

### 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 City complies with the Permit Streamlining Act (Govt. Code 65920 et seq), including identifying infill projects that qualify for the streamlined review process offered under CEQA Section 15183.3. Under Program 11 of this Housing Element, the City will establish written procedures for implementing SB 35, including a method to identify qualifying projects and facilitate development consistent with the Permit Streamlining Act.

Project approval timing is based on variable requirements for environmental review. Staff reviews projects to determine what level of environmental review is required or if an exemption is applicable. Upon completion of an application, CEQA determinations are made by staff. All CEQA determinations and required noticing are completed within the timelines required by State law and in a manner consistent with the Permit Streamlining Act. The following shows the CEQA determinations for recently approved projects. Although none of these projects have triggered requests from applicants to use the Permit Streamlining Act, Program 12 in this Housing Element requires that residential development applications are tracked to ensure that environmental determinations are made as required by State law, pursuant to Public Resources Code §21080.1, within the timeframes of Public Resources Code §21080.2 and Government Code 65950(a)(5).

- 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. – MND
- 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. – No CEQA – Administrative ARB review under AB 1763
- 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. – MND
- 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. – MND

- Olson Company (250 N. Central Avenue) – This project was approved on site owned by the Successor Agency. Two of the project's 57 units will be deed restricted as housing affordable to low income households. Disposition of the site in compliance with Surplus Land Act (SLA) is in process. The project will yield an average density of 22 units per acre on a 2.55-acre site. 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.—MND
- Rosecrans/Kemp Apartments– This is a 12-unit affordable apartment project that is privately funded under SB 35. Deed restrictions will apply, consistent with SB 35 requirements. – No CEQA – Administrative ARB review under SB 35
- The 42-unit, four-story affordable mixed use apartment development at 1119/1121 E. Rosecrans Avenue was approved July of 2024. This SB 35 project is privately funded and includes 34 low-income units and 8 market rate units. Deed restrictions will apply, consistent with SB 35 requirements. – No CEQA – Administrative ARB review under SB 35

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 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



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

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

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

### C. APPROVED PROJECTS

Seven 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.
- 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.
- Olson Company (250 N. Central Avenue) – This project was approved on site owned by the Successor Agency. Two of the project's 57 units will be deed restricted as housing affordable to low income households. Disposition of the site in compliance with Surplus Land Act (SLA) is in process. The project will yield an average density of 22 units per acre on a 2.55-acre site. 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 Apartments– This is a 12-unit apartment project that is privately funded under SB 35.



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- The forty-two unit, four-story affordable mixed use apartment development at 1119/1121 E. Rosecrans Avenue was approved July of 2024. The SB 35 project is privately funded and includes 43 low-income units and 8 market rate units.
- Two Project Homekey projects have been approved (1740 E Compton Boulevard and 1919 W. Artesia Boulevard) with 131 very low income units. Project Homekey makes grant funding from the state Department of Housing and Community Development available to cities, counties, housing authorities, tribal entities and other local public entities to acquire and then convert hotels, motels, multi-family apartments, and more, into permanent or interim housing.

### D. PROPOSED/PIPELINE PROJECTS

There are no proposed/pipeline projects.

### E. SUMMARY OF PROGRESS TOWARD RHNA

After accounting for ADUs and entitled projects, and project under review, the remaining need is 399 units. The City must identify available vacant and non-vacant sites that can accommodate at least 399 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
<b>RHNA</b>	<b>235</b>	<b>121</b>	<b>131</b>	<b>517</b>	<b>1,004</b>
<b>Constructed and Projected ADUs</b>	30	58	3	39	130
<b>Approved/Entitled Projects</b>	37	151	13	362	563
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
City Ventures (930 W. Compton Boulevard)	0	0	10	50	60
Olson Company (250 N. Central Avenue)	0	3	0	47	57
Rosecrans/Kemp Apts. (848 W. Rosecrans Avenue)	0	12	0	0	12
Rosecrans Avenue (1119/1121)	0	34	0	8	42
<b>Total Credits</b>	<b>67</b>	<b>209</b>	<b>16</b>	<b>401</b>	<b>693</b>
<b>Remaining RHNA</b>	<b>168</b>	<b>(88) surplus</b>	<b>115</b>	<b>116</b>	<b>399</b>



### F. HOUSING SITES

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

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

#### Realistic Capacity

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

Most new and recent developments in the City have been residential and with the new General Plan introducing greater incentives, through increased densities, redevelopment of properties with residential uses over other uses is most likely. 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.



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 water demand.

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

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

### **Dry Utilities Availability**

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

## **H. SUMMARY OF RHNA STRATEGY**

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

Overall, the City is meeting its remaining 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 constructed and projected ADUs and approved/entitled projects, the City has already met most of its RHNA (693 units or 69%). With available sites in the Compton Stations Specific Plan (with appropriate zoning), the City has a remaining RHNA



of 186 units (27 very low, 69 moderate and 90 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 947 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
<b>RHNA</b>	<b>235</b>	<b>121</b>	<b>131</b>	<b>517</b>	<b>1,004</b>
Constructed and Projected ADUs	30	58	3	39	130
Approved/Entitled Projects	37	151	13	362	563
CSSP Sites	141	101	46	26	314
<b>Capacity Available before Rezoning</b>	<b>208</b>	<b>310</b>	<b>62</b>	<b>427</b>	<b>1,007</b>
RHNA Shortfall without Rezoning	27	-189	69	90	186
Sites to be Rezoned	291	15	146	495	947
<b>Total Capacity</b>	<b>499</b>	<b>325</b>	<b>208</b>	<b>922</b>	<b>1,954</b>
Surplus/(Shortfall)	264	204	77	405	950
% Surplus/(Shortfall)	112%	169%	59%	78%	95%

## 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.



### 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 February 2025, the City has already made progress toward its RHNA (see Table 4-5):

- 130 ADUs were permitted between July 1, 2021 and December 31, 2022 or are projected for the remaining years of the Housing Element cycle (2023-2029)
- 563 units approved and entitled

The remaining RHNA is 399 units (168 very low, 115 moderate income, and 116 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 186 units (27 very low, 69 moderate and 90 above moderate income units).

	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	<b>235</b>	<b>121</b>	<b>131</b>	<b>517</b>	<b>1,004</b>
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Surplus/(Shortfall)	264	204	77	405	950
% Surplus/(Shortfall)	112%	169%	59%	78%	95%

The General Plan update proposes 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 in the low, moderate, and above moderate income categories shown in Table 4-2. To meet the RHNA shortfall of 186 units in the low, moderate, and above moderate income categories, the City will rezone at least:



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- 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 - 90 units – at least two acres at:
  - MU-TOD (60-80 du/ac)

The rezoned sites to address any lower income shortfall 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. Rezoned sites to meet the moderate and above moderate income shortfall are not subject to these requirements. 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.

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

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

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

*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.



### 3. Lot Consolidation

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

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

*Responsibility:* City of Compton Community Development Department

*Funding:* Available Grant Funding

*Implementation Schedule:*

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

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

### 4. Accessory Dwelling Units

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

*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, the permitting process, and currently available preapproved plans (<https://www.comptoncity.org/departments/community-development/accessory-dwelling-units>).
- By the **August 2025**:
  - 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 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.



### *Implementation Schedule:*

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

### *Quantified Objectives:*

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

## 11. Zoning Code Amendments

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

### *Responsibility:*

City of Compton Community Development Department

### *Funding:*

General Fund

### *Implementation Schedule:*

By **July 2025**, 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 considering to remove the CUP requirement for small multi-family housing projects or affordable housing projects with 50 percent affordable units.
- **Emergency Shelters:** In compliance with AB 2339, amend the CL zone as the zone to permit emergency shelters by right without discretionary review, revise the parking standards to base on staffing level, and expand the definition of emergency shelters to include navigation centers. The CL zone conditionally permits a variety of residential uses and are located along transportation corridors, offering access to services and public transportation. In addition, amend the Zoning Code to ensure parking requirement is based only on staffing level pursuant to AB 139. Make updates to the Zoning Code related to emergency shelters as part of the General Plan/Zoning Code update in February 2025.



### 12. Expedited Permit Procedures

In an effort to expedite permit procedures, the City will revise the Architectural Review Board process for residential development of any size to shorten the timeline for processing. The City will also develop comprehensive objective design standards for multi-family housing to facilitate streamlined review. Additionally, the use of CEQA exemptions (15332) can significantly reduce the processing cost for developers/applicants and eliminate CEQA-prescribed steps that may extend the approval time for projects by several months. The City will also ensure that CEQA determinations are made in a manner that is consistent with PRC 21080.1 and 21080.2.

*Responsibility:* City of Compton Community Development Department  
*Funding:* General Fund  
*Implementation Schedule:* Complete by August 2025, in line with the General Plan/Zoning Code Update.  
*Quantified Objectives:* Updated permitting procedures.

### 13. Reasonable Accommodation Program

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

*Responsibility:* City of Compton Community Development Department  
*Funding:* General Fund  
*Implementation Schedule:* Complete by August 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.

### 14. Fair Housing Program

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

*Responsibility:* City of Compton Grants Division  
*Funding:* Community Development Block Grant  
*Implementation Schedule:*

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

*Quantified Objectives:* Distribute educational materials every two years. Produce public service announcements once a year. Meet annually with the Fair Housing Foundation



in Long Beach for update on issues and strategies. Assist up to 120 persons annually.

### 15. Homelessness Plan

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

*Responsibility:* City of Compton Homeless Task Force/Housing Authority

*Funding:* CDBG, ESG

*Implementation Schedule:*

- Annually through the annual action plan process, allocate CDBG and ESG funds to provide assistance to homeless persons and those at risk of homelessness. Services may include:
  - 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 2025:
  - Update the Plan to Combat Homelessness.

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

### 16. Neighborhood Improvements

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

*Responsibility:* City of Compton Grants Division

*Funding:* CDBG

*Implementation Schedule:*

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

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

### 17. Water and Sewer Services

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

*Responsibility:* City of Compton Public Works and CMWD

*Funding:* General fund



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
			larger proportions of aging housing units.	
Program 16: Neighborhood Improvements	Allocate funding to pursue residential street improvement, park improvement, and other community facility improvement projects including the Heritage House Restoration project.	Annually	Citywide (all lower resource areas with similar populations of persons with disabilities and LMI households).	Pursue 10 improvement projects over eight years
AFFH: Environmental Justice Element – Air Pollution	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.
	Implement land use and transportation strategies aimed at decreasing public exposure to toxic air contaminants within neighborhoods and sensitive uses adjacent to industrial areas.	Annually upon adoption of the Environmental Justice Element	Citywide (all lowest percentile for environmental factors)	Implement strategies related to toxic air contaminants with the goal of improving tracts' CalEnviroScreen scores by at least five percentile points.
	Consult with California Air Resources Board and the South Coast Air Quality Management District to ensure the appropriate monitoring of stationary source emissions and to receive aid and assistance to reduce exposures to harmful air pollutants, especially in Disadvantaged Communities.		Disadvantaged communities identified in the Environmental Justice Element (Citywide)	
	Ensure heavy industrial activities are sufficiently separated from residential neighborhoods, schools, and other sensitive areas by requiring new industrial developments to incorporate measures such as vegetative barriers to mitigate air pollution from stationary and mobile sources.	Ongoing upon adoption of the Environmental Justice Element	Citywide (all lowest percentile for environmental factors)	
	Develop Zoning Code performance standards for new industrial and commercial projects to minimize adverse effects on air quality, noise, and safety, particularly in Disadvantaged Communities	Concurrent with adoption of the Environmental Justice Element	Disadvantaged communities identified in the Environmental Justice Element (Citywide)	



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
	Enforce more rigorous permitting standards and restrict variances for new high-intensity industrial or commercial activities near sensitive areas in Disadvantaged Communities.	Concurrent with adoption of the Environmental Justice Element	Disadvantaged communities identified in the Environmental Justice Element (Citywide)	
	Establish a comprehensive air quality monitoring framework to track key indicators, conduct regular assessments of emission levels, and publicly report findings to ensure transparency and accountability.	Concurrent with adoption of the Environmental Justice Element	Citywide (all lowest percentile for environmental factors)	
	Develop a citywide air quality monitoring program to identify areas with high levels of air pollution, including diesel-powered emissions, and to track changes over time. Establish a community-based monitoring program where volunteers collect environmental data using low-cost sensors or monitoring kits. Focus on priority areas near industrial uses and major transportation facilities (freeways and highways).	Upon adoption of the Environmental Justice Element and annually thereafter	Priority areas near industrial uses and major transportation facilities	
	Implement vegetation management programs along freeways and rail corridors to reduce emissions by promoting green buffers and planting air-purifying vegetation.	Upon adoption of the Environmental Justice Element and annually thereafter	Priority areas near industrial uses and major transportation facilities	
AFFH: Environmental Justice Element – Illegal Dumping and Blight	Neighborhood Clean-up Programs. Encourage residents to participate in neighborhood clean-ups, beautification efforts, and community-building activities to foster a sense of ownership and pride in their city.	Upon adoption of the Environmental Justice Element and annually thereafter	Disadvantaged communities identified in the Environmental Justice Element (Citywide)	Implement actions related to illegal dumping and blight with the goal of reducing code enforcement violations and/or complaints by 10 percent during the planning period.
	Proactive Illegal Dumping Cleanup Initiative. Expand the deployment of proactive cleanup teams to target areas prone to illegal dumping within Disadvantaged Communities.	Upon adoption of the Environmental Justice Element and annually thereafter		
	Priority Areas. Compile a list of priority areas to enforce illegal dumping enforcement and vacant property maintenance.	Concurrent with adoption of the Environmental Justice Element		
AFFH: Environmental Justice Element – Healthy Food Access	Collaborate with community-based organizations focused on connecting residents, employees, and students to quality, nutritious, culturally relevant and affordable food.	Annually	N/A	Implement health food initiatives with the goal increasing providing three new facilities or programs offering



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
				healthy food opportunities during the planning period.
	Expand and attract high-tech and indoor vertical farms to increase access to fresh, reliable, year-round supply of healthy foods to the Compton area.	Concurrent with adoption of the Environmental Justice Element and annually thereafter	Citywide	
	Provide resources and support for the development of community gardens and urban agriculture initiatives including Richland Farms, Compton Community Garden, Alma Farms, and People's Garden. Allocate more land for community garden plots, offering technical assistance and training to gardeners, and facilitating partnerships with local organizations and schools.	Concurrent with adoption of the Environmental Justice Element and annually thereafter	Citywide	
	Expand opportunities for urban and community food growing activities by removing barriers that exist in the current zoning code and creating a clear development framework. Establish clear, and easy to understand development standards that communicate how urban agricultural activities are allowed and where.	Concurrent with adoption of the Environmental Justice Element	N/A	
	Expand access to food assistance programs, such as the Supplemental Nutrition Assistance Program (SNAP) and Women, Infants, and Children (WIC) program, by increasing outreach efforts and streamlining enrollment processes. Work with community organizations to provide additional support services, such as food pantries and meal delivery programs, for residents in need.	Concurrent with adoption of the Environmental Justice Element and annually thereafter	Citywide	
	Conduct regular assessments to identify food deserts and areas of limited food access within Compton. Use this data to inform decision-making, prioritize resource allocation, and target interventions to areas with the greatest need.	Concurrent with adoption of the Environmental Justice Element	Citywide	
AFFH: Environmental Justice Element – Services and Infrastructure	Incentivize the creation of new childcare facilities, increase the supply of affordable childcare options, and support the needs of working families in the community.	Concurrent with adoption of the Environmental Justice Element and annually thereafter	Disadvantaged communities (Citywide)	Initiate Environmental Justice Element actions related to services and infrastructure with the goal of increasing the supply of affordable



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
				child care options by one facility during the planning period.
	Collaborate with community-based organizations and local health providers engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community, as well as assigning priority to expand or improve health services to underserved areas.	Concurrent with adoption of the Environmental Justice Element and annually thereafter	Disadvantaged communities (Citywide)	Initiate Environmental Justice Element actions related to services and infrastructure with the goal of increasing access to health care by five percent during the planning period.
AFFH: Environmental Justice Element – Physical Activity	Increase community access to safe, high-quality park and recreational facilities by expanding pedestrian and bicycle amenities, increasing connections to Compton Creek and Los Angeles River, and creating parks as safe places for community of all ages.	Concurrent with adoption of the Environmental Justice Element	Disadvantaged communities (Citywide)	Implement Environmental Justice Element actions related to increasing access to physical activity opportunities with the goal of initiating at least two parks or mobility improvements during the planning period.
	Implement an active parks initiative to improve park infrastructure and safety by including walking trails with distance markers, challenging and fun playgrounds, sports fields, and fitness equipment that accommodate diverse community needs and promote active recreation for residents of all ages.	Concurrent with adoption of the Environmental Justice Element		
	Invest in the development of pedestrian and bicycle infrastructure, including sidewalks, bike lanes, and multi-use trails, to create safe and accessible routes for active transportation by prioritizing projects that connect parks, schools, residential areas, and commercial districts to promote walking and cycling as viable transportation options.	Concurrent with adoption of the Environmental Justice Element and annually thereafter		
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	By 2029, facilitate the development of at least 5 CIP projects, including 2 serving areas of high segregation and poverty.



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
			are located. 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 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.
	Pursue partnerships with housing developers to include affordable housing for extremely low and lower income households, and households with special housing needs.			
Program 4: 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
	Provide technical assistance with ADU application submittal to interested property owners and expedite review of ADU applications.	Ongoing		
	Establish an exclusive web page-to promote ADU development during the planning period-	By end of planning period.		
	Conduct an annual PSA on the City cable channel and brochures at City Council meetings to promote ADU development.	Annually		
	Explore the possibility of an ADU amnesty program. If feasible, establish an ADU amnesty plan.	by December 2026 if feasible.		Establish an ADU amnesty plan and if feasible legalize up to three ADUs annually during the planning period beginning in 2026.
Housing Mobility				
Program 5: 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 2025		



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
	Explore language accessibility of the HCV program and offer a Spanish translation for HCV outreach efforts and informational postings.			
Program 7: 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.
	Reinstate the First-Time Homebuyers Program if possible.	By end of 2025		
	Continue to collaborate with Grants division and Los Angeles Neighborhood Housing Services (LANHS) to provide mortgage assistance for homeownership projects.	Ongoing		
Program 9: Extremely Low-Income and Special Needs Households	Apply for funding as Notices of Funding Availability are released, targeting funding sources that benefit lower income (including ELI) and special needs households.	Annually	Citywide	Facilitate the development of 50 units for ELI/special needs households over eight years.
	Develop incentives to facilitate the development housing for ELI and special needs households	By end of 2025		
	Outreach to housing developers regarding opportunity sites in the City and incentives and assistance for ELI and special needs housing.	Annually		
	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.	Ongoing, as opportunities arise		
	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.)	Annually		
Program 13: Reasonable Accommodation Program	Adopt a Reasonable Accommodation Ordinance.	By end of 2025	N/A	



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
AFFH: CSSP	Facilitate the buildout of the Compton Station Specific Plan, including housing units, to promote mobility and connectivity through new transit-oriented developments	By 2029	Compton Station Specific Plan area	Facilitate the development of 314 housing units, including 242 affordable to lower income households, in the CSSP.
AFFH: Mixed-Use Development	Promote mixed-use development to improve access to public transportation, amenities, and jobs through identification of potential sites that can accommodate mixed-use developments and incentives outlined in this Housing Element, including density bonus and expedited processing.	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	Facilitate the development of 200 housing units on land zoned for mixed-use including 20 in areas of high segregation and poverty.
AFFH: CIP Projects	Under the City's CIP plan, facilitate mobility improvements such as street rehabilitation efforts, ADA improvements, and transit station improvements.	By 2029	Citywide with emphasis on areas of high segregation and poverty (central and northern Compton)	Facilitate 5 transit improvements/mobility projects citywide during the planning period, including two serving areas of segregation and poverty.
<b>Tenant Protection and Anti-Displacement</b>				
Program 10: Preservation of At-Risk Housing Units	Coordinate with HUD to monitor projects.	Annually	Citywide	Preserve all 1,345 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 15: 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		
AFFH: Tenant Protections	Analyze and evaluate renter protections, including anti-displacement measures. Where possible, partner with the County to implement anti-displacement measures.	By the end of 2026	Citywide	During the planning period, conduct a complete analysis including outreach on anti-displacement strategies. If feasible, implement at least one identified strategy during the planning period.
	Research approaches by other cities to prevent displacement and hold a workshop consisting of	By the end of 2026		



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

Program	Meaningful Action	Timeline	Geographic Targeting	8-Year Metric
	residents, stakeholders, and members of protected classes to provide recommendations to the City Council.			
AFFH: Home Inspection	Conduct a study on the feasibility of a rental unit inspection program. If implemented, annually convene to share information and review data to identify properties in violation and increase the frequency of inspections on these properties.	Explore feasibility by the end of 2026. If implemented, complete inspections every five years.	Citywide	Explore the feasibility of a rental unit inspection program and initiate this program during the planning period.
AFFH: Economic Opportunities to Reduce Displacement	To improve economic conditions and reduce the risk of displacement in areas of high segregation and poverty, as well as other high-poverty areas of the city, conduct targeted outreach by December 2026 to identify the economic development resources and programs that best address community needs. Based on community feedback, host outreach events, such as job fairs and information sessions about job training opportunities. Aim to host at least two events per year, including one event per year in these areas.	By the end of 2026 and annually thereafter.	Citywide including areas identified by outreach efforts	Host at least two events per year, including one event per year in these areas.
AFFH – Mobile Homes	Explore the feasibility of a mobile home rent stabilization ordinance to limit the annual standard increase in space rent, require sufficient notice for tenants of all proposed rent increases, and establish other procedures for rent increases for mobile home park spaces.	Complete a feasibility study by July 2027 and if feasible, implement within a year of completion.	Mobile home parks	Explore and, if feasible, implement a mobile home rent stabilization ordinance and/or a mobile home zoning overlay with the goal of reducing displacement of mobile home residents.
	Explore a Mobile Home Zoning Overlay to strengthen anti-displacement protections for mobile home park residents.			