
Table A-~~18~~~~17~~: Overcrowded Households – LA County

	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-53~~~~Figure A-34~~ 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-5334: Regional Overcrowded Households by Tract (2021)



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

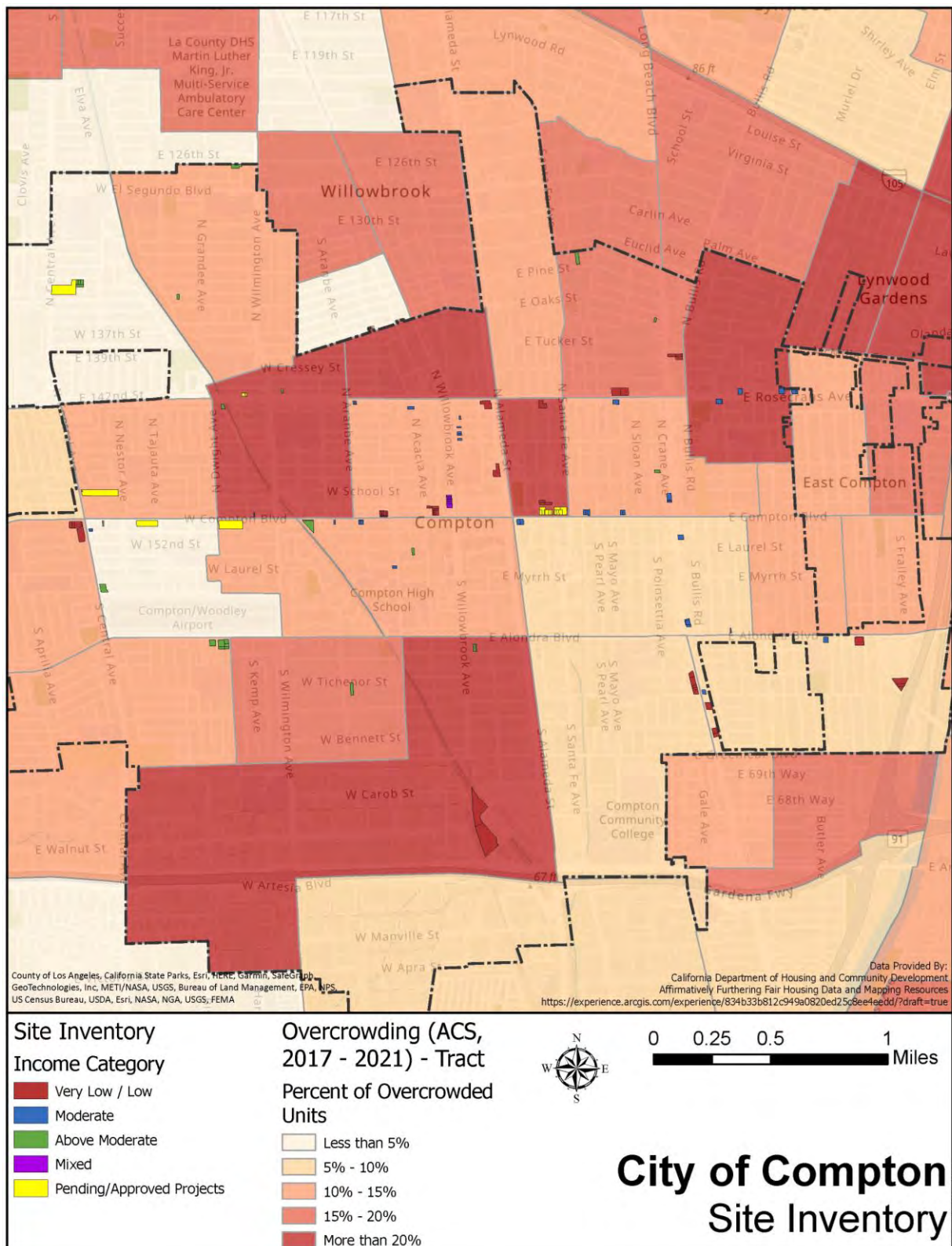
Local Trend and Sites Inventory

The City's sites inventory and populations of overcrowded households by tract are presented in [Figure A-54](#)~~Figure A-32~~. 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](#)~~Table A-18~~), 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 18: 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-5432: Sites Inventory and Overcrowded Households by Tract (2021)



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

Displacement Risk

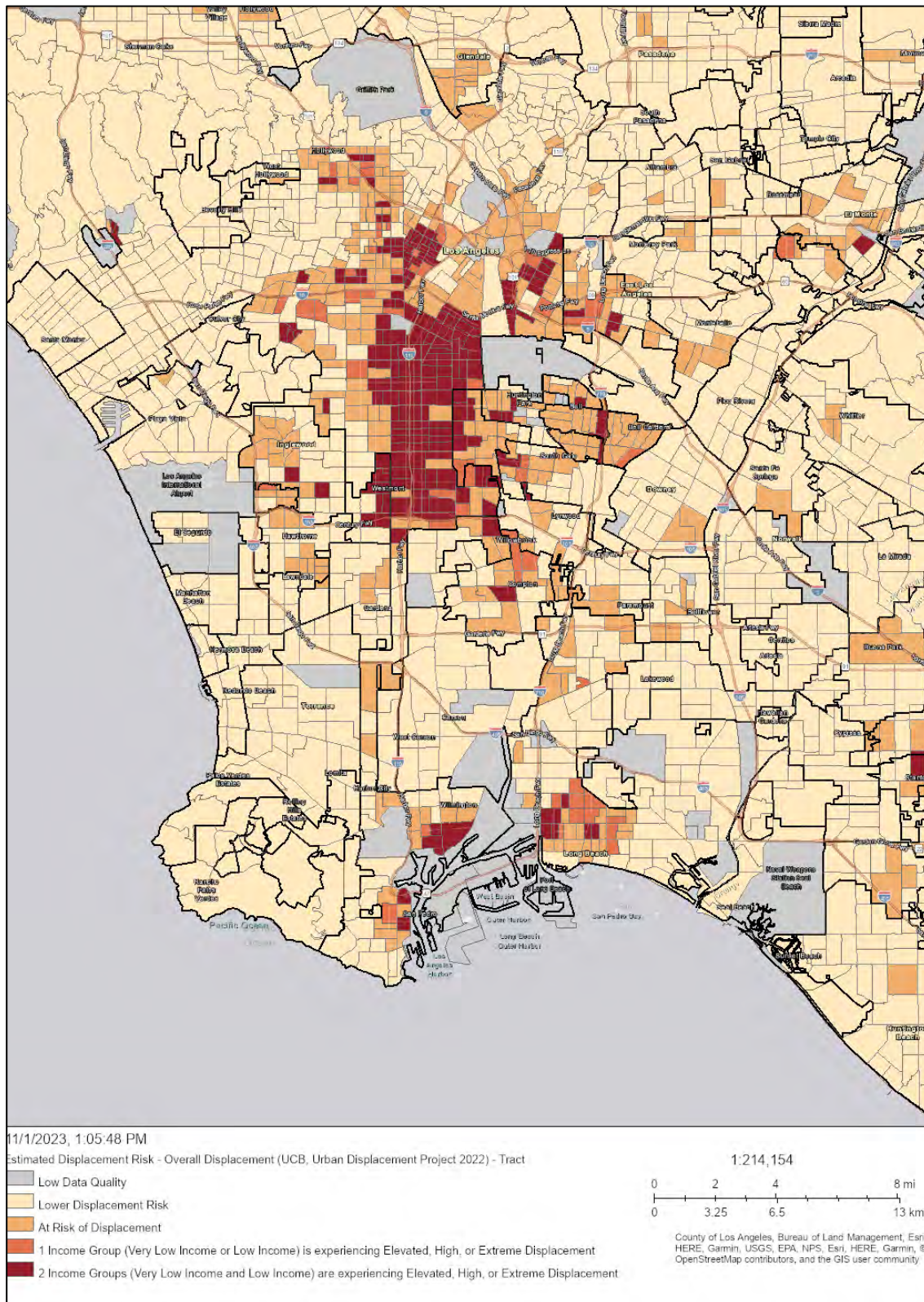
HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- 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-55~~~~Figure A-33~~ 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-5533: 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-56](#)~~Figure A-34~~. 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.

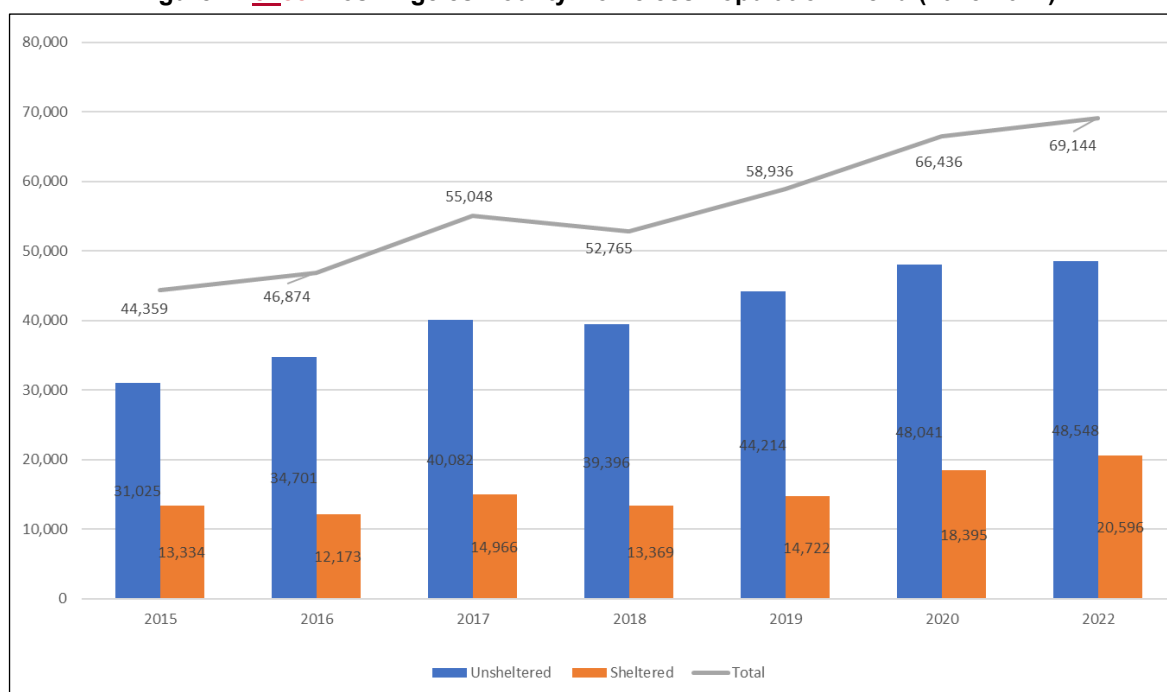


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Homelessness

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-57~~~~Figure A-35~~ 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-~~57~~~~35~~: 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~~~~Table A-19~~ 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-2019: 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](#) ~~Table A-20~~ 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-2120: 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.

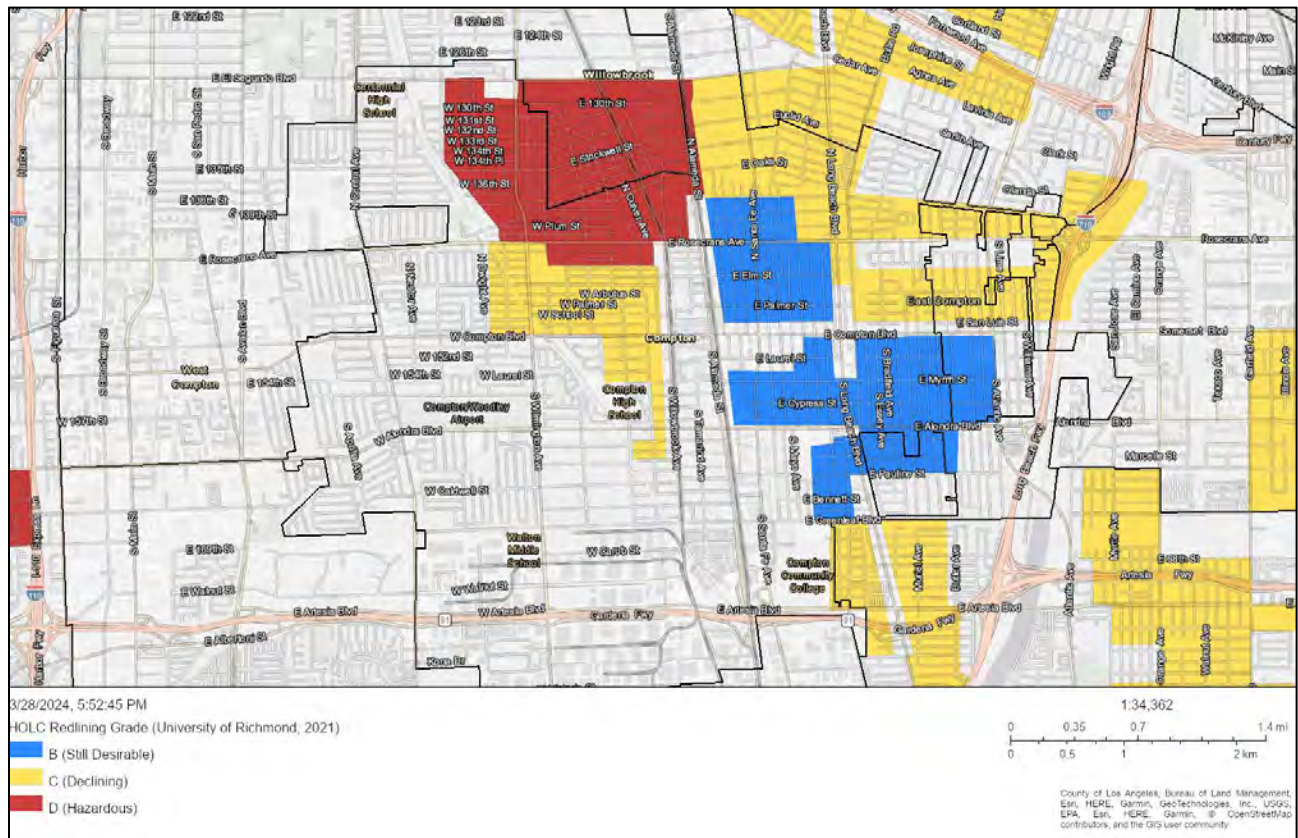
The City adopted racially restrictive covenants in 1921 to bar African Americans and other people of color from the municipality. Civic leaders, real-estate agents, and law-enforcement agencies perpetuated this racial exclusion with their own practices. HOLC redlining grades in the City of Compton are shown in Figure A-58. 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-58: 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-60 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-2247: 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
Sub-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
Sub-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
Sub-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>Sub-Total</u>		<u>606</u>	<u>548</u>	<u>16</u>	<u>42</u>						

Figure A-59: Zoning Map

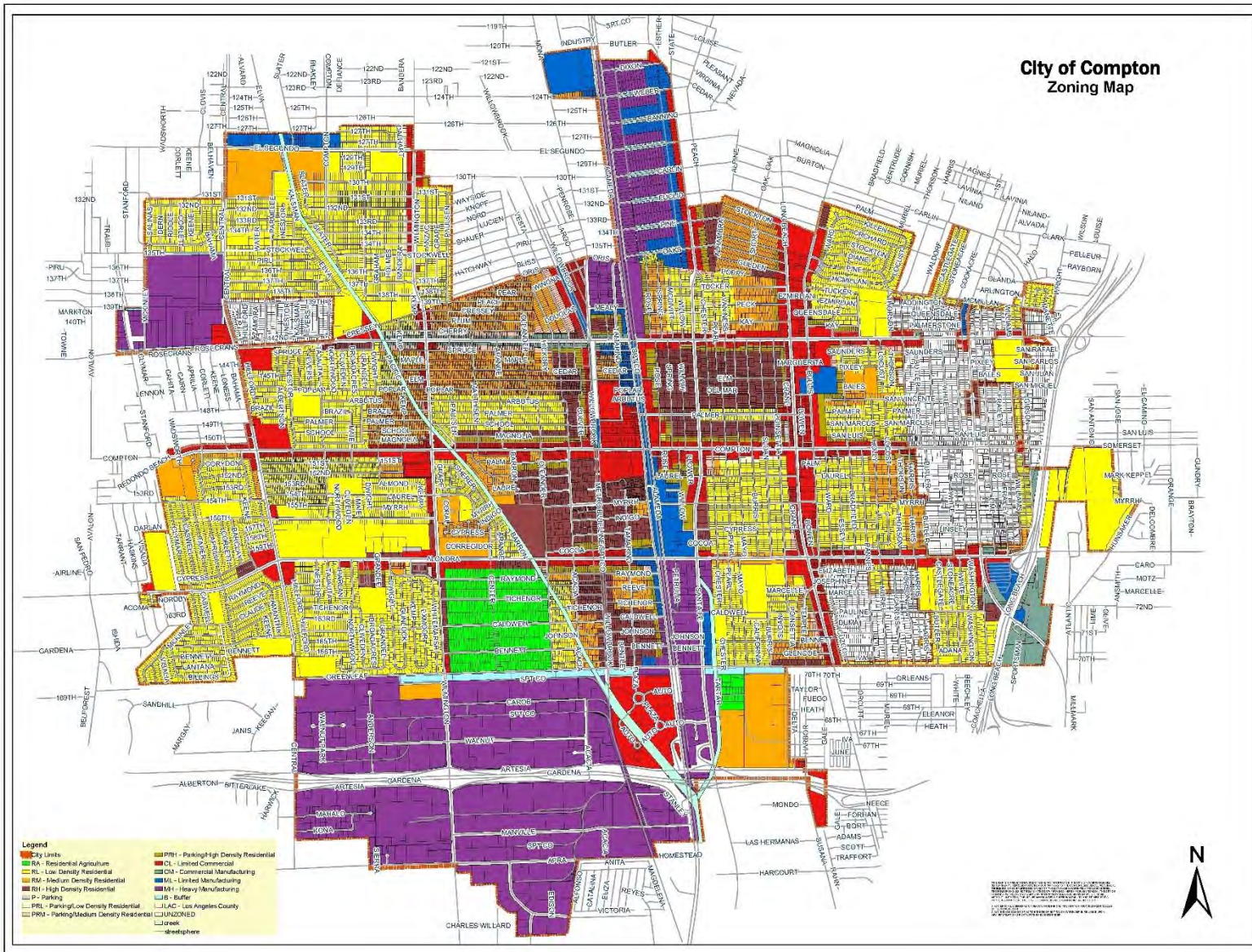
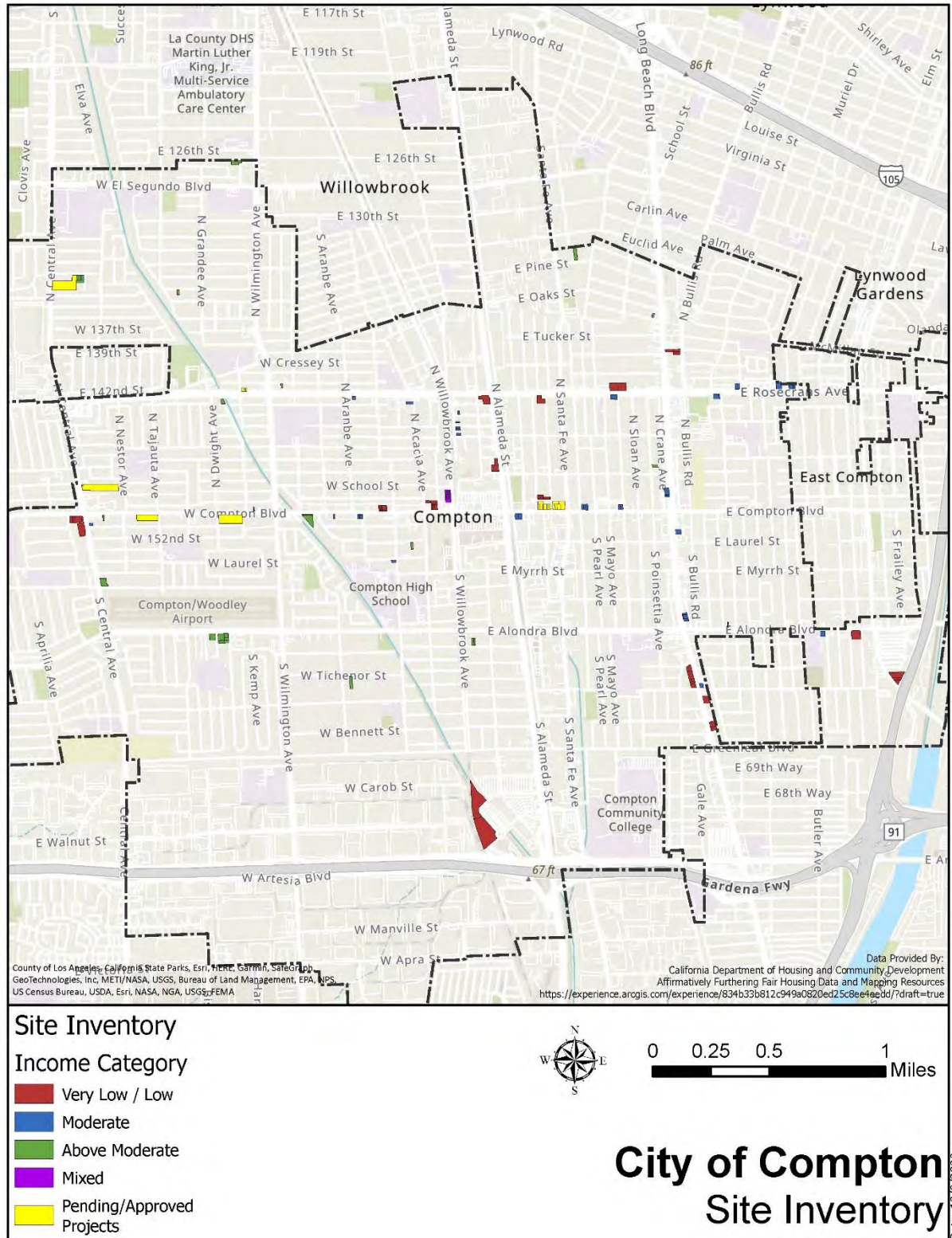


Figure A-60: Sites Inventory



D.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